

ZONING

425 Attachment 6

Manor Township

**Table 1 - Regulations for Permanent Signs
[Amended 7-7-2025 by Ord. No. 1-2025]**

Kind of Sign	Zone	Total Signs On Lot		Freestanding Signs				Building Signs		Other Requirements	Permit Required
		Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback from Street Right-of-Way (feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)		
Business sign (except center signs) Home occupation sign and Identification sign (except development signs and public use signs)	(C) Conservation; (R) Rural; (V) Village; (RL) Low-Density Residential; (RL1) Low-Density Residential Flex; (RM) Medium-Density Residential; (RM1) Medium-Density Residential Flex; (RH) High-Density Residential; (RH1) High-Density Residential Flex; (E) Excavation Zones	2 per lot	2	1 per lot	2	6	10	2 per lot	2	Business signs for individual businesses must be located so they are identified with individual businesses, i.e., rather than being at the street frontage of a large center, away from the business they are identifying. A home occupation sign may include a name, an address, an occupation or activity, and a logo or trademark; there may be no illumination, except that a sign for a medical office or emergency service may be illuminated when the business is open.	Yes
	(A) Agricultural Zone	2 per lot	12	1 per lot	8	6	10	2 per lot	8		Yes
	(LC) Local Commercial; (CO) Commercial Office; (LTD) Limited Commercial Zones	No limit	200	1 per street frontage, except that in a structure with multiple business the individual businesses may not have their own freestanding signs.	40 on each street frontage	20	10	No limit	1 1/2 per linear foot of facade to which sign is attached, up to maximum of 200 of signage per lot (also see Note 3)		Yes
	(GC) General Commercial (I) Industrial; (MRC) Mixed Residential/Commercial Zones (MUC) Mixed-Use Campus Zone	No limit	280 (also see Note 1)		See Note 2	20	10	No limit			Yes

NOTES:

1. An additional freestanding sign is permitted for each additional street frontage, with the area to be calculated as indicated in Note 2, and with no freestanding sign to exceed 80 square feet.
2. The area permitted on each street frontage is 40 square feet for street frontage up to 80 feet, plus 1 square foot per two feet of street frontage over 80 feet, up to a maximum of 80 square feet.
3. The length of the facade of an irregularly shaped building (e.g., a circular building, an S-shaped building, or a building with one or more ell on the side in question) is the straight line distance between the two ends of the building.

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Billboard [allowed only in (LC) Local Commercial; (CO) Commercial Office; (LTD) Limited Commercial; (GC) General Commercial]	See "Other Requirements"	300 per surface, whether or not messages are the same	25	30	No more than 1 billboard structure at any point; it may have 2 surfaces with total of 2 messages, as long as surfaces are back-to-back or at angle of $\leq 45^\circ$. Must have setback of 15 feet or the minimum building setback line, whichever is greater, from property lines other than street. Each billboard structure must be at 1,200 feet from any other and at least 300 feet from any of the Residential Zones; (R) Rural; (AG); Agricultural, or open space zone	Yes
Center Sign	For each center, 1 per principal entrance, up to maximum of 2, except there may be more than 2 if all entrances are at least 1,200 feet apart	20 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 80 in; (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MUC) Mixed-Use Campus; (CO) Commercial Office; (LTD) Limited Commercial Zones	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 20 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MUC) Mixed-Use Campus; (CO) Commercial Office; (LTD) Limited Commercial Zones	10	Center signs are allowed only for centers such as shopping centers, office complexes, and industrial parks which meet at least 2 of the following 3 minimums: (1) 5 units; (2) 20,000 square feet of building area; and (3) 5 acres of land. In the (MUC) Mixed-Use Campus Zone, center signs shall be permitted at entrances to primarily commercial and/or industrial areas within a Mixed-Use Campus Tract, subject to the foregoing and other applicable criteria.	Yes
Development Sign	For each residential development, 1 per principal entrance, up to maximum of 2 entrances	20	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential;	10	Development signs are allowed only for residential developments. They may include only the name of the development and may not include any commercial advertising. In the (MUC) Mixed-Use Campus Zone development signs shall be permitted at entrances to primarily residential areas within a Mixed-Use Campus Tract, subject to other applicable criteria.	Yes

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			(RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 20 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MUC) Mixed-Use Campus; (CO) Commercial Office; (LTD) Limited Commercial Zones			
Government Sign	Placed within rights-of-way; generally not regulated by this article.					
Incidental Sign	No limit	2	6	10, except no setback is required if sign is no more than 30 inches high		No
Nonprofit Organization Sign	As approved by governing body	4	6	Not applicable	May be placed in street rights-of-way with the approval of the governing body. The governing body may require that they be placed at designated entrances to the community or on common display panels.	
Public Use Sign	1 building sign per lot and 1 freestanding sign per principal entrance	40	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 10 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (MUC) Mixed-Use Campus; (CO) Commercial Office;	10		Yes

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			(LTD) Limited Commercial Zones			