

ARTICLE 40 SIGNS

40.01 PURPOSE

The purpose of this Section is to permit signs that will not, by their reason, size, location, construction or manner of display endanger the public safety or otherwise endanger the public health, safety and general welfare and to permit and regulate signs in such a way as to support and complement land use objectives set forth in the purpose of this Zoning Resolution.

40.02 GENERAL PROVISIONS

The following regulations shall apply to all signs in the Township:

- A. No sign, except as specifically exempted herein, shall be erected, displayed, relocated or altered until a permit has been issued by the Zoning Administrator indicating compliance with these regulations. The following are the requirements to obtain a permit:
 - 1. A completed application form.
 - 2. A site plan and/or building elevation drawn to scale showing the location of the proposed sign(s) on the lot and/or building, including setbacks.
 - 3. Detailed drawing of sign including type of construction, method of illumination, dimensions, method of mounting and/or erecting.
 - 4. The written consent of the owner or authorized agent of the underlying property.
 - 5. A permit fee as required.
- B. All signs shall be designated and constructed in conformity to the provision of Article 14 of the Ohio Basic Building Code and National Electric Code.
- C. Outdoor advertising signs (billboards) shall be classified as a business use and only be permitted in business, manufacturing, and Agricultural Districts.
 - 1. Outdoor advertising signs are hereby classified as a business use and, in compliance with Section 519.20 of the ORC, are permitted in all nonresidential districts and on lots that are used for agricultural purposes.
 - 2. No outdoor advertising sign shall be located on a parcel that contains another principal structure or use other than agriculture.

3. All outdoor advertising signs shall meet the minimum setback requirements of the zoning district where it is located and all properties where such signs are located shall meet the applicable minimum lot area.
4. The maximum sign area shall be 350 square feet per side with no more than two sides.
5. The height of an outdoor advertising sign shall not exceed 40 feet.
6. Outdoor advertising signs shall be located a minimum of 300 feet from any recorded subdivision or land zoned for any of the following districts: E-R, R-1, R-1A, R-2A, or R-3 Districts, or land zoned for PD Planned Development District approved for residential use.
7. Outdoor advertising signs shall be located a minimum of 300 feet from any educational facility, hospital, day care center, park or recreation facility, religious place of worship, or other similar public uses.
8. No outdoor advertising signs shall be located within 500 feet of any other outdoor advertising sign.
9. Outdoor advertising signs located along any federal or state route shall comply with all applicable federal and state regulations including Sections 5516.06 and 5516.061 of the ORC.
10. An outdoor advertising sign shall be erected in a landscaped setting that has a minimum size equal to or exceeding the sign face area.
11. The illumination of outdoor advertising signs shall comply with the following:
 - a. Outdoor advertising signs located within residential districts or within 1,000 feet of a residential district shall not be illuminated.
 - b. Outdoor advertising signs located in a nonresidential district may be externally illuminated through fixtures located external to the sign face and no internal light sources or light producing elements in the sign face or message media shall be permitted.
 - c. Such illumination shall be concentrated upon the area of the sign face to prevent glare upon the roadway or adjacent properties.
12. Electronic changeable messages boards are not permitted on outdoor advertising signs.

- D. Any illuminated sign shall employ only light emitting a light of constant intensity. No sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights, and no sign shall be placed so as to direct or permit beams to be cast directly upon a public right-of-way or adjoining property, except as permitted in subsection S.
- E. No sign shall employ any parts or elements which revolve, rotate, whirl, spin, or otherwise use motion to attract attention. Subsection C and D shall not apply to that portion of any sign indicating time, temperature, day, or date, and does not restrict signs as allowed in subsection S.
- F. No sign shall be placed on the roof of any building except those whose supporting structure is screened so the sign appears to be a continuation of the face of the building.
- G. With the exception of temporary signs, no sign shall contain banners, posters, pennants, ribbons, spinners, streamers, or other moving devices. No strings or lights shall be used to attract attention.
- H. No sign of any type shall be installed or attached in any form to a fire escape or fire exit.
- I. All signs permanent or temporary shall be clearly marked with the person or firm responsible for maintaining the sign.
- J. No sign shall be placed in any public right-of-way except publicly owned signs, such as traffic control signs.
- K. No sign shall be placed in the required sight triangle of any intersection except publicly owned signs.
- L. No sign shall be attached to or painted on the surface of any tree, utility pole, streetlight, or dilapidated structure.
- M. No light or sign or other advertising device shall be designed or erected in such a manner or location as to imitate or resemble any official traffic sign, signal or device, phrase, symbol or character.
- N. No sign, whether freestanding, ground-mounted or attached to a building or other structure, may project over any public street, sidewalk or other public right-of-way, except as expressly permitted in this Article.
- O. Temporary signs shall not be erected for a period of more than fourteen (14) consecutive days in any quarter of any calendar year. Temporary signs shall be securely attached to a wall or existing permanent sign structure.

- P. No sign shall be permitted as the principal use on a premises, with the exception of an outdoor advertising sign permitted by this Resolution. Such signs shall only be permitted as accessory uses.
- Q. Any sign being replaced must have a new permit.
- R. Temporary promotional signs which are attached to or are supported by part of a structure which is designed to be moved on wheels, skids or other similar device; or that which is transported, pushed or pulled by motor vehicle, shall be permitted for a period of fourteen (14) consecutive days during any quarter of any calendar year.
- S. Reader boards and electronic message boards are considered as part of the permitted display area of a sign. Apparent motion of the visual message, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding, contracting, or rotating shapes, or other similar animation effects, shall be prohibited. "Scrolling" or "running" text messages are allowed. The message displayed on the board must be displayed for a minimum of five (5) second intervals. In no instance can a message, or part thereof, flash on the message board. The electronic message changeable copy sign shall have an automatic dimming capability that adjusts the brightness to the ambient light at all times of day and night.
- T. Signs that are placed on vehicles or trailers that are parked or located for the primary purpose of displaying such signs are prohibited. This does not apply to portable signs or lettering on buses, taxis or vehicles that are customarily and regularly used for the normal course of business, or vehicles parked at the driver's place of residence. It is the intent to prohibit parking of vehicles on public or private property for the purpose of displaying signs that are not exempt from the regulations.

40.03 SIGNS EXEMPT FROM PERMIT REQUIREMENT AND PERMITTED IN ALL ZONES

- A. These signs shall not require a permit but are subject to all applicable restrictions contained in this Resolution:
 - 1. Signs erected and maintained pursuant to and in discharge of any governmental function or required by any ordinance, resolution, or governmental regulation;
 - 2. Signs not exceeding one (1) square foot in area and bearing only property numbers, name of street, post box number, or names of occupants on the premises.

3. Real Estate and Auction Signs
 - a. One unlighted sign advertising the sale, lease, or rental of the premises shall be permitted on the premises, shall not exceed thirty-two (32) square feet in area except in Residential Districts where the display area is not to exceed eight (8) square feet in area.
 - b. Real Estate signs shall be removed within three (3) days of closing of sale on the property.
4. Signs within a stadium, theater, building, arena, or other structure, provided that such signs can only be viewed by persons within such stadium, theater, building, arena or other structure.

B. Political Signs shall be exempt from these regulations.

40.04 PERMITTED SIGNS IN ALL ZONES THAT REQUIRE A PERMIT

- A. Signs or bulletin boards customary to places of worship, libraries, museums, social clubs, or societies shall be located on the premises of such institution, may explain the name, activities, or services and may not be located within ten (10) feet of the public right-of-way. Such signs may be lit internally or externally in an area not zoned for residential use and shall only be externally lit in areas zoned for residential uses.
- B. A sign for lots or houses in a new residential subdivision, one (1) sign may be erected facing each street in or abutting such subdivision. The display surface shall not exceed thirty-two (32) square feet in area, be non-illuminated, and shall be set back from the right-of-way line of each abutting street a distance of ten (10) feet. The sign must be removed by the developer upon completion of the project.
- C. One sign may be permitted at each side of each entrance to a subdivision indicating the name of the subdivision. The combined display surface area at each entrance shall not exceed thirty-two (32) square feet in area. There are to be not more than two (2) display surfaces that may be illuminated by externally mounted ground lighting.

40.05 MEASUREMENT STANDARDS

The following standards shall be used to determine the area and height measurements for all signs in the Township:

- A. The area of a sign shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the exterior display limits of a sign, but not including any supporting frame or bracing.

- B. The sign area for a sign with more than one face shall be computed measuring one face.
- C. In the case of irregularly shaped three dimensional signs the area of the display surface shall be measured on the plane of the largest vertical cross section.
- D. The height of a sign shall be determined by measuring the vertical distance between the top part of the sign to the elevation of the ground beneath the sign prior to construction, excluding additional elevation added by creation of berms or mounding. If the grade prior to construction cannot be determined, the elevation of the base of the sign shall be computed using the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the premises, whichever is lower.

40.06 SIGNS PERMITTED BY DISTRICTS, REQUIRING A PERMIT

- A. A (if residentially developed), E-R, R-1, R-1A, R-2A and R-3 Sign Regulations

Signs shall be regulated in the Residential Districts and residentially developed Agricultural properties as follows:

- 1. Permitted signs

The following types of signs are permitted in the Residential Districts and residentially developed Agricultural District properties:

- a. Wall signs.
- b. Subdivision signs.
- c. Temporary signs.
- d. Ground-mounted signs for educational facilities, religious places of worship, clubs, recreational facilities and other non-residential permitted uses.

- 2. Permitted number, height, area and location.

- a. Permitted number

Only one (1) sign shall be permitted for each lot. For subdivision and multi-family complex signs see Article 40.04.

- b. Maximum height

The maximum height for all subdivision signs, ground-mounted signs, and temporary signs in these districts shall be six (6) feet, exclusive of decorative walls or pillars.

c. Maximum area

The maximum area for signs in these districts shall be as follows:

1. Wall signs
 - a. Home Occupations - Seventy-two (72) square inches. Such sign shall not be illuminated.
 - b. Non-Residential Permitted Uses - Sixteen (16) square feet. Such sign shall not be illuminated.
2. Subdivision signs - Combined total of thirty-two (32) square feet at each entrance exclusive of decorative walls or pillars. Such sign may be externally illuminated. See Article 40.04.
3. Ground-mounted signs - Thirty-two (32) square feet. Such sign may be externally illuminated.
4. Temporary signs - Thirty-two (32) square feet. Such sign shall not be illuminated.

d. Location and minimum setback

With the exception of the subdivision sign, all signs shall be located on the same lot to which they are an accessory use. All signs must be located a minimum of ten (10) feet from the right-of-way line of any abutting street and a minimum of ten (10) feet from any property line.

B. O-B Sign Regulations

Signs shall be regulated in the Office-Business District as follows:

1. Permitted signs

The following types of signs are permitted in O-B Office-Business Districts:

a. Wall signs.

- b. Ground-mounted signs.
- c. Directional signs.
- d. Temporary signs.

2. Permitted number, height, area and location

a. Permitted number

- 1. Each lot may erect and maintain wall signs and one (1) ground-mounted sign, and one (1) temporary sign on a lot. Corner lots shall be permitted wall signs on each building wall that has frontage on a street.
- 2. Each lot containing multiple occupants shall have a maximum of one (1) ground-mounted sign to be used by all occupants, plus a maximum of one (1) additional wall sign for each occupant.

b. Maximum height

The maximum height shall be as follows:

- 1. Wall signs shall not extend above or beyond the wall on which it is attached. No wall sign shall project more than twelve (12) inches from the face of the building.
- 2. Ground-mounted signs - six (6) feet.
- 3. Temporary signs - six (6) feet.
- 4. Directional signs - three (3) feet.

c. Maximum area

The maximum area for signs in the O-B Office-Business District shall be as follows:

- 1. Wall signs - The sign area shall not exceed one and one half (1½) square foot per lineal foot of building. Such sign may be internally or externally illuminated.
- 2. Ground-mounted signs - The sign area shall not exceed one half (½) square foot per lineal foot of frontage of the lot,

with a maximum of thirty-two (32) square feet. Such sign may be internally or externally illuminated.

3. Directional signs - Three (3) square feet. Such sign may be internally or externally illuminated.
4. Temporary signs - Thirty-two (32) square feet. Such sign shall not be illuminated.

d. Location and minimum setback

All signs shall be located on the same lot to which they are an accessory use. All signs must be located a minimum of ten (10) feet from the right-of-way line of any abutting street and a minimum of ten (10) feet from any property line.

C. B-1 Sign Regulations

Signs shall be regulated in the B-1 Community Business Districts as follows:

1. Permitted signs

The following types of signs are permitted in B-1 Community Business Districts:

- a. Wall signs.
- b. Ground-mounted signs.
- c. Freestanding signs.
- d. Directional signs.
- e. Temporary signs.

2. Permitted number, height, area and location.

a. Permitted number

1. Each lot may erect and maintain one (1) ground-mounted sign or one (1) freestanding sign, plus wall signs, and one (1) temporary sign on a lot. Each lot may also erect and maintain two (2) directional signs at each driveway accessing a public street.
2. Each lot containing multiple occupants shall have a maximum of one (1) ground-mounted sign per structure or one (1) freestanding sign to be used by all occupants, plus a

maximum of one (1) additional wall sign for each occupant.

b. Maximum height - The maximum height shall be as follows:

1. Wall signs - Wall signs shall not extend above or beyond the wall to which it is attached. No wall sign shall project more than twelve (12) inches from the face of the building.
2. Ground-mounted signs - Six (6) feet.
3. Freestanding signs - Twenty (20) feet.
4. Directional signs - Three (3) feet.
5. Temporary signs - Six (6) feet.

c. Maximum area

The maximum area for signs in the B-1 Community Business District shall be as follows:

1. Wall signs - The sign area shall not exceed one and one half (1½) square foot per linear foot of building. Such sign may be internally or externally illuminated. Corner lots shall be permitted wall signs on each building wall that has frontage on a street.
2. Ground-mounted signs - The sign area shall not exceed one (1) square foot per linear foot of frontage of the premises, with a maximum of thirty-six (36) square feet. Such sign may be internally or externally illuminated.
3. Freestanding signs - The sign area shall not exceed one (1) square foot per linear foot of frontage of the premise, with a maximum of sixty-four (64) square feet. Such sign may be internally or externally illuminated.
4. Directional signs - Three (3) square feet. Such sign may be internally illuminated.
5. Temporary signs - Thirty-two (32) square feet. Such sign shall not be illuminated.

d. Location and setback

All signs shall be located on the same lot to which they are an accessory use. All signs must be located a minimum of ten (10)

feet from the right-of-way line of any abutting street and a minimum of ten (10) feet from any property line.

D. B-2 Sign Regulations

Signs shall be regulated in the B-2 General Business Districts as follows:

1. Permitted signs

The following types of signs are permitted in B-2 General Business Districts:

- a. Wall signs.
- b. Ground-mounted signs.
- c. Freestanding signs.
- d. Directional signs.
- e. Temporary signs.

2. Permitted number, height, area and location

a. Permitted number

- 1. Each lot may erect and maintain one (1) freestanding sign or one (1) ground-mounted sign, plus wall signs, and one (1) temporary sign on a lot. Each lot may also erect and maintain two (2) directional signs at each driveway accessing a public street.
- 2. Each lot containing multiple occupants shall have a maximum of one (1) ground-mounted sign per structure or one (1) freestanding sign to be used by all occupants, plus a maximum of one (1) additional wall sign for each occupant.

b. Maximum height

The maximum height shall be as follows:

- 1. Wall signs - Wall signs shall not extend above the wall or beyond the wall to which it is attached. No wall sign shall project more than twelve (12) inches from the face of the building.
- 2. Ground-mounted signs - Ten (10) feet.

3. Freestanding signs - Twenty-five (25) feet.
4. Directional signs - Three (3) feet.
5. Temporary signs - Six (6) feet.

c. Maximum area

The maximum area for signs in the B-2 General Business District shall be as follows below.

1. Wall signs - The sign area shall not exceed one and one half (1½) square foot per lineal foot of building facing a street, and one half (1/2) square foot per lineal foot of building not facing a street. Such sign may be internally or externally illuminated. Corner lots shall be permitted wall signs on each building wall that has frontage on a street.
2. Ground-mounted signs - The sign area shall not exceed two (2) square feet per foot of frontage of the premise with a maximum of thirty-six (36) square feet. Such sign may be internally or externally illuminated.
3. Freestanding signs - The sign area shall not exceed two (2) square feet per lineal foot of frontage of the premise, with a maximum of one hundred (100) square feet. Such sign may be internally or externally illuminated.
4. Directional signs - Three (3) square feet. Such sign may be internally illuminated.
5. Temporary signs - Thirty-two (32) square feet. Such sign shall not be illuminated.

d. Location and setback

All signs shall be located on the same lot to which they are an accessory use. All signs must be located a minimum of ten (10) feet from the right-of-way line of any abutting street and a minimum of ten (10) feet from any property line.

E. C-I Sign Regulations

Signs shall be regulated in the C-I Campus Industrial Districts as follows:

1. Permitted signs

The following types of signs are permitted in C-I Campus Industrial Districts:

- a. Wall signs.
- b. Ground-mounted signs.
- c. Directional signs.
- d. Temporary signs.

2. Permitted number, height, area and location

a. Permitted number

Each lot may erect and maintain one (1) ground-mounted sign, plus wall signs, and one (1) temporary sign on a lot. Each lot may also erect and maintain two (2) directional signs at each driveway accessing a public street.

Each lot containing multiple occupants shall have a maximum of one (1) ground-mounted sign to be used by all occupants, plus a maximum of one (1) additional wall sign for each occupant.

b. Maximum height

The maximum height shall be as follows:

- 1. Ground-mounted signs - Six (6) feet.
- 2. Temporary signs - Six (6) feet.
- 3. Directional signs - three (3) feet.

c. Maximum area

The maximum area for signs in the C-I Campus Industrial District shall be as follows:

- 1. Wall signs - The sign area shall not exceed one and one half (1½) square foot per lineal foot of building, with a maximum of twenty-four (24) square feet. Such sign may be internally or externally illuminated. Corner lots shall be

permitted wall signs on each building wall that has frontage on a street.

2. Ground-mounted signs - The sign area shall not exceed two (2) square feet per lineal foot of frontage of the lot, with a maximum of thirty-six (36) square feet. Such sign may be internally or externally illuminated.
3. Directional signs - Three (3) square feet. Such sign may be internally illuminated.
4. Temporary signs - Thirty-two (32) square feet. Such sign shall not be illuminated.

d. Location and minimum setback

All signs shall be located on the same lot to which they are an accessory use. All signs must be located a minimum of ten (10) feet from the right-of-way line of any abutting street and a minimum of ten (10) feet from any property line.

F. I and M-I Sign Regulations

Signs shall be regulated in the I and M-I Industrial Districts as follows:

1. Permitted signs

The following types of signs are permitted in I and M-I Industrial Districts:

- a. Wall signs.
- b. Ground-mounted signs.
- c. Freestanding signs.
- d. Directional signs
- f. Temporary signs.

2. Permitted number, height, area and location.

a. Permitted number.

Each lot may erect and maintain one (1) freestanding sign or one (1) ground-mounted sign, plus wall signs, and one (1) temporary sign on a lot.

b. Maximum height

The maximum height shall be as follows:

1. Wall signs - Wall signs shall not extend above the wall or beyond the wall to which it is attached. Wall signs shall not project more than 12 inches from the building wall.
2. Ground-mounted signs - Six (6) feet.
3. Freestanding signs - Twenty (20) feet.
4. Directional signs - Three (3) feet.
5. Temporary signs - Six (6) feet.

c. Maximum area

The maximum area for signs in the I and MI Industrial District shall be as follows:

1. Wall signs - The sign area shall not exceed one and one half (1½) square foot per lineal foot of building. Such sign may be internally or externally illuminated. Corner lots shall be permitted wall signs on each building wall that has frontage on a street.
2. Ground-mounted signs - The sign area shall not exceed one (1) square foot per lineal foot of frontage of the premise, maximum of thirty-six (36) square feet. Such sign may be internally or externally illuminated.

For businesses with frontages on major thoroughfares, one additional ground-mounted sign may be permitted for each entrance to the lot.

3. Freestanding signs - The sign area shall not exceed two (2) square foot per lineal foot of frontage of the lot, maximum of sixty-four (64) square feet. Such sign may be internally or externally illuminated.
4. Directional signs - Three (3) square feet. Such sign may be internally illuminated.
5. Temporary signs - Thirty-two (32) square feet. Such sign shall not be illuminated.

d. Location and setback

All signs shall be located on the same lot to which they are an accessory use. All signs must be located a minimum of ten (10) feet from the right-of-way line of any abutting street and a minimum of ten (10) feet from any property line.

G. A Sign Regulations (as relating to agricultural and agricultural service uses of property)

Signs shall be regulated in the Agricultural Districts as follows:

1. Permitted signs

a. Ground-mounted signs.

b. Wall signs.

c. Informational signs and directional signs, which in the opinion of the Zoning Administrator, are determined to be in keeping with the character of the Agricultural Districts.

2. Permitted number, height, area and location

a. Permitted number

1. One (1) freestanding or ground-mounted sign shall be permitted per property.

2. One (1) wall mounted sign shall be permitted per property.

b. Maximum height

The maximum height shall be six (6) feet.

c. Maximum area

1. The maximum area for ground-mounted signs shall be thirty-two (32) square feet.

2. The maximum area for wall signs shall be eight (8) square feet.

d. Location and setback

Signs shall be located on the same lot to which they are an accessory use. All signs shall be set back a minimum of ten (10) feet from the right-of-way line and a minimum of ten (10) feet from any property line.

H. PD Sign Regulations

Signs within a Planned Development, PD, shall be approved as part of the PD development plan review process, and shall principally adhere to the regulations of Article 40.

I. SPO-CC-DA Downtown Amelia Overlay District Sign Regulations

Signs shall be regulated in the SPO-CC-DA Downtown Amelia Overlay District as follows:

1. Permitted signs

The following types of signs are permitted in SPO-CC-DA Downtown Amelia Overlay District:

- a. Wall signs.
- b. Ground-mounted signs.
- c. Window signs.
- e. Freestanding signs.
- f. Directional signs.
- g. Temporary signs.

2. Permitted number, height, area and location

a. Permitted number

Each lot may erect and maintain either: two (2) wall signs; OR one (1) window sign and one (1) ground-mounted sign; OR one (1) freestanding sign, plus one (1) temporary sign on a lot. Each lot may also erect and maintain two (2) directional signs at each driveway accessing a public street.

b. Maximum height

The maximum height shall be as follows:

1. Wall signs - Wall signs shall not extend above eight (8) feet above grade. No wall sign shall project more than twelve (12) inches from the face of the building.
2. Ground-mounted signs - Six (6) feet.
3. Freestanding signs - Twenty (20) feet.
4. Directional signs - Three (3) feet.
5. Temporary signs - Six (6) feet.

c. Maximum area

The maximum area shall be as follows below.

1. Wall signs - The maximum area for all wall signs shall be no greater than one square foot in area for every lineal foot of width of the building face to which the sign is attached. Such sign may be internally or externally illuminated.
2. Ground-mounted signs - The sign area shall not exceed thirty-two (32) square feet. Such sign may be internally or externally illuminated.
3. Freestanding signs - The sign area shall not exceed one (1) square feet per lineal foot of frontage of the premise, with a maximum of sixty-four (64) square feet. Such sign may be internally or externally illuminated.
4. Window signs - The maximum area for all window signs shall be no greater than one-half of the area of the window in which the sign is affixed.
5. Directional signs - Three (3) square feet. Such sign may be internally illuminated.
6. Temporary signs - Thirty-two (32) square feet. Such sign shall not be illuminated.

d. Location and setback

1. Wall signs - Signs may be attached to a building wall or architecturally integrated extension which faces a street, parking lot or service drive. Wall signs shall not extend above or beyond the wall on which it is attached.

2. Ground signs - All ground signs must be set back at least eight (8) feet from the curb/edge of the street, road, or state route and/or at least two feet from the edge of the sidewalk farthest from the street, road, or state route, whichever is greater.
3. Window signs - Window signs shall be limited to one per window. Window signs shall be affixed to a window so as to occupy less than one-half of the window surface.
4. Freestanding signs - All freestanding signs must be setback at least eight (8) feet from the curb/edge of the street, road, or state route and/or at least two (2) feet from the edge of the sidewalk farthest from the street, road, or state route, whichever is greater.

40.07 NON-CONFORMING SIGNS

- A. All new signs must comply with these regulations.
- B. All signs erected prior to the effective date of this regulation and which do not meet the requirements will be given a nonconforming status, provided that such sign has received the proper permit.
- C. Should a nonconforming sign or signs collapse, burn, be removed, or require major repair, such sign shall not be replaced, repaired or altered or reconstructed except in full compliance with all the provisions of this amendment. Major repair will constitute seventy-five (75%) percent of the replacement cost of the sign.

40.08 ABANDONMENT OF SIGNS

If any sign is abandoned for a period of at least twelve (12) consecutive months in any twenty-four (24) month period, such sign shall be a nuisance affecting or endangering surrounding property values and be detrimental to the public health, safety and general welfare of the community and shall be abated.

Such abandoned sign shall be abated within sixty (60) days of notification by the Zoning Administrator either by:

- A. Removing the sign in question. Removal includes the total disassembly of the sign structure, including the base, to the grade on which the sign was erected. Any sign not removed within the specified sixty (60) daytime period may be removed by the Township at the property owner's expense and assessed to that property owner on the next County Property Tax Statement.

- B. Altering the sign and its structure so that it conforms to the regulations and provisions of this Resolution.
- C. The failure, neglect or refusal of any property owner to comply with these regulations will constitute a violation of this Zoning Resolution.

40.09 PERMIT REQUIRED

A Zoning Certificate shall be required based on the following conditions:

- A. No person shall locate or display any sign unless all provisions of this Zoning Resolution have been met. A sign permit shall be required for each sign unless specifically exempted in the Article.
- B. A sign for which a permit has been issued shall not be modified, relocated, altered or replaced unless an amended or new permit is obtained from the Zoning Administrator.

40.10 VIOLATION

- A. Any sign or device located within a public right-of-way shall be deemed a public nuisance and the Zoning Administrator shall give twenty-four (24) hours notice by registered mail, certified mail, or hand delivery to the owner or lessee of the land abutting the public right-of-way on which the sign or device is located to remove such sign or device.
- B. Any sign or device in violation of these regulations shall be deemed a public nuisance and the Zoning Administrator shall give fourteen (14) days notice by registered mail, certified mail, or hand delivery to the owner or lessee of the land such sign is erected upon to remove such sign or device.
- C. Any temporary sign in violation shall be deemed a public nuisance and the Zoning Administrator shall give fourteen (14) days notice by registered mail, certified mail, or hand delivery to the owner or lessee of the land such is erected upon to remove such sign or device.
- D. If any such sign or device has not been removed within the fourteen (14) day period, it shall be deemed a violation and the Zoning Administrator shall take action for removal of the sign or device.