

**SIGN REGULATIONS  
ARTICLE IV, SECTION 10.10  
EAST FRANKLIN TOWNSHIP  
ZONING ORDINANCE**

**§ 10.10 SIGNS**

**§ 10.10.1 PURPOSE**

The purpose of regulating signs and sign structures is to protect the safety of the public and to provide a process for the orderly development of the community. Safety to the public encompasses possible physical contact either bodily or vehicular. Orderly development includes desired aesthetically pleasing advertising.

**§ 10.10.2 DEFINITIONS**

The following words and terms shall be for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

**ABANDONED SIGN:** A sign structure that has ceased to be used, and the owner intends no longer to have used, for the display of sign copy, or as otherwise defined by state law.

**ANIMATED SIGN:** A sign employing actual motion or the illusion of motion. Animated signs which are differentiated from changeable signs as defined and regulated by this ordinance, include the following types:

1. Electronically activated: Animated signs producing the illusion of movement by means of electronic, electrical or electro-mechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classification noted below:

- a. Flashing: Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of nonillumination. For the purposes of this ordinance, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds 4 seconds.
- b. Patterned illusionary movement: Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

2. Environmentally activated: Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes

spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.

3. Mechanically activated: Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electronic motors or other mechanically induced means.

**ARCHITECTURAL PROJECTION:** Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, but that does not include signs as defined herein. See also "Awning", "Backlit awning", and "Canopy, attached and freestanding."

**AWNING:** An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or nonrigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structure(s) that are internally illuminated by fluorescent or other light sources.

**AWNING SIGN:** A sign displayed on or attached flat against the surface or surfaces of an awning. See also "Wall or fascia sign."

**BACKLIT AWNING:** An awning with a translucent covering material and a source of illumination contained within its framework.

**BANNER:** A flexible substrate on which copy or graphics may be displayed.

**BANNER SIGN:** A sign utilizing a banner as its display surface.

**BILLBOARD:** See "Off-premise sign" and "Outdoor advertising sign."

**BUILDING ELEVATION:** The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

**CANOPY (Attached):** A multisided overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. See also "Marquee."

**CANOPY (Free-standing):** A multisided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

**CANOPY SIGN:** A sign affixed to the visible surface(s) of an attached or freestanding canopy. For reference, see Figure 1.

**CHANGEABLE SIGN:** A sign with the capability of content change by means of manual or remote input, including signs which are:

1. Electronically activated: Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off

switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also “Electronic message sign or center.”

2. Manually activated: Changeable sign whose message copy or content can be changed manually.

**COMBINATION SIGN:** A sign that is supported partly by a pole and partly by a building structure.

**COPY:** Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only.

**DEVELOPMENT COMPLEX SIGN:** A freestanding sign identifying a multiple occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord, approved in accordance with Section 10.10.9.B of this chapter.

**DIRECTIONAL SIGN:** Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

**DOUBLE-FACED SIGN:** A sign with two faces, back to back.

**ELECTRIC SIGN:** Any sign activated or illuminated by means of electrical energy.

**ELECTRONIC MESSAGE SIGN OR CENTER:** An electrically activated changeable sign whose variable message capability can be electronically programmed.

**EXTERIOR SIGN:** Any sign placed outside a building.

**FASCIA SIGN:** See “Wall or Fascia Sign.”

**FLASHING SIGN:** See “Animated sign, electronically activated.”

**FREE-STANDING SIGN:** A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground. For visual reference see Figure 1.

**FRONTAGE (Building):** The length of an exterior building wall or structure of single premise orientated to the public way or other properties that it faces.

**FRONTAGE (Property):** The length of the property line(s) of any single premise along either a public way or other properties on which it borders.

**GROUND SIGN:** See “Freestanding sign.”

**ILLUMINATED SIGN:** A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).

**INTERIOR SIGN:** Any sign placed within a building, but not including “window signs” as defined by this ordinance. Interior signs, with the exception of window signs as defined are not regulated by this chapter.

**MANSARD:** An inclined decorative roof-like projection that is attached to an exterior building facade.

**MARQUEE:** See “Canopy (attached).”

**MARQUEE SIGN:** See “Canopy sign.”

**MEMORIAL/MEMORIAL PLAQUE:** A single marker placed in memory.

**MENU BOARD:** A freestanding sign orientated to the drive through lane for a restaurant that advertises the menu items available from the drive through window, and which has no more than 20 percent of the total area for such a sign utilized for business identification.

**MULTIPLE-FACED SIGN:** A sign containing three or more faces.

**OFF-PREMISE ADVERTISING SIGN (EXCLUDING POSTER OR BILLBOARD):** A permanent sign erected, maintained or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of products sold on, or the sale or lease of, the property on which it is displayed.

**ON-PREMISE SIGN:** A sign erected, maintained or used in the outdoor environment for the purpose of the display or messages appurtenant to the use of products sold on, or the sale or lease of, the property on which it is displayed.

**PARAPET:** The extension of a building façade above the line of the structural roof.

**POLE SIGN:** See “Freestanding sign.”

**POLITICAL SIGN:** A temporary sign intended to advance a political statement, a political cause or political candidate for office. A legally permitted outdoor advertising sign shall not be considered to be a political sign.

**PORTABLE SIGN:** Any sign not permanently attached to the ground or to a building or building surface.

**POSTER:** Similar to a billboard but of smaller size (288 square feet maximum).

**PROJECTING SIGN:** A sign other than a wall sign that is attached to or projects more than 18 inches from a building face or wall or from a structure whose primary purpose is other than the support of a sign. For visual reference, see Figure 1.

**REAL ESTATE SIGN:** A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.

**ROOF LINE:** The top edge of a peaked roof or, in the case of an extended façade or parapet, the uppermost point of said façade or parapet.

**ROOF SIGN:** A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves and architectural projections such as canopies or marquees shall not be considered to be roof signs. For a visual reference, and a comparison of difference between roof and fascia signs, see Figure 2.

**SIGN:** Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabets or pictorial symbols or representations. Noncommercial flags or any flags displayed from flagpoles or staffs will not be considered to be signs.

**SIGN AREA:** The area of the smallest geometric figure or the sums of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or "V" shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple sided signs shall be computed as 50 percent of the sum of the area of all faces of the sign.

**SIGN COPY:** Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.

**SIGN FACE:** The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border. See Section 10.10.3.

1. In the case of panel or cabinet type signs, the sign face shall include the entire area of the sign panel, cabinet or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.
2. In the case of sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border, or a connecting surface or color.
3. In the case of signs painted on a building, or individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the

sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements compromising the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.

**SIGN STRUCTURE:** Any structure supporting a sign.

**TEMPORARY SIGN:** A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs. Temporary signs will only be permitted for use up to 30 days, at which time it must be removed.

**UNDER CANOPY SIGN OR UNDER MARQUEE SIGN:** A sign attached to the underside of a canopy or marquee.

**V SIGN:** Signs containing two faces of approximately equal size, erected upon common or separate structures, positioned in a “V” shape with an interior angle between faces of not more than 90 degrees with the distance between the sign faces not exceeding 5 feet at their closest point.

**WALL OR FASCIA SIGN:** A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than 18 inches from the building or structure wall, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building façade or to the face or faces of the architectural projection to which it is affixed. For a visual reference and a comparison of difference between wall or fascia signs and roof signs. See Figure 2.

**WINDOW SIGN:** A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.

### **§ 10.10.3 GENERAL SIGN TYPES**

Sign types and the computation of sign area shall be as depicted in Figures 1-4.

### **§ 10.10.4 GENERAL PROVISIONS**

#### **A. Conformance to Code**

Any sign, including memorials and memorial plaques, hereafter erected shall conform to the provisions of this ordinance and the provisions of the International Building Code and of any other ordinance or regulation within this jurisdiction.

## B. Signs in Right-of-Ways

No sign other than an official traffic sign or similar sign shall be erected within the lines of any street, or within any public way, unless specifically authorized by other ordinances or regulations of this jurisdiction or by specific authorization of the zoning officer. Exceptions are at discretion of authorized agents of the Township. Signs of a temporary nature will only be considered.

## C. Projections over Public Ways

Signs projecting over public walkways shall be permitted to do so only subject to the projection and clearance limits either defined herein or, if not so defined, at a minimum height of 10 feet from the highest point of grade to the bottom of the sign. Signs, architectural projections or sign structures projecting over vehicular access areas must conform to the minimum height clearance limitations imposed by the jurisdiction for such structures. Signs, architectural projections, or sign structures must have a minimum height clearance of 18 feet.

## D. Traffic Visibility

No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, nor at any location where by its position, shape or color it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal or device.

## E. Computation of Frontage

If premises contains walls facing more than one property line or encompasses property frontage bounded by more than one street or other property usages, the sign area(s) for each building wall or property frontage will be computed separately for each building wall or property line facing a different frontage.

## F. Animation and Changeable Message

Changeable signs, electrically activated, are permitted with restrictions.

## G. Maintenance, Repair and Removal

Every sign permitted by this ordinance shall be kept in good condition and repair. When any sign becomes insecure, in danger of failing or is otherwise deemed unsafe by the Zoning Officer, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance, the owner or the responsible party using same shall, upon written notice by the Zoning Officer, correct the nonconformance or remove the sign. In the case of immediate danger, within not more than 10 days, the owner or responsible party making use of such sign, shall make the sign conform to the provisions of this ordinance or shall remove it. If the order is not complied with the Zoning Officer shall be permitted to remove or cause such sign to be removed at the expense of the owner and/or the user of the sign.

#### H. Obsolete Sign Copy

Any sign copy that no longer advertises or identifies a use conducted on the property on which said sign is erected must have the sign copy covered or removed within 30 days after written notification from the Zoning Officer and upon failure to comply with such notice, the Zoning Officer is hereby authorized to cause removal of such sign copy, and any expense incident thereto shall be paid by the owner of the building, structure or ground on which the sign is located.

#### I. Nonconforming Signs

Any sign legally existing at the time of the passage of this ordinance that does not conform in use, location, height or size with the regulations of the zone in which such sign is located, shall be considered a legal nonconforming use or structure and shall be permitted to continue in such status until such time as it is either abandoned or removed by its owner, subject to the following limitations:

1. Structural alterations, enlargement or re-erection are permissible only where such alteration will not increase the degree of nonconformity of the signs. Such signs can not be removed or relocated.
2. Any legal nonconforming sign shall be removed or rebuilt without increasing the existing height or area if it is damaged, or removed if allowed to deteriorate to the extent that the cost of repair or restoration exceeds 50 percent of the replacement cost of the sign as determined by the Zoning Officer.

#### J. Signs in the West Hills Industrial Park and the West Hills Industrial Park Expansion Area:

Refer to the West Hills Industrial Park Redevelopment Plan and the West Hills Industrial Park Expansion Area – Declaration of covenants, conditions and restrictions.

Where the requirements of the above said Redevelopment Plan and/or Declaration of covenants, conditions and restrictions is more restrictive than the provisions as established for the M-1 Zoning District in this Ordinance, the more restrictive provisions in the Redevelopment Plan and/or the Declaration of covenants, conditions and restrictions shall apply, otherwise the provisions of this Ordinance shall apply.

### **§10.10.5 EXEMPT SIGNS**

The following signs shall be exempt from the provisions of this ordinance. No signs shall be exempt from Section 10.10.4 – Traffic Visibility.

- A. Official notices authorized by a court, public body or public safety official.



- B. Directional, warning or information signs authorized by federal, state or municipal governments.
- C. Building identification signs and building cornerstones when cut or carved into a masonry surface or when made on noncombustible materials and made an integral part of the building or structure.
- D. The flag of a government or noncommercial institution such as a school.
- E. Religious symbols and seasonal decorations within the appropriate public holiday season.
- F. Street address signs and combination nameplate and street address signs that contain no advertising copy which do not exceed 6 square feet in area.

### **§ 10.10.6 PROHIBITED SIGNS**

The following devices and locations shall be specifically prohibited:

- A. Signs located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal or devise, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic.
- B. Except as provided for elsewhere in this code, signs encroaching upon or overhanging public right-of-way. No sign shall be attached to any utility pole, light standard, street sign or any other public facility located within the public right-of-way.
- C. Signs which blink, flash or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs and lights, or municipal vehicle warnings from a distance.
- D. Portable signs except as allowed for temporary signs.
- E. Any sign attached to, or placed on, a vehicle or trailer parked on public or private property, except for signs meeting the following conditions:
  1. Vehicle or trailer type advertising signs will only be permitted for temporary use up to 30 days, at which time the unit must be removed.
  2. The signs are magnetic, decals or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.
  3. The vehicle or trailer is in operating condition, currently registered and licensed to operate on public street when applicable, and actively used or available for use in the daily functions of the business to which such signs relate.

- F. Vehicles and trailers are not used primarily as static displays, advertising a product or service, not utilized as storage, shelter or distribution points for commercial products or services for the general public.
- G. Balloons, streamers or pinwheels except those temporarily displayed as part of a special sale, promotion or community event. For the purposes of this subsection, "temporarily" means no more than 20 days in any calendar year.

## **§ 10.10.7 PERMITS**

### **A. Permits Required**

Unless specifically exempted, zoning approval must be obtained from the zoning officer for the erection and maintenance of all signs erected or maintained within this jurisdiction and in accordance with other ordinances of this jurisdiction. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection and maintenance in a safe manner and in a manner in accordance with all the other provisions of this ordinance.

### **B. Construction Documents**

Before any permit is granted for the erection of a sign or sign structure requiring such permit, an application form (provided by the Township) and construction documents shall be filed with the Building Inspector showing the dimensions, materials and required details of construction, including loads, stresses, anchorage and any other pertinent data. The permit application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected and by engineering calculations signed and sealed by a registered design professional where required by the International Building Code. Any and all costs for engineering review will be the responsibility of the applicant.

### **C. Changes to Signs**

No sign shall be structurally altered, enlarged or relocated except in conformity to the provisions herein, nor until a proper permit, if required, has been secured. The changing or maintenance of movable parts or components of an approved sign that is designed for such changes, or the changing of copy, business names, lettering, sign faces, colors, changing of copy, business names, lettering, sign faces, colors, displays and/or graphic matter, or the content of any sign shall not be deemed a structural alteration.

### **D. Permit Fees**

Permit fees to erect, alter or relocate a sign shall be in accordance with the fee schedule adopted by the East Franklin Township Board of Supervisors.

## § 10.10.8 PERMITTED SIGNS AND SPECIFIC SIGN REQUIREMENTS

- A. *Identification Signs*: Every single-family residence, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone may display wall signs per street frontage subject to the limiting standards set forth in this ordinance. For shopping centers, planned industrial parks or other multiple occupancy nonresidential buildings, the building face or wall shall be calculated separately for each separate occupancy, but in no event will the allowed area for any separate occupancy be less than one (1) sq. ft.
- B. *Directional Signs*: No more than two directional signs shall be permitted per street entrance to any lot. There shall be no limit to the number of directional signs providing directional information interior to a lot. In residential zones, the maximum area for directional signs shall be 2 square feet in R-1 & R-2 zones and 4 square feet in R-3 zones. In Commercial, Manufacturing, and Agricultural Zones, directional signs shall be limited to 4 square feet in size.

Not more than 25 percent of the area of any directional sign shall be permitted to be devoted to business identification or logo, which area shall not be assessed as identification sign area.

### C. *Temporary Signs*

1. *Real Estate Signs*: Real estate signs shall be permitted in all zoning districts, subject to the following limitations:
  - a. Real estate signs located on a single residential lot shall be limited to one sign, not greater than four (4) square feet.
  - b. Real estate signs advertising the sale of lots located within a subdivision shall be limited to one sign per entrance to the subdivision, and each sign shall be no greater than twenty (20) square feet in area and nine (9) feet to the top of the sign. All signs permitted under this section shall be removed within 10 days after sale of the last original lot. Individual lot signs are permitted according to (a.) above.
  - c. Real estate signs advertising the sale or lease of commercial or manufacturing buildings in a commercial, manufacturing, or agricultural zone shall be no greater than twenty (20) square feet in area and fifteen (15) feet in height to the top of the sign, and shall be limited to one sign per street front.
  - d. Real estate signs advertising the sale or lease of commercial, manufacturing, or agricultural vacant lands shall be limited to one sign per street frontage, and each sign

shall be no greater than twenty (20) square feet in area and fifteen (15) feet in height to the top of the sign.

- e. Real estate signs shall be removed not later than 10 days after execution of a lease agreement in the event of a lease, or the closing of the sale in the event of a purchase.

2. *Development & Construction Signs:* Signs temporarily erected during construction to inform the public of the developer, contractors, architects, engineers, the nature of the project or anticipated completion dates, shall be permitted in all zoning district, subject to the following limitations.

- a. Such signs on a single residential lot shall be limited to one sign not greater than nine (9) square feet in area and nine (9) feet in height to the top of the sign.
- b. Such signs for a residential subdivision or multiple residential lot shall be limited to one sign, at each entrance to the subdivision or on one of the lots to be built upon, and shall be no greater than nine (9) feet in height and twelve (12) square feet in area.
- c. Such signs in commercial, manufacturing, and agricultural districts shall be limited to one sign per street front, not to exceed thirty two (32) square feet in area and fifteen (15) feet in height.
- d. Development and construction signs may not be displayed until after the issuance of construction permits by the building official, and must be removed not later than 10 days following issuance of an occupancy permit for any of all portions or the project.

3. *Special Promotion, Event and Grand Opening Signs:* Signs temporarily displayed to advertise special promotions, events and grand openings shall be permitted as a conditional use for nonresidential uses in a residential district. Such signs shall be permitted in commercial, manufacturing, and agricultural districts subject to the following limitations:

- a. Such signs shall be limited to one sign per street front.
- b. Such signs may be displayed for not more than 30 consecutive days in any 3-month period, and not more than 60 days in any calendar year. The signs shall be erected no more than 5 days prior to the event or grand opening, and shall be removed not more than 1 day after the event or grand opening.

- c. The total area of all such signs shall not exceed sixty (60) square feet for banners, and 32 square feet for all other sign types.
4. *Special Event Signs in Public Ways (i.e. banners):* Signs advertising a special community event shall be permitted as a Conditional Use by the Township Board of Supervisors subject to the size, location and method of erection. The Board of Supervisors may deny any special event signage that would impair the safety and convenience of use of public rights-of-way, or obstruct traffic visibility.
  5. *Portable Signs:* Portable signs shall be permitted only in Residential, Commercial, Manufacturing, and Agricultural Zoning Districts, as designated herein, subject to the following limitations:
    - a. No more than one such sign may be displayed on any property and shall not exceed a height of twelve (12) feet or an area of forty (40) square feet.
    - b. Such signs shall be displayed not more than thirty (30) days in any calendar year.
    - c. Any electrical portable sign shall comply with the IBC Electrical Code.
    - d. No portable sign shall be displayed prior to obtaining a sign permit.
  6. *Political Signs:* Political signs shall be permitted in all zoning districts, subject to the following limitations:
    - a. Such signs shall not exceed a maximum size per sign face of 16 square feet.
    - b. Such signs for election candidates or ballot propositions shall be displayed only for a period of 60 days preceding the election and shall be removed within 10 days after the election provided that signs promoting successful candidate or ballot propositions in a primary election may remain displayed until not more than 10 days after the general election.
    - c. Such signs shall not obstruct traffic visibility.

**TABLE A: MAXIMUM: HEIGHT, AREA, & QUANTITY BY ZONING DISTRICT  
MINIMUM: SETBACK FROM LOT LINES (DOES NOT INCLUDE  
TEMPORARY SIGNING)**

|  | ZONING DISTRICTS |     |     |     |     |     |     |     |
|--|------------------|-----|-----|-----|-----|-----|-----|-----|
|  | R-1              | R-2 | R-3 | C-1 | C-2 | M-1 | M-2 | AC  |
| Maximum Ht-Freestanding to top of sign | 8'               | 8'  | 12' | 25' | 25' | 25' | 25' | 25' |
| Minimum distance from any lot line     | 5*               | 5*  | 5*  | 5*  | 5*  | 5*  | 5*  | 5*  |

\* except that no sign shall be located within a public right-of-way and no sign shall protrude over a lot line or public right-of-way

**TABLE B: PERMITTED SIGNS BY ZONING DISTRICT (DOES NOT INCLUDE TEMPORARY SIGNING)**

| SIGN TYPE<br>{Characteristic} | ZONING DISTRICT |     |     |     |     |     |     |    |
|-------------------------------|-----------------|-----|-----|-----|-----|-----|-----|----|
|                               | R-1             | R-2 | R-3 | C-1 | C-2 | M-1 | M-2 | AC |
| Awning Sign                   | N               | N   | N   | P*  | P*  | P*  | P*  | P* |
| Banner Sign                   | C*              | C*  | C*  | C*  | C*  | C*  | C*  | C* |
| Canopy Sign                   | N               | N   | N   | P*  | P*  | P*  | P*  | P* |
| {Changeable Copy} Sign        | N               | N   | N   | C*  | C*  | C*  | C*  | C* |
| Development/Construction Sign | P*              | P*  | P*  | P*  | P*  | P*  | P*  | P* |
| Directional Sign              | P*              | P*  | P*  | P*  | P*  | P*  | P*  | P* |
| {Electronic Message} Sign     | N               | N   | N   | P*  | P*  | P*  | P*  | P* |
| Freestanding Name/Ad Sign     | P*              | P*  | P*  | P*  | P*  | P*  | P*  | P* |
| Identification Sign           | P*              | P*  | P*  | P*  | P*  | P*  | P*  | P* |
| {Illuminated} Sign            | N               | N   | N   | P*  | P*  | P*  | P*  | P* |
| Mansard Sign                  | N               | N   | N   | P*  | P*  | P*  | P*  | P* |
| Menu Board                    | N               | N   | N   | P*  | P*  | N   | N   | N  |
| Off-Premise Advertising Sign  | N               | N   | N   | P*  | P*  | N   | N   | P* |
| Political Sign                | P*              | P*  | P*  | P*  | P*  | P*  | P*  | P* |
| Real Estate Sign              | P*              | P*  | P*  | P*  | P*  | P*  | P*  | P* |
| Roof Sign                     | N               | N   | N   | P*  | P*  | P*  | P*  | P* |
| Promotion/Event/Grand Opening | C*              | C*  | C*  | P*  | P*  | P*  | P*  | P* |
| Under Canopy/Marquee Sign     | N               | N   | N   | P*  | P*  | P*  | P*  | P* |
| Wall Sign (in general)        | P*              | P*  | P*  | P*  | P*  | P*  | P*  | P* |
| Window Sign                   | P*              | P*  | P*  | P*  | P*  | P*  | P*  | P* |

N = Not Permitted      P = Permitted      C = Conditional Use      \*restrictions apply

**TABLE C: PERMITTED SIGN AREA BY SIGN TYPE & ZONING DISTRICT (DOES NOT INCLUDE TEMPORARY SIGNING)**

| SIGN TYPE<br>{Characteristic}              | ZONING DISTRICTS                             |          |          |        |        |        |        |        |
|--|--|----------|----------|--------|--------|--------|--------|--------|
|  | R-1  | R-2      | R-3      | C-1    | C-2    | M-1    | M-2    | AC     |
| Awning Sign                                | -----  | -----    | -----    | 50%    | 50%    | 50%    | 50%    | 50%    |
| Banner Sign                                | See: Promotional/Event/Grand Opening – below |          |          | 60 sf* | 60 sf* | 60 sf* | 60 sf* | 60 sf* |
| Canopy Sign                                | -----  | -----    | -----    | 50%    | 50%    | 50%    | 50%    | 50%    |
| {Changeable Copy} Sign (Manual)            | -----  | -----    | -----    | 40 sf  | 40 sf  | 40 sf  | 40 sf  | 40 sf  |
| Development                                | 9-12 sf*                                     | 9-12 sf* | 9-12 sf* | 32 sf* | 32 sf* | 32sf*  | 32sf*  | 32 sf* |
| Directional Sign                           | 2 sf*  | 2 sf*    | 4 sf*    | 4 sf*  | 4 sf*  | 4 sf*  | 4 sf*  | 4 sf*  |
| {Electronic Message} Sign                  | -----  | -----    | -----    | 48 sf* | 48 sf* | 48 sf* | 48 sf* | 48 sf* |
| Freestanding Name/Ad Sign (Non Electronic) | 9 sf*  | 9 sf*    | 9sf*     | 60 sf* | 60 sf* | 60 sf* | 60 sf* | 60 sf* |
| Identification Sign                        | 4 sf   | 4 sf     | 9 sf     | 16 sf  | 16 sf  | 16 sf  | 16 sf  | 16 sf  |
| Illuminated Sign                           | -----  | -----    | -----    | 60 sf  | 60sf   | 60sf   | 60sf   | 60sf   |
| Mansard Sign                               | -----  | -----    | -----    | 60 sf  | 60 sf  | 60 sf  | 60 sf  | 60 sf  |
| Menu Board                                 | -----  | -----    | -----    | 50 sf* | 50 sf* | -----  | -----  | -----  |
| Off-Premise Advertising Sign               | -----  | -----    | -----    | 60 sf* | 60 sf* | -----  | -----  | -----  |
| Real Estate Sign                           | 9 sf*  | 9 sf*    | 9 sf*    | 16 sf* | 16 sf* | 16 sf* | 16 sf* | 16 sf* |
| Roof Sign                                  | -----  | -----    | -----    | 60 sf* | 60 sf* | 60 sf* | 60*    | 60 sf* |
| Marquee Sign                               | -----  | -----    | -----    | 50 sf* | 50 sf* | 50 sf* | 50 sf* | 50 sf* |
| Under Canopy                               | -----  | -----    | -----    | 10 sf  | 10 sf  | 10 sf  | 10 sf  | 10 sf  |
| Wall Sign (Flat)                           | -----  | -----    | -----    | 60 sf* | 60 sf* | 60 sf* | 60 sf* | 60 sf* |
| Window Sign                                | 4 sf*  | 4 sf*    | 4 sf*    | 30 %   | 30%    | 20%    | 20%    | 30%    |

\* other restrictions apply

D. *Requirements for Specific Sign Types:* Signs of specific types shall be in accordance with this Section.

1. *Canopy and Marquee Signs:*

- a. The permanently affixed copy area of canopy or marquee signs shall not exceed an area equal to 50 percent of the face area of the canopy, marquee or architectural projection upon which such sign is affixed or applied.
- b. Graphic striping, patterns or color bands on the face of a building, canopy, marquee or architectural projection shall not be included in the computation of sign copy area.

2. *Awning Signs:*

- a. The copy area of awning signs shall not exceed an area equal to 50 percent of the background area of the are awning or awning surface to which such a sign is affixed or applied, or the permitted area for wall or fascia signs whichever is less.
- b. Neither the background color of an awning, nor any graphic treatment or embellishment thereto such as striping, patterns or valances, shall be included in the computation of sign copy area.

3. *Projecting Signs:*

- a. Projecting signs shall be permitted in lieu of freestanding signage on any street frontage, limited to one sign per occupancy along any street frontage with public entrance to such occupancy and shall be limited to the same area and height requirements as a freestanding sign.
- b. No such sign shall extend vertically above the highest point of the building façade in excess of the established limits for roof signs per the zoning district.
- c. Such signs shall not extend over a public sidewalk in excess of fifty (50) percent of the width of the sidewalk.
- d. Such signs shall maintain a clear vertical distance above any public sidewalk a minimum of ten (10) feet.

4. *Under Canopy Signs:*

- a. Under canopy signs shall be limited to no more than one such sign per public entrance to any occupancy, and shall be limited to an area not to exceed ten (10) square feet.

- b. Such signs shall maintain a clear vertical distance above any sidewalk or pedestrian way ten (10) feet.

5. *Roof Signs:*

- a. Roof signs shall be permitted in commercial and manufacturing districts only.
- b. Such signs shall be limited to a height above the roofline of the elevation parallel to the sign face of no more than twenty (20%) percent of the height of the roofline in commercial districts, and twenty five (25%) percent of the height of the roofline in manufacturing and agricultural districts, but in no case shall a roof sign be more than 12 feet above the roof line.

6. *Window Signs:*

- a. Window signs shall be permitted for any nonresidential use in a residential district, and for all commercial and industrial districts, subject to the following limitations:
  - i. The aggregate area of all such signs shall not exceed four (4) square feet in residential zones, thirty (30%) percent of the window area on which such signs are displayed in commercial zones and twenty (20%) percent of the window area on which such signs are displayed in industrial zones. Window panels separated by muntins or mullions shall be considered as one continuous window area.
  - ii. Window signs shall not be assessed against the sign area permitted for other sign types.

7. *Menu Boards:*

- a. Menu board signs shall be permitted only in commercial districts.
- b. Menu board signs shall not exceed 50 square feet in size; and shall be set back ten (10') feet from all lot lines.
- c. Two (2) menu board signs shall be permitted per parcel.

8. *Off-Premise Advertising Signs:*

- a. Off-premise advertising signs, shall be permitted only in the Commercial Zoning Districts;
- b. Off-premise advertising signs shall not exceed sixty (60) square feet in size, twenty five (25') feet in height from average grade to



the top of the sign, and shall be setback from all lot lines a minimum of sign height.

- c. One (1) off-premise advertising sign per business entity.

**9. Changeable Copy Signs:**

- a. Changeable copy signs shall be permitted in the commercial, manufacturing, and agricultural zoning districts as a conditional use;
- b. The changeable portion of the sign shall not exceed forty (40) square feet in size;
- c. One (1) changeable copy sign is permitted per parcel.

**TABLE D: PERMITTED NUMBER OF SIGNS BY SIGN TYPE & ZONING DISTRICT  
(DOES NOT INCLUDE TEMPORARY SIGNING)**

| SIGN TYPE<br>{Characteristic} | ZONING DISTRICTS |              |              |                     |                     |                     |                     |                     |
|-------------------------------|------------------|--------------|--------------|---------------------|---------------------|---------------------|---------------------|---------------------|
|                               | R-1              | R-2          | R-3          | C-1                 | C-2                 | M-1                 | M-2                 | AC                  |
| Awning Sign                   | ----             | ----         | ----         | 1 each awning @ 50% | 1 each awning @ 50% | 1 each awning @ 50% | 1 each awning @ 50% | 1 each awning @ 50% |
| Banner Sign                   | C                | C            | C            | 1 p/parcel          | 1 p/parcel          | 1 p/parcel          | 1 p/parcel          | 1 p/parcel          |
| Canopy Sign                   | ----             | ----         | ----         | 1 each canopy @ 50% | 1 each canopy @ 50% | 1 each canopy @ 50% | 1 each canopy @ 50% | 1 each canopy @ 50% |
| {Changeable Copy} Sign        | ----             | ----         | ----         | 1                   | 1                   | 1                   | 1                   | 1                   |
| Development/Construction Sign | 1                | 1            | 1            | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           |
| Directional Sign              | 2 p/entrance     | 2 p/entrance | 2 p/entrance | 2 p/entrance        | 2 p/entrance        | 2 p/entrance        | 2 p/entrance        | 2 p/entrance        |
| {Electronic Message} Sign     | ----             | ----         | ----         | 1                   | 1                   | 1                   | 1                   | 1                   |
| Freestanding Name/Ad Sign     | 1                | 1            | 1            | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           |
| Identification Sign           | 1 p/entrance     | 1 p/entrance | 1 p/entrance | 1 p/entrance        | 1 p/entrance        | 1 p/entrance        | 1 p/entrance        | 1 p/entrance        |
| Mansard Sign                  | ----             | ----         | ----         | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           |
| Menu Board                    | ----             | ----         | ----         | 2                   | 2                   | 2                   | 2                   | 2                   |
| Off-Premise Advertising Sign  | ----             | ----         | ----         | 300 ft min. spacing | 300 ft min. spacing | -----               | -----               | -----               |
| Political Sign                | P                | P            | P            | P                   | P                   | P                   | P                   | P                   |
| Real Estate Sign              | 1 p/front        | 1 p/front    | 1 p/front    | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           |
| Roof Sign                     | ----             | ----         | ----         | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           | 1 p/front           |
| Promotion/Event/Grand Opening | C                | C            | C            | 1                   | 1                   | 1                   | 1                   | 1                   |
| Under Canopy/Marquee Sign     | -----            | -----        | -----        | 1                   | 1                   | 1                   | 1                   | 1                   |
| Wall Sign (in general)        | ----             | ----         | ----         | 10% p/side          | 10% p/side          | 10% p/side          | 10% p/side          | 10% p/side          |
| Window Sign                   | 1                | 1            | 1            | 30 %                | 30%                 | 20%                 | 20%                 | 30%                 |

N = Not Permitted    P = Permitted    C = Conditional Use    \*restrictions apply

**10. Illuminated Signs:**

- a. Illumination to signs is considered a sign characteristic and not a sign type.

- b. Illuminated signs shall not be permitted in the residential zoning districts;

11. *Electric Message Signs:*

- a. Electric message signs shall not be permitted in the residential zoning districts.
- b. The Electric messaging portion of a sign shall not exceed forty eight (48) square feet in area.

12. *Identification Sign Including Home Occupation:*

- a. Identification signs shall be for the purpose of identifying the building structure or tenant(s).
- b. Identification signs shall be freestanding or attached to the structure at each entrance to the building or structure.
- c. Identification signs shall be permitted in all zoning districts and shall not exceed size limitations as follows: R-1 & R-2 Districts – maximum area is four (4) square feet; R-3 Districts – maximum area is nine (9) square feet; C-1, C-2, M-1, M-2, AC – maximum area is sixteen (16) square feet.

**§ 10.10.9 SIGNS FOR DEVELOPMENT COMPLEXES**

A. Master Sign Plan Required

All landlord or single owner controlled multiple-occupancy development complexes on parcels exceeding five (5) acres in size such as shopping centers or planned industrial parks, shall submit to the Zoning Officer a master sign plan prior to issuance of new sign permits. The master sign plan shall establish standards and criteria for all signs in the complex that require permits, and shall address at a minimum, the following:

- i. Proposed sign locations,
- ii. Materials,
- iii. Type of illumination,
- iv. design of free-standing sign structures,
- v. Size,
- vi. Quantity,
- vii. Uniform standards for nonbusiness signage, including directional and information signs.

B. Compliance with Master Sign Plan

All applications for sign permits for signage within a multiple – occupancy development complex shall comply with the master sign plan.

## C. Amendments

Any amendments to a master sign plan must be signed and approved by the owner(s) within the development complex before such amendment will become effective.

### **§ 10.10.10 Severability**

The provisions of this amendment to Zoning Ordinance #1-1984 are severable. If any sentence, clause or section of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses or sections of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors of the Township of East Franklin that this Ordinance would not have been adopted had such unconstitutional, illegal, or invalid sentence, clause or section been known to be included herein.

### **§ 10.10.11 Variance**

Refer to Article VII, Section 707, Subsection D of the East Franklin Township Zoning Ordinance.

### **§ 10.10.12 Repealer**

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed insofar as they may be inconsistent herewith.

ENACTED AND ORDAINED this \_\_\_\_\_, day of \_\_\_\_\_, 2009, and to become effectively immediately.

Board of Supervisors:

\_\_\_\_\_  
Barry Peters, Chairman

\_\_\_\_\_  
Douglas Flanders, Vice Chairman

\_\_\_\_\_  
David Stewart, Supervisor

ATTEST:

\_\_\_\_\_  
Debra Cornman, Secretary