

ARTICLE VII SIGN REGULATIONS

SECTION 701 INTENT AND PURPOSE

701.01 Intent and Purpose. The intent of this article is to provide a comprehensive system of sign regulation for Elizabeth Township that recognizes the necessity and desirability of communication by outdoor signs while promoting an order to signage which eliminates visual clutter and confusion within the physical environment. The purpose of this article is to protect the safety and general welfare of the public within Elizabeth Township by encouraging compatibility between the design and functional nature of the sign and its location within the physical environment, thus reducing the propensity for traffic accidents and personal hazards caused by distractions, sight obstructions, and unsafe structures.

SECTION 702 ZONING PERMIT REQUIRED

702.01 Zoning Permit Required. The erection or location of any sign within Elizabeth Township shall require a permit unless otherwise specified within this article. No permit shall be issued for a sign unless it is in conformity with the requirements of this article. Signs erected for the purpose of traffic control, civil defense, or other similar public function, signs which cannot be viewed or are not intended to be viewed from any street or other property, and signs required by any law, ordinance or governmental regulation shall be exempt from the provisions of this article. Political signs involving any issue or candidate for public elective office are also exempt from the provisions of this article.

SECTION 703 GENERAL SIGN REQUIREMENTS

703.01 Required Conformance. All signs erected or located within Elizabeth Township shall be in conformance with the requirements of this section.

703.02 Location.

- A. Signs shall not prevent free ingress to or free egress from any door, window, or fire escape.
- B. Signs shall not be erected within nor project into any public right-of-way unless otherwise specified, and shall not be posted in any manner that is destructive to public property.
- C. Signs shall not be erected or located upon any property or building without the consent of the owner(s) or an authorized representative.
- D. Wall signs shall not extend above the junction of any roof and wall.
- E. Projecting signs shall not project into any right-of-way and not more than thirty-six (36) inches over any setback line.

703.03 Traffic Hazard Minimization.

- A. Signs shall not obstruct free and clear visibility at any intersection.
- B. Signs shall not be located or designed so as to interfere with, obstruct the view of, or be confused with any authorized traffic control sign, signal, or device.
- C. Signs shall not make use of colors, rotating lights, the words "STOP", "LOOK", "DANGER", or other similar words, devices, or symbols which may mislead or confuse traffic.
- D. The bottom of all freestanding signs shall maintain a minimum clearance of eight (8) feet above any pedestrian area, twelve (12) feet above any parking area, and fourteen (14) feet above any loading area.

703.04 Illumination. Any illuminated sign which is clearly visible from any residential district shall not be illuminated between the hours of 11 P.M. and 7 A.M. unless it is accessory to a business or commercial use open for business during such hours and located upon the same lot.

All lighting, indirect or internal, shall consist of Constant illumination which is uniform in intensity except for permitted time and temperature displays. All lighting shall be properly directed so as to not create a nuisance to surrounding properties and/or traffic because of glare.

703.05 Sign Types and Materials. Streamers, spinners, banners, strings of lights, and other similar devices which do not serve the function of a sign shall not be permitted. Changeable copy shall not be permitted on any sign unless specifically permitted in this article. Moving or rotating signs shall be prohibited.

703.06 Roof Signs Prohibited. No signs shall be erected upon or attached to any roof. Religious symbols, unaccompanied by lettering, when applied to the cornice, tower, or spire of a place of worship shall be permitted.

SECTION 704 TEMPORARY SIGNS

704.01 Number of Temporary Signs Per Lot. Not more than One (1) temporary sign shall be permitted on any lot within Elizabeth Township at any time.

704.02 Temporary Real Estate Signs. One (1) temporary sign identifying a property for sale, for rent, or for lease may be placed on-site until ten (10) days after the property has been closed, sold, rented, or leased. Real estate signs shall not exceed six (6) square feet in area per side within any residential district and shall not exceed twenty (20) square feet within any other district. All such signs shall be set back off any street right-of-way. All signs greater than six (6) square feet in area shall be set back a minimum of ten (10) feet from any street right-of-way. No zoning permit shall be required for any real estate sign six (6) square feet or less in area.

704.03 Temporary Subdivision Sale Signs. One (1) temporary sign providing information on the sale of lots within an approved and recorded subdivision may be placed upon the property until such time as seventy-five percent (75%) of the lots within the subdivision are sold. All such signs shall be set back off any street right-of-way a minimum of ten (10) feet. The maximum sign area shall be twenty (20) square feet.

704.04 Temporary Construction Signs. One (1) temporary sign identifying a construction project may be temporarily erected upon the same lot as the project. Such sign shall be permitted only for the length of the construction project or for one (1) year, whichever is shorter. Any extension past the one (1) year time shall be subject to approval by the Board of Zoning Appeals. Only one (1) temporary construction sign shall be permitted on a lot per street frontage. Maximum sign area permitted shall be six (6) square feet for each single-family or two-family dwelling, or three (3) square feet per dwelling unit for multiple-family residential structures up to a maximum of twenty (20) square feet. The maximum sign area permitted for any nonresidential project shall be twenty (20) square feet. All temporary construction signs shall be set back off any street right-of-way.

704.05 Temporary Agricultural Product Signs. Signs identifying the sale of agricultural products such as vegetables, eggs, straw, hay, and seeds grown or produced upon the premises may be temporarily erected upon any lot during the season in which they are available. The maximum sign area permitted for a temporary agricultural product sign shall be six (6) square feet within any residential district and twelve (12) square feet within any nonresidential district. All temporary agricultural product signs shall be set back from the street right-of-way a minimum of ten (10) feet.

704.06 Temporary Special Event Signs. One (1) temporary sign advertising a grand opening, a seasonal event, a special sale, or any other similar temporary special event may be temporarily located upon the premises on which the event is to take place for a period not to exceed seven (7) days within any thirteen (13) week period. The maximum sign area permitted for a special event sign shall be six (6) square feet in any residential district and thirty-two (32) square feet in any other district. All temporary special event signs shall be set back from the street right-of-way a minimum of ten (10) feet. The Zoning Inspector may cause a temporary special event sign not meeting the requirements of this section to be removed in accordance with Section 708.

704.07 Temporary Political Signs. Signs involving any ballot issue or candidate for public elective office may be temporarily erected for a period not to exceed sixty (60) days before or five (5) days after an election. Political signs shall be permitted as free standing signs in all districts, and shall not be attached to any structures providing essential services or located in any manner destructive to public property. Political signs shall not be located within any public right-of-way or within twenty (20) feet of the road pavement, whichever is greater. No zoning permit fee shall be required for political signs.

SECTION 705 BILLBOARDS

All billboards shall be in conformance with the provisions of Article 5, Section 517 of the Elizabeth Township Zoning Resolution.

SECTION 706 IDENTIFICATION SIGNS

706.01 Location. Signs which identify any residential subdivision and/or any non-residential use may be erected upon the same property as such use in accordance with the provisions of this section.

706.02 Permanent Structure. Identification signs shall be considered permanent installations and shall be either freestanding or attached to the structure which houses the use or uses identified on the sign.

706.03 Subdivision Identification Signs. Recorded residential subdivisions may be permitted freestanding identification signs as a conditional use subject to the following:

- A. Such signs shall be limited to one (1) or two (2) entrances along major thoroughfares and shall not obstruct the visibility at any intersection.
- B. Such signs shall contain only the name of the subdivision which they identify, shall not exceed six (6) feet in height, and shall be landscaped.
- C. The applicant shall submit a plan for the perpetual maintenance of such signs, identifying the responsibilities of the applicant, the public, the landowner, or other parties. Such plan shall be subject to approval by the Board of Zoning Appeals.
- D. The Board of Zoning Appeals may limit the size of such signs so as to insure the scale of such signs is compatible with the residential character of the area.

706.04 Signs For Nonresidential Uses Within Residential Districts. Identification signs for non-residential uses within any residential district shall be attached to the principal structure and shall not project more than fifteen (15) inches from the principal structure. Such signs shall be non-illuminated and shall not exceed five percent (5%) of the total area of the building elevation upon which the sign is placed.

706.05 Signs For Nonresidential Uses Within Nonresidential Districts. Identification signs for non-residential uses within any non-residential district shall be in accordance with the following:

- A. Each principal structure shall be entitled to two (2) identification signs in the following combinations: one (1) freestanding sign and one (1) wall sign; one (1) projecting sign and one (1) wall sign; or two (2) wall signs. Two (2) freestanding signs, two (2) projecting signs, or both a projecting and a freestanding sign shall not be permitted upon the same property unless otherwise specified in this article.
- B. The maximum sign area for a freestanding sign or a projecting sign shall be twenty-five (25) square feet.
- C. The maximum sign area for a wall sign shall be one (1) square foot per linear foot of building frontage up to a maximum of one hundred (100) square feet.
- D. Freestanding signs shall not exceed sixteen (16) feet in height and shall be set back a minimum of ten (10) feet from any street right-of-way line.

706.06 Signs For Home Occupations. Signs for home occupations shall be in accordance with the provisions of this section.

- A. Within Residential Districts. Signs for home occupations within residential zoning districts shall not exceed two (2) square feet in area, shall not be illuminated, and shall be mounted flat against the wall of the residence housing the home occupation.
- B. Within Agricultural Districts. Signs for home occupations within agricultural zoning districts shall not exceed six (6) square feet in area, shall not be illuminated, and shall be located flat against the wall of the building housing the home occupation. In lieu of a wall sign, the home occupation sign may be a freestanding sign with a maximum area of six (6) square feet, maximum height of three (3) feet, and a minimum setback of ten (10) feet from the street right-of-way.

SECTION 707 REMOVAL OF PERMANENT SIGNS BY ZONING INSPECTOR

707.01 Public Nuisance. For the purposes of this zoning resolution any permanent sign that does not meet the requirements of this article and is not a legally nonconforming structure is considered a public nuisance. Any abandoned, dangerous, or materially, electrically, or structurally defective sign, or a sign for which no permit has been issued is also considered a public nuisance. The Zoning Inspector shall cause all such signs to be removed.

707.02 Notice Required. The Zoning Inspector shall prepare a notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed or the violation is not corrected within thirty (30) days, the sign shall be removed in accordance with the provisions of this zoning resolution.

707.03 Mailing of Notice. All notices mailed by the Zoning Inspector shall be sent by certified mail. Any time period provided in this section shall be deemed to commence on the date of the receipt of the certified mail. Notice shall be mailed to the owner of the property on which the sign is located as shown on the last tax assessment roll. The notice shall also be mailed to the owner of the sign and the occupant of the property, if known.

707.04 Appeal. Any person having an interest in the sign or the property may appeal the determination of the Zoning Inspector ordering removal or compliance by filing a written notice of appeal with the Board of Zoning Appeals within thirty (30) days after the date of mailing the notice, or thirty (30) days after receipt of the notice if the notice was not mailed.

SECTION 708 REMOVAL OF TEMPORARY SIGNS BY ZONING INSPECTOR

708.01 Public Nuisance. For the purposes of this zoning resolution any temporary sign that does not meet the requirements of this article and is not a legally nonconforming structure is considered a public nuisance. Any abandoned, dangerous, or materially, electrically, or structurally defective sign or any sign for which no permit has been issued or a temporary permit has expired is also considered a public nuisance. The Zoning Inspector shall cause all such signs to be removed.

708.02 Required Notice. The Zoning Inspector shall prepare a notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed or the violation is not corrected within forty-eight (48) hours, Elizabeth Township shall cause forfeiture of any required bond to Elizabeth Township for such sign and cause removal of such sign in accordance with the provisions of this zoning resolution.

708.03 Mailing of Notice. All notices mailed by the Zoning Inspector shall be sent by certified mail. Any time period provided in this section shall be deemed to commence on the date of the receipt of the certified mail. Notice shall be mailed to the owner of the property on which the sign is located as shown on the last tax assessment roll. The notice shall also be mailed to or delivered to the owners of the sign and the occupant of the property, if known.

708.04 Appeal. Any person having an interest in the temporary sign or the property may appeal the determination of the Zoning Inspector ordering removal or compliance by filing a written notice of appeal with the Board of Zoning Appeals within forty-eight (48) hours after receipt of notice .