

# ZONING

## 480 Attachment 2

### Township of East China

#### Schedule of Sign Regulations Charter Township of East China [Amended 7-17-2000 by Ord. No. 268; 1-7-2013 by Ord. No. 308]

| Type of Sign            | Zoning District     |                       |            |       |         |         |         |             |     |
|-------------------------|---------------------|-----------------------|------------|-------|---------|---------|---------|-------------|-----|
|                         | R-1,<br>R-2,<br>R-3 | RM-1,<br>RM-2,<br>MHP | LB,<br>PND | GB    | OS-1    | MC      | IRO     | I-1,<br>I-2 | P-1 |
| Nonaccessory Signs      |                     |                       |            |       |         |         |         |             |     |
| Advertising             | No                  | No                    | No         | No    | No      | No      | No      | No          | No  |
| Billboard               | No                  | No                    | No         | No    | No      | No      | No      | 1 (a)       | No  |
| Political               | 1 (b)               | 1 (b)                 | 1 (b)      | 1 (b) | 1 (b)   | 1 (b)   | 1 (b)   | 1 (b)       | No  |
| Accessory Signs         |                     |                       |            |       |         |         |         |             |     |
| Business signs          | No (c)              | No                    | (e)        | (f)   | (d) (q) | (f) (q) | (f) (q) | (f) (q)     | (g) |
| Bulletin board          | 1 (h)               | 1 (h)                 | (i)        | (i)   | (i)     | (i)     | (i)     | (i)         | (g) |
| Directional             | (j)                 | (j)                   | (j)        | (j)   | (j)     | (j)     | (j)     | (j)         | (j) |
| Festoon                 | No                  | No                    | No         | No    | No      | No      | No      | No          | No  |
| Flashing                | No                  | No                    | No         | No    | No      | No      | No      | No          | No  |
| Identification and name | 1 (k)               | 1 (l)                 | No         | No    | No      | No      | No      | No          | No  |
| Portable                | No                  | No                    | No         | No    | No      | No      | No      | No          | No  |
| Real estate             | (m)                 | (m)                   | (m)        | (m)   | (m)     | (m)     | (m)     | (m)         | (m) |
| Real estate development | (n)                 | (n)                   | (n)        | (n)   | (n)     | (n)     | (n)     | (n)         | (n) |
| Residential entranceway | (o)                 | (o)                   | No         | No    | No      | No      | No      | No          | No  |
| Structure Type          |                     |                       |            |       |         |         |         |             |     |
| Canopy                  | No                  | No                    | (p)        | (p)   | (p)     | (p)     | (p)     | (p)         | No  |
| Freestanding            | Yes                 | Yes                   | Yes        | Yes   | Yes     | Yes     | Yes     | Yes         | Yes |
| Projecting              | No                  | No                    | No         | No    | No      | No      | No      | No          | No  |
| Wall                    | Yes                 | Yes                   | Yes        | Yes   | Yes     | Yes     | Yes     | Yes         | No  |

#### KEY:

No = Not permitted.

Yes = Permitted (may require additional special conditions and approval).

1 = Maximum number of signs.

( ) = Applicable footnote letter (see notes below)

#### SCHEDULE OF SIGN REGULATIONS — NOTES:

- (a) Freestanding, nonaccessory signs shall be permitted but shall be spaced no closer than 1,000 feet between signs on the same side of the right-of-way. Any such sign(s) shall not exceed 500 square feet and shall further comply with all the requirements of Article 16, Schedule of Regulations, of this chapter.
- (b) Political signs may be erected in all districts subject to the following conditions:
  - (1) Such signs shall be removed within 10 days after the election for which they were erected.

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- (2) Political signs shall not be located in, project into, or overhang a public right-of-way or dedicated public easement.

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### SCHEDULE OF SIGN REGULATIONS — NOTES (continued)

- (3) Political shall not exceed 16 square feet in surface display area per sign face in all districts except IRO, I-1 or I-2 Districts in which such signs may be up to 200 square feet.
- (4) Permits shall be required for all such political signs other than those erected in residential districts.
- (5) All political signs erected must be erected by the landowner or with the permission of the landowner.
- (6) No such sign shall create any problem of visibility between vehicles and/or between vehicles and pedestrians.
- (c) A sign indicating the name of the farm on which it is located on and the type of farming operation conducted thereon is permitted, provided such sign is no larger than 100 square feet. Such a sign must be set back 20 feet from any right-of-way.
- (d) A maximum of one freestanding sign shall be permitted per structure or planned grouping of structures.
  - (1) A freestanding sign may be located in the required front yard, provided that no portion of the sign shall be located closer than 15 feet to any existing or proposed right-of-way line, nor closer than 25 feet to a residential district.
  - (2) In the instance of uses served by a marginal access drive, any such sign shall be set back at least two feet toward the building from said drive.
  - (3) The height of a freestanding pylon sign shall not exceed 15 feet in height. The area of such sign shall not exceed 1/2 square foot for each linear foot of lot frontage on the frontage street; however, such sign shall in no instance exceed 75 square feet in sign area.
    - (a) One wall sign shall be permitted for each tenant having an individual means of public access; provided, however, that not more than one such sign per tenant shall be permitted for each side of a building having such an entranceway. The maximum size of any such sign shall not exceed 10% of the building facade adjacent to the space occupied by the tenant; provided, however, that no such sign shall exceed 125 square feet in area.
    - (b) In the instance of several tenants utilizing a common public entranceway, a common wall sign shall be permitted, provided any such sign shall not exceed two square feet in area for each tenant listed, or 50 square feet in area for all tenants listed, whichever is more restrictive. No occupant shall be listed on more than one such sign per side of building having such an entranceway. When an occupant has public entrances on more than one side of a building, the above wall sign provisions shall be permitted on one side of the building only, with signs on any other side of the building limited to 50% of the above standards.

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### SCHEDULE OF SIGN REGULATIONS — NOTES (continued)

- (e) A maximum of one freestanding sign shall be permitted per structure or planned grouping of structures.
  - (1) A freestanding sign may be located in the required front yard, provided that no portion of the sign shall be located closer than 15 feet to any existing or proposed right-of-way line, nor closer than 100 feet to a residential district.
  - (2) In the instance of uses served by a marginal access drive, any such sign shall be set back at least two feet toward the building from said drive.
  - (3) The height of a freestanding pylon sign shall not exceed 20 feet in height.
  - (4) The area of such sign shall not exceed 1/2 square foot for each linear foot of lot frontage on a particular street; however, such sign shall in no instance exceed 100 square feet in sign area.
  - (5) For planned developments of five or more acres, such signs may be increased to 150 square feet upon review and approval of the Planning Commission.
    - (a) One wall sign shall be permitted for each tenant having an individual means of public access; provided, however, that not more than one such sign per tenant shall be permitted for each side of a building having such an entranceway.
    - (b) The maximum size of any such sign shall not exceed 10% of the building facade adjacent to the space occupied by the tenant; provided, however, that no such sign shall exceed 175 square feet in area.
    - (c) In the instance of several tenants utilizing a common public entranceway, a common wall sign shall be permitted, provided any such sign shall not exceed two square feet in area for each tenant listed, or 100 square feet in area for all tenants listed, whichever is more restrictive. No occupant shall be listed on more than one such sign per side of building having such an entranceway. When an occupant has public entrances on more than one side of a building, the above wall sign provisions shall be permitted on one side of the building only, with signs on any other side of the building limited to 50% of the above standards.
- (f) A maximum of one freestanding sign shall be permitted per structure or planned grouping of structures.
  - (1) A freestanding sign may be located in the required front yard, provided that no portion of the sign shall be located closer than 15 feet to any existing or proposed right-of-way line, nor closer than 25 feet to a residential district.
  - (2) In the instance of uses served by a marginal access drive, any such sign shall be set back at least two feet toward the building from said drive.
  - (3) The height of a freestanding pylon sign shall not exceed 20 feet in height.

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### SCHEDULE OF SIGN REGULATIONS — NOTES (continued)

- (4) The area of such sign shall not exceed 1/2 square foot for each linear foot of lot frontage on a particular street; however, such sign shall in no instance exceed 125 square feet in sign area.
- (5) For planned developments of five or more acres, such signs may be increased to 200 square feet upon review and approval of the Planning Commission.
  - (a) One wall sign shall be permitted for each tenant having an individual means of public access; provided, however, that not more than one such sign per tenant shall be permitted for each side of a building having such an entranceway. The maximum size of any such sign shall not exceed 10% of the building facade adjacent to the space occupied by the tenant; provided, however, that no such sign shall exceed 200 square feet in area.
  - (b) In the instance of several tenants utilizing a common public entranceway, a common wall sign shall be permitted, provided any such sign shall not exceed two square feet in area for each tenant listed, or 150 square feet in area for the tenants listed, whichever is more restrictive.
  - (c) No occupant shall be listed on more than one such sign per side of building having such an entranceway. When an occupant has public entrances on more than one side of a building, the above wall sign provisions shall be permitted on one side of the building only, with signs on any other side of the building limited to 50% of the above standards.
- (g) See Article 15, P-1 Vehicular Parking Districts, § 480-51.
- (h) In any residential district, such signs shall be limited to such other nonresidential uses as are permitted.
  - (1) Any such accessory freestanding ground signs shall be permitted in the required front yard, provided they are located no closer than 25 feet to any existing or proposed right-of-way line, nor closer than 25 feet to any other property line.
  - (2) Any freestanding ground sign shall not exceed 48 square feet in area or six feet in height.
  - (3) A wall sign may not exceed 24 square feet in area.
- (i) In the case of buildings containing more than one tenant, a bulletin board sign shall be permitted as part of the freestanding sign, provided the total area of such signs not exceed that permitted for freestanding signs.
- (j) Directional signs for other than residential uses within the lot area and behind the minimum front yard setback shall be permitted when said sign is placed so as to have its highest point below four feet above grade.
  - (1) Said directional sign shall not be used for advertising purposes, but shall direct vehicular or pedestrian traffic to parking areas, loading areas, or to portions of a building.

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### SCHEDULE OF SIGN REGULATIONS — NOTES (continued)

- (2) Directional signs shall not exceed four square feet in area.
- (3) Directional signs at an entrance point shall be permitted to penetrate a required yard to within 15 feet of the existing or proposed right-of-way line.
- (k) For any residential dwelling, the only signs permitted shall be a house number, an identification or nameplate not exceeding two square feet.
- (l) For each rental or management office, one identification sign not exceeding six square feet is permitted to be placed on or near such office. A ground sign indicating the name of the development and street address only may be placed in a required front yard which offers ingress and egress to the development. Any such sign shall not exceed 32 square feet in area nor be placed closer than 25 feet to an existing or proposed right-of-way line nor closer than 100 feet to any other property line.
- (m) Signs used for advertising land or buildings for rent, lease, or sale shall be permitted when located on the land or building intended to be rented, leased or sold.
  - (1) Any such sign(s) located in R-1, R-2 or R-3 One-Family Residential District shall not exceed four square feet per sign face, with a total of eight square feet permitted for a two-faced sign.
  - (2) Any such sign located in any other zoning district shall not exceed 16 feet in area.
  - (3) There shall not be more than one such sign for each street frontage.
  - (4) Contractors' signs shall meet all above requirements with a maximum height of six feet.
- (n) Nonaccessory ground signs pertaining to real estate development located within the Township and designed to promote the sale or rental of lots, homes or developments within the Township may be permitted on a temporary basis in any zoning district, shall not be located upon subdivided land unless such land is part of the subdivision being advertised for sale, shall be subject to the requirements and conditions of all codes and ordinances of the Township, and shall be approved by the Building Official who shall issue a temporary permit stating the period for which the approval has been granted.
  - (1) The maximum size of such signs shall be 64 square feet with a maximum height of eight feet.
  - (2) One such sign for each frontage on a major or secondary thoroughfare may be permitted.
  - (3) Any such sign shall not create a problem in terms of vehicular sight distances and shall be set back at least 15 feet from any right-of-way line or driveway.
  - (4) Such signs shall be removed a maximum of 30 days after sale or completion of construction.

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### SCHEDULE OF SIGN REGULATIONS — NOTES (continued)

- (o) When a structure is approved in conjunction with § 480-66, Residential entranceway structures, a sign indicating the name of that subdivision or complex may be included as part of the structure. Any such sign shall cover not more than 50% of the face of the structure and shall not exceed five feet in height, nor more than six square feet in area per structure.
- (p) Canopy signs are supplementary directional-type signs used under canopies or within a mall. Any such sign shall not extend over public property and shall have at least eight feet clearance below the sign. The maximum size of such signs shall not exceed eight square feet and shall be in addition to the permitted freestanding and wall signs.
- (q) For developments within a business center, one additional freestanding business entrance sign to demarcate the entrance to the development may be permitted as follows:
  - (1) A freestanding sign may be located in the required front yard, provided that no portion of the sign shall be located closer than 15 feet to any existing or proposed right-of-way line, nor closer than 25 feet to a residential district.
  - (2) The height of a freestanding sign shall not exceed 10 feet in height.
- (3) The area of such sign shall in no instance exceed 200 square feet in sign area.