
Article 1600
Sign Regulations

1601	Purpose.	1609	Signs Exempt from Regulation.
1602	Classification of Signs.	1610	Criteria for the Illumination and Construction of Signs.
1603	Computations.	1611	Maintenance.
1604	Maximum Sign Area Permitted.	1612	Prohibited Signs.
1605	Maximum Height and Minimum Setback for Freestanding Signs.	1613	Sign Approval Procedures.
1606	Regulations for Projecting Signs.	1614	Regulations for Nonconforming Signs.
1607	Supplemental Regulations.		
1608	Temporary Signs.		

1601 PURPOSE.

In the interest of promoting the general health, safety and welfare of residents of Amherst Township, these sign regulations are herein established to provide for the use, location and size of signs in a manner that ensures that signs are in harmony with the character of the associated use and surrounding area. More specific purposes are to:

- a. Promote and maintain attractive, high value residential, commercial and industrial districts.
- b. Provide reasonable, yet appropriate, conditions for identifying institutions, businesses and industrial establishments.
- c. Control the size and location of signs so that they will be aesthetically harmonious with their surroundings.
- d. Eliminate any conflict which would be hazardous between private signs and traffic control signs and devices.
- e. Provide review procedures which enable the Township to comprehensively evaluate the appropriateness of the sign to the site, building and surroundings.
- f. Ensure that signs are located and designed to maintain a safe and orderly pedestrian and vehicular environment.
- g. Prohibit all signs not expressly permitted by this Resolution.

In establishing these purposes, the Township has determined that signs which do not comply with these regulations with respect to type, size, location, and number are a public

nuisance and must be abated. Non-complying signs are unduly distracting to motorists and pedestrians, and thereby create a traffic hazard and reduce the effectiveness of signs needed to direct the public.

1602 CLASSIFICATION OF SIGNS.

For the purposes of these regulations, a sign shall include any identification, description, illustration or device which is affixed to or integrated into a building, structure or land, or otherwise situated on a lot and which is intended to direct or attract attention to, or announce or promote a product, place, activity, person, institution or business by means of letters, words, designs, colors, symbols, flags, banners, fixtures, images or illuminations.

Signs shall be further classified by physical characteristics and function according to the following:

a. Physical Characteristics.

1. Canopy or Awning Sign: A sign painted on or attached to the soffit or fascia of a canopy or awning provided such sign shall not be placed on top or project above the canopy or awning.
2. Emblem: Any device, symbol, design or figure not otherwise defined in this section, which is used as an advertisement and which may include, but is not limited to banners, lights, balloons, and site or building sculpture.
3. Freestanding Sign: A sign which is supported by one or more uprights or braces in or upon the ground and is not supported by a building.
4. Projecting Sign. A sign erected on the outside wall of a building and which is perpendicular to the outside wall of the building.
5. Temporary Sign: A sign that is used only for a predetermined period of time and is not permanently mounted. Temporary signs include portable signs.
6. Wall Sign: A sign erected parallel to or affixed on the outside wall of any building, and not extending more than 18 inches therefrom, and which does not project above the parapet wall or roofline or beyond the corner of the building.
7. Window Sign: A sign on the inside of a building affixed to, or near, a window for the purposes of being visible to and read from the outside of the building.
8. Rooftop Sign: A sign erected perpendicular to or projecting from the roof of any structure. *See Prohibited Uses (Ref. Section #313).

b. Function.

1. Construction Sign: A temporary sign identifying a building project only during the time of construction, including new construction, additions and renovations.
2. Directional Sign: A sign located to guide customers to and from the street and to various locations around the site. Examples of directional signs include “Entrance Only”, “Exit”, “One-Way”, “No Parking, Fire Lane”, and “Right Turn Only”.
3. Identification Sign: A permanent sign which identifies, describes or otherwise promotes a commercial enterprise or a residential subdivision. An identification sign may be a canopy or awning, freestanding, projecting, wall or window sign as defined in subsection (a) of this section.
4. Institutional Identification Sign: A sign erected on the property of a place of worship, school, public library or other institution or public facility which identifies the name, organization, and activities related to the institution which occupies such property.
5. Instructional Sign: A sign that has a purpose secondary to the use on the lot that is intended to instruct employees, customers or users as to specific parking requirements; the location or regulations pertaining to specific activities on the site or in the building; specific services offered, or methods of payments accepted. Examples of instructional signs include "Honk Horn for Service", "Restrooms Inside", "Parking for Customers Only", "Parking for Residents Only", menu boards, drive-up tellers, and "self-serve" signs.
6. Political Sign: A temporary sign advocating action on a public issue, promotion of a candidate for public office, or other ballot-oriented objectives.
7. Real Estate Sign: A temporary sign which directs attention to the rental, sale or lease of the property on which the sign is located.
8. Safety or Regulatory Sign: A sign erected by a public authority, utility, public service organization or private industry upon the public right-of-way or on private property which is required by law or otherwise intended to control traffic, direct, identify or inform the public, or provide needed public service as determined by the rules and regulations of governmental agencies or through public policy. Safety and regulatory signs include "No Parking Fire Lane" and “Disabled Parking”.

1603 COMPUTATIONS.

The following principles shall control the computation of sign area and sign height.

a. Sign Area or Dimension.

1. For a sign which is framed, outlined, painted and otherwise prepared and intended to provide a background for a sign display, the area shall include the entire portion within the outside dimensions of the background or frame of each sign face.
2. For a sign comprised of individual letters, figures, or elements on a wall or similar surface, or an irregularly shaped freestanding sign, the area of a sign shall encompass a regular, or a combination of regular geometric shapes which form, or approximate, the perimeter of all the elements in the display. When separate elements are organized to form a single sign but the elements are separated by open space, the area shall be calculated by determining the geometric form or combination of forms which comprise all the display area including the space between the elements.
3. Billboards must conform to the same size limitations as a freestanding sign. *See Prohibited Uses (Ref. Section #313).
 - A. Billboards are permitted in LI, MS-1, and GB-1 Districts.
 - B. Billboards are a conditional permitted use in R-AG Districts.
4. A freestanding or projecting sign shall have no more than two display surfaces provided that the two display surfaces are arranged back-to-back, and not more than 12 inches from each other. Each display surface shall be considered a sign face, and the maximum sign area permitted according to the regulations in Schedule 1604 shall mean the maximum area per sign face.
5. The total window area of a building shall be the total glass area which is comprised of the sum of the glass area of each window on the first floor of the wall of a building facing a public street, provided that for the purposes of these regulations, the height of windows on the first floor shall be that portion of the window within 15 feet of the grade. If a window panel is separated from another window panel by an opaque area of less than four inches, the panels shall be considered as part of the same window.
6. Any projecting, canopy or awning sign shall be included in the total allowance for wall signs except that projecting signs under a canopy or awning with the primary purpose of informing pedestrians walking under such canopy or awning shall be excluded from the total allowance for an identification wall sign.

7. In the event there is a dispute in determining the sign area or any sign dimension, the Board of Zoning Appeals shall have the final responsibility for making such determination.
- b. Sign Height. The height of a freestanding sign shall be measured from the base of the sign or supporting structure at normal grade to the top of the highest element. Normal grade shall be (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, or mounding solely for the purpose of locating the sign.
- c. Building Frontage. The building wall that faces the street or that contains the main entrance to the use(s) in the building shall be considered the front of the building. When used as the basis for determining sign area, the building frontage shall be calculated according to the following:
 1. The building frontage shall be measured along the front wall between the exterior faces of the exterior side walls.
 2. In the case of an irregular wall surface, a straight line extended along the front wall surface shall be used to measure the length.
 3. For lots fronting on two or more streets, or where the building has its main entrance on a wall other than the wall that faces the street, the building frontage shall be the face area of the building which either faces the street or has the main entrance.
 4. For multi-tenant buildings, the portion of a building that is owned or leased by a single tenant shall be considered a building unit. The building frontage for a building unit shall be measured from the centerline of the party walls defining the building unit.

1604 MAXIMUM SIGN AREA PERMITTED.

Signs as permitted in the respective zoning districts shall conform to the maximum area limitations set forth in Schedule 1604.

Schedule 1604
MAXIMUM PERMITTED AREA PER SIGN FACE

Type of Sign	R-AG, R-1, R-2, RMF-1	NB-1, GB-1, MS-1, MU-1, MU-2 & LI
1. Construction	8 sq.ft. (see also section 1607.a)	32 sq.ft.
2. Identification (Business and Subdivisions)		
a. Free-Standing	32 sq.ft.	50 sq.ft. ^(A) ^(B)
b. Projecting	Not Permitted	18 sq.ft. ^(C)
c. Wall	Not Permitted	1.5 sq.ft. per lineal foot of building frontage
d. Window (Permanent)	Not Permitted	10% of windows ^(D)
e. Window (Temporary)	Not Permitted	40% of Windows ^(D)
3. Instructional	Not Permitted	See Section 1607.c
4. Institutional Identification	See Section 1607.b	Shall comply with the regulations in (1) through (3) above
5. Name Plates	2 ^(E)	4
6. Political	8 sq.ft.	8 sq.ft. ^(F)
7. Real Estate	8 sq.ft.	32 sq.ft.

Notes to Schedule 1604

^(A) Area may be increased for signs with greater setback or located on large lots according to Section 1607(e).

^(B) One permanent freestanding identification sign shall be permitted per zoning lot except as provided in Section 1607(d).

^(C) See 1606 for additional regulations for projecting signs.

^(D) The combined area of temporary and permanent window signs shall not exceed 40% of the total window area.

^(E) 4 square feet for each institutional or multiple family building.

^(F) Temporary signs erected in relation to a public vote shall be erected no more than 30 days before such vote and shall be removed within 10 days after such vote.

1605 MAXIMUM HEIGHT AND MINIMUM SETBACK FOR FREESTANDING SIGNS.

Free-standing signs as permitted in the respective zoning districts shall conform to the maximum height and minimum setback regulations set forth in Schedule 1605.

**Schedule 1605
MAXIMUM HEIGHT AND MINIMUM SETBACK
FOR FREESTANDING SIGNS**

	R-AG, R-1, R-2, RMF-1	NB-1, GB-1, MS-1, MU-1, MU-2 & LI
Maximum Height	7 feet ^(b)	7 feet ^{(a) (b)}
Minimum Setback from right-of-way	5 feet	5 feet
^(a) Height may be increased according to Section 1607(e).		
^(b) See 1603 (b)		

1606 REGULATIONS FOR PROJECTING SIGNS.

- a. Only one projecting sign shall be permitted per building unit.
- b. The lowest part of the sign shall be a minimum of 8 feet above ground level.
- c. It shall not project out more than 4 feet from the building.

1607 SUPPLEMENTAL REGULATIONS.

The following sign regulations are in addition to the maximum sign area and height regulations set forth in Sections 1605 and 1606.

- a. Construction Signs. One free- standing construction sign no more than 32 square feet in area and no more than 7 feet in height shall be permitted while a subdivision is under construction for a period not to exceed 15 months unless extended by the Zoning Inspector.
- b. Institutional Identification Signs in Residential Districts. Identification signs for institutional uses in a Residential District shall be permitted according to the following regulations:

1. One free-standing identification sign shall be permitted provided such sign is setback from the right-of-way a minimum of 5 feet; does not exceed 7 feet in height; and does not exceed 32 square feet per sign face.
 2. One wall sign not to exceed 8 square feet which is a bulletin board or directory.
 3. One additional wall sign shall be permitted provided the area of such sign does not exceed 1 square foot per lineal foot of building frontage, and further complies with all of the following conditions:
 - A. Shall be comprised of raised letters permanently attached to the finished wall surface;
 - B. Shall not be internally illuminated; and
 - C. Shall not be constructed of plastic or wood materials.
- c. Instructional Signs. Signs that are clearly intended for instructional purposes and, as determined by the Zoning Inspector, as authorized, are not larger than necessary to serve the intended instructional purpose nor are in locations which can be viewed and read from a public street shall not be included in the sum of the area of identification signs. Any such sign which is either greater than 10 square feet or is within 20 feet of the right-of-way shall be approved by the Board of Zoning Appeals according to the procedures pursuant to Section 1611 of this Article.
- d. Basic Criteria for Freestanding Signs.
1. Freestanding signs are only permitted on a lot when the principal building is set back from the street right-of-way a minimum of 25 feet and the lot frontage is a minimum of 100 feet.
 2. One additional freestanding sign may be permitted on a corner lot provided that:
 - A. The total lot frontage on both streets is not less than 200 feet;
 - B. The area of each freestanding identification sign complies with Schedule 1604 and the total area of both freestanding signs shall not exceed 175 percent of the maximum area permitted for a single sign;
 - C. The second freestanding sign shall be located on the secondary street; and
 - D. The two signs may be aggregated into a single sign at the corner provided that the area shall not exceed 70 square feet.

- e. Additional Area Permitted for Free Standing Identification Signs in Non-Residential Districts. The allowable area of freestanding signs may be increased according to the following conditions:
 - 1. An additional one-half square foot of sign area shall be permitted for every lineal foot of setback greater than 5 feet, provided that no sign greater than 50 square feet shall be located closer than 25 feet to the right-of-way; and further provided that the maximum area of any free-standing sign shall not exceed 100 square feet; (see Schedule 1607e.1 on the following page)

Schedule 1607e.1
PERMITTED ADDITIONAL AREA
FOR FREESTANDING SIGNS LOCATED IN
NB-1, GB-1, MS-1, MU-1, MU-2, AND LI DISTRICTS

Setback (feet)	Area (sq. ft.)	Setback (feet)	Area (sq. ft.)	Setback (feet)	Area (sq. ft.)	Setback (feet)	Area (sq. ft.)
6	0.5	31	13.0	56	25.5	81	38.0
7	1.0	32	13.5	57	26.0	82	38.5
8	1.5	33	14.0	58	26.5	83	39.0
9	2.0	34	14.5	59	27.0	84	39.5
10	2.5	35	15.0	60	27.5	85	40.0
11	3.0	36	15.5	61	28.0	86	40.5
12	3.5	37	16.0	62	28.5	87	41.0
13	4.0	38	16.5	63	29.0	88	41.5
14	4.5	39	17.0	64	29.5	89	42.0
15	5.0	40	17.5	65	30.0	90	42.5
16	5.5	41	18.0	66	30.5	91	43.0
17	6.0	42	18.5	67	31.0	92	43.5
18	6.5	43	19.0	68	31.5	93	44.0
19	7.0	44	19.5	69	32.0	94	44.5
20	7.5	45	20.0	70	32.5	95	45.0
21	8.0	46	20.5	71	33.0	96	45.5
22	8.5	47	21.0	72	33.5	97	46.0
23	9.0	48	21.5	73	34.0	98	46.5
24	9.5	49	22.0	74	34.5	99	47.0
25	10.0	50	22.5	75	35.0	100	47.5
26	10.5	51	23.0	76	35.5	101	48.0
27	11.0	52	23.5	77	36.0	102	48.5
28	11.5	53	24.0	78	36.5	103	49.0
29	12.0	54	24.5	79	37.0	104	49.5
30	12.5	55	25.0	80	37.5	105	50.0
<p>Based on a setback greater than 5 feet, the following formula is used: $(\text{total setback} - 5) \div 2 = \text{additional square foot area}$ Example for 50 feet setback: $(50 - 5) \div 2 = \text{additional square foot area, or}$ $45 \div 2 = 22.5 \text{ additional sq. ft.}$</p>							

2. An additional 1 square foot of sign area shall be permitted for every 3 lineal feet of lot frontage greater than 300 feet provided that the maximum area of any free-standing sign shall not exceed 100 square feet; and

Schedule 1607e.2
PERMITTED ADDITIONAL AREA
FOR FREESTANDING SIGNS LOCATED IN
NB-1, GB-1, MS-1, MU-1, MU-2, AND LI DISTRICTS

Lot Frontage (feet)	Area sq.ft.	Lot Frontage (feet)	Area sq.ft.	Lot Frontage (feet)	Area sq.ft.	Lot Frontage (feet)	Area sq.ft.
303	1.0	342	14.0	378	26.0	417	39.0
306	2.0	345	15.0	381	27.0	420	40.0
309	3.0	348	16.0	384	28.0	423	41.0
312	4.0	351	17.0	387	29.0	426	42.0
315	5.0	354	18.0	390	30.0	429	43.0
318	6.0	357	19.0	393	31.0	432	44.0
321	7.0	360	20.0	396	32.0	435	45.0
324	8.0	363	21.0	399	33.0	438	46.0
327	9.0	366	22.0	402	34.0	441	47.0
330	10.0	369	23.0	405	35.0	444	48.0
333	11.0	372	24.0	408	36.0	447	49.0
336	12.0	375	25.0	411	37.0	450	50.0
339	13.0			414	38.0		

Based on a lot frontage of more than 300 feet, the following formula is used:
$$(\text{total lot frontage} - 300) \div 3 = \text{additional square foot area}$$

Example for 345 foot lot frontage: $(345 - 300) \div 3 = \text{additional square foot area}$
$$45 \div 3 = 15 \text{ additional sq. ft.}$$

Example for 400 foot lot frontage: $(400 - 300) \div 3 = \text{additional square foot area}$
$$100 \div 3 = 33.333 \text{ additional sq. ft.}$$

3. All freestanding signs shall comply with the height regulations pursuant to Schedule 1605, except that the maximum height of freestanding signs which meet both of the conditions in subsections (1) and (2) shall be 10 feet.

f. Area Bonuses for Wall Signs.

1. Large Building Setbacks. The maximum allowable area for identification wall signs may be increased by one-half square foot of sign area for each

foot of building frontage when the principal building is set back more than 200 feet from the principal street on which the building is located. The sign area may also be increased by one-half square foot of sign area for each lineal foot for that portion of the building which is more than 200 feet from the street and facing such street when the additional sign area is included in a sign placed on that portion of the building.

2. Corner Lots and Side and Rear Entrances. For any business, office, or industrial use which is on a corner lot or has a customer entrance facing a parking lot (when such parking lot does not face the main street), the maximum allowable area for identification signs may be increased for each additional frontage, with such increase being calculated as 40% of the allowable area if the additional walls adjacent to side streets or parking lots were considered a front wall (length of wall x 1.5 x .40). The total allowable sign area permitted by Schedule 1604 and this section may be allocated to the wall surfaces as determined by the Zoning Inspector.
- g. Visibility at Intersections. Notwithstanding the minimum setback requirements in Schedule 1605 and subsection (e) above, no sign shall be permitted to be located within 15 feet of the right-of-way at any intersection of a private entrance/exit and any public street.
- h. Distance from Side Lot Lines. All freestanding signs shall be a minimum of 20 feet from a side lot line when adjacent to a non-residential zoning district and 40 feet when adjacent to a residential zoning district.
- i. Changeable Copy. Any sign may include changeable copy where the message or graphics are not permanently affixed to the structure framing or background and may be periodically replaced, either manually or electronically, provided that the message shall not move or flash in any manner more than once over 10 seconds. When reviewing the proposed sign, the Zoning Inspector shall consider and establish the standards applicable for the changeable copy which may include, but are not limited to:
 1. determining the portion of the sign permitted for changeable copy;
 2. determining the suitable material and method for making changes and the manner for fastening the new copy; and
 3. establishing the color and design criteria.

These standards shall be set forth in the sign permit and shall apply for the life of the sign unless otherwise amended by the Zoning Commission.

1608 TEMPORARY SIGNS.

The following regulations are in addition to the maximum sign area and height regulations set forth in Sections 1604 through 1605.

- a. Residential Districts. Temporary signs, including real estate availability signs, special events signs, political signs and other similar signs are permitted in Residential Districts subject to the following provisions:
 1. Each residential unit shall be permitted to erect one temporary sign either in a window or as a freestanding sign in the front yard. Such temporary sign shall be displayed for a duration not to exceed 45 days.
 2. Each residential unit may erect an additional four temporary signs for a period not to exceed 45 consecutive days on two separate occasions related to a general election in the county in any given year.
 3. Temporary freestanding signs shall be located no closer than 10 feet from a public right-of-way or a side lot line.
 4. “Garage Sale” signs are permitted on a single-family residential lot, intended to promote the sale of excess contents of such home on the lot. “Garage Sale” signs not located on lot of such home must have permission from the owner of the property where sign is temporarily located. “Garage Sale” signs shall include, but are not to be limited to , “yard sales”, “auctions”, “house sales”, “tag sales”, etc. All signs are to be of a reasonable size.
- b. Business, Commercial and Industrial Districts. Temporary signs, including real estate availability signs, special events signs, promotional signs, political signs and other similar signs are permitted subject to the following provisions:
 1. Window Signs shall be attached to the interior of the building and shall comply with the following:
 - A. The total of all temporary and permanent window signs, either affixed thereto or visible from the outside, shall not exceed 40 percent of the window area.
 - B. All temporary window signs shall be displayed no longer than 45 days after placement, after which time such sign shall either be removed or replaced.
 2. Signs or Banners for special events (grand opening, sales, community events) may be displayed on or in front of the building but not more than twice a year for periods not to exceed 14 days for each occasion.

1609 SIGNS EXEMPT FROM REGULATION.

The following signs shall be exempt from regulation under the Township Resolution:

- a. Any public notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance.
- b. Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet beyond the building in which such sign is located.
- c. Religious and other holiday lights and decorations containing no commercial message when displayed during the appropriate time of the year.
- d. Flags of the United States, the state, the city, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body or competent jurisdiction. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting these conditions shall be considered a sign and shall be subject to regulations as such.

1610 CRITERIA FOR THE ILLUMINATION AND CONSTRUCTION OF SIGNS.

- a. Illumination. All signs, except as herein modified, may be illuminated by internally or reflected light provided that such illumination shall:
 1. Not be excessive in brightness;
 2. Not be flashing, moving or intermittent so that any part of the message changes at a rate of more than once every 2 minutes;
 3. Be located, arranged or shielded to be reflected away from adjacent property or streets; and
 4. Not be lighted to obstruct traffic control or any other public informational signs. Signs visible from sight lines along streets shall not contain symbols or words, or red and green lights that resemble highway traffic signs or devices.

These regulations shall not apply to Holiday display lighting.

b. Construction Standards.

1. Signs shall be structurally sound and located so as to pose no threat to pedestrian or vehicular traffic.
2. Signs shall be fabricated on and of material which are of good quality, good durability and are complimentary to the building of which they become a part.
3. The construction, erection, safety and maintenance of signs shall comply with the Ohio Basic Building Code and the Ohio Revised Code.
4. Signs shall be structurally designed to withstand wind pressure of 30 pounds per square foot in any direction.

1611 MAINTENANCE.

- a. All signs shall be maintained in accordance with the Ohio Basic Building Code.
- b. Whenever any sign, either conforming or nonconforming to these regulations, is required to be removed for the purpose of repair, relettering or repainting, the same may be done without a permit or any payment of fees provided that all of the following conditions are met.
- c. There is no alteration or remodeling to the structure or the mounting of the sign itself.
- d. There is no enlargement or increase in any of the dimensions of the sign or its structure.
- e. The sign is accessory to a legally permitted or legally nonconforming use.

1612 PROHIBITED SIGNS.

All signs not expressly permitted under this Resolution or exempt from regulation in accordance with the Section 1609 are prohibited in the Township. Such signs include, but are not limited to:

- a. Animated, flasher, blinker, racer type, moving or revolving signs, exposed light bulbs, strings of lights not permanently mounted to a rigid background, except those exempt under the previous section, and other similar features.
- b. Signs on temporarily placed vehicles.

- c. Signs containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or directional signals.
- d. Merchandise, equipment, products, vehicles, or other items not themselves for sale and placed for attention getting, identification, or advertising purposes.

1613 SIGN APPROVAL PROCEDURES.

The approval of signs in compliance with this article shall be in accordance with Schedule 1613.

**Schedule 1613
APPROVAL REQUIREMENTS FOR SIGNS**

Type of Sign	No Permit Required	Approval by Zoning Inspector
Political	X	
Real Estate	X	
Instructional ^(a)	X	
Temporary Special Event		X
Institutional Identification		X
Identification:		
• Permanent Free-Standing ^(b)		X
• Projecting		X
• Wall		X
• Window - Permanent		X
• Window- Temporary	X	X
X Authority for sign approval. ^(a) If 10 square feet or less and located more than 20 feet from a right-of-way ^(b) Includes instructional signs which are not exempt according to Section 1607(c).		

1614 REGULATIONS FOR NONCONFORMING SIGNS.

- a. Maintenance of Nonconforming Signs. Nonconforming signs shall be maintained in good condition pursuant to Section 1611 of this Resolution.
- b. Alteration and Removal of Nonconforming Signs. Nonconforming signs and billboards shall be removed and any subsequent modification or replacement, excluding maintenance as defined in Section 1611 shall conform to all requirements of this Article:
 1. When more than 50 percent of the replacement value of the sign has been destroyed or has been taken down;
 2. When the use which the nonconforming sign is accessory to is vacant for more than 120 consecutive days; and
 3. Following 5 years from the date of this Resolution, which is July 10, 2006.

REVISION HISTORY

<u>Date</u>	<u>Section #</u>	<u>Description of Change</u>	<u>Req. By</u>
7/10/01	ALL	Original Update	Twp. Trustees
11/20/24	1607.e	Deleted “and height” in two places. Ref. Motion 10/8/24. Effective Date 11/20/24.	Twp. Trustees