

Leroy Township Zoning Regulations

SECTION 23

SIGNS

(Amended October 3, 1994, effective November 3, 1994) (Revised effective July 17, 1996),
(Revised effective 10/3/05), (Revised effective 5/12/10), (Revised effective 12/10/2021)

23.01 GENERAL REQUIREMENTS FOR ALL SIGNS

- A. No signs, except those erected and maintained by public agencies for the purpose of traffic control and directional information shall be erected in the road right-of-way.
- B. No sign shall be so constructed or located as to conflict with traffic control signals.
- C. No sign shall have more than two (2) faces. All area limitations shall apply per face unless otherwise noted.
- D. Any illuminated sign or lighting device shall employ only light emitting a beam of constant intensity and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams or illumination therefrom to be directed upon a public thoroughfare, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance
- E. No sign shall employ any parts or elements which rotate, revolve, oscillate, or otherwise make use of motion or sound to attract attention. Subsections C and D shall not apply to any sign performing a public service function indicating time, temperature, or public service announcements.
- F. No sign or part thereof shall consist of balloons, banners, pennants, ribbons, streamers, flags, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising.
- G. No sign shall be placed beyond the ends of the wall or roof surfaces upon which it is located or more than three (3) feet above the roof line of any building upon which it is located.
- H. No projecting sign shall be erected or maintained from the front or face of a building a distance more than two (2) feet, including those projecting from the face of a theater, hotel, or motel marquee. Any projecting sign shall be no less than eight (8) feet above the ground.
- I. No sign of any classification shall be installed, erected, or attached in any form, shape or manner to a fire escape or any door or window giving access to the fire escape.
- J. Limited access highways shall not be considered frontage for the purpose of locating signs except by a variance granted by the Board of Zoning Appeals.
- K. No temporary sign shall be placed on the front or face of a building or on any premises except as provided for this Section.

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- L.** No sign shall be erected, installed, displayed or placed on trees and/or utility poles
- M.** Signs shall be maintained in a safe condition in a reasonable state of repair. The Zoning Inspector shall have the authority to inspect, and order the painting, repair, alteration or removal of, any sign which becomes damaged or dilapidated, is abandoned, or which constitutes a hazard to the public safety. (Effective 12/10/21)
- 23.02 NONCONFORMING SIGNS:** Any sign which is non-conforming at the time of passage of this amendment to the Zoning Resolution may be continued and expanded only in conformance with Section 8.0 of this Resolution. If any such sign is voluntarily discontinued for a period of two (2) years, any future use thereof shall be in conformity with the provisions of this Section.

23.03 MISCELLANEOUS SIGNS – ALL DISTRICTS

- A.** Construction Signs: One construction sign not to exceed thirty-two (32) square feet may be erected on the site of a building under construction, only while under a valid building permit. Such sign may bear the names of the future occupants, architect, engineers or contractors engaged in the construction. Said sign shall conform to the following regulations:
1. Said sign shall be located no closer to any lot line than one-half (1/2) the required building set back distance from that lot line and no closer than forty-five (45) feet to the center of the traveled portion of the road.
 2. Said sign shall be removed after completion of construction, before any occupancy, and before any permanent signs are erected.
- B.** Entrance and Exit Signs: All parking lots may have entrance and exit signs, but all parking lots for more than sixty (60) cars with access roadways over twenty (20) feet wide shall have appropriate signs designating “entrance”, or “in”, and “exit”, or “out”, lines or drives. Such signs shall be limited to the words “entrance, in, exit, out” and may have arrows or other appropriate directional indications and be subject to the following regulations”
1. Said signs shall be limited to not more than five (5) square feet in area.
 2. No Part of said signs shall be located closer than two (2) or more than ten (10) feet from the edge of the road right-of way or access roadway without regard to sideline requirements.
 3. Said signs shall be limited to eight (8) feet above grade level and no sign shall occur between three (3) and six (6) feet above grade level so that a clear and unobstructed pedestrian and vehicular view shall be maintained.

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- C. Civic Organization Temporary Sign: Upon application to the Zoning Inspector a Zoning Certificate may be issued for a temporary sign erected by a civic organization, based within the Township. The sign shall be placed at least thirty (30) feet from the center line of the traveled portion of a state highway, county, or township road no larger than thirty-two (32) square feet. The placing, erection, and length of life of the sign shall be subject to the approval of the Zoning Inspector. (Effective date 10/03/05)

- D. Owner Identification of wind towers, building or other structures associated with the wind farm shall be no larger than four (4) square feet. The signs shall not be posted higher than six (6) feet from the finished grade. (Effective date 5/12/10)

23.04 RESIDENTIAL DISTRICT SIGNS

- A. Identification Signs: Single Family and Duplex Dwelling Units shall be permitted identification signs subject to the following regulations:
 - 1. One (1) non-illuminated sign per dwelling unit indicating the name of the occupant or a permitted occupation or profession when use of the sign is in direct relation to the use of the premises
 - 2. Said sign shall be a maximum of three (3) square feet in area per face.
 - 3. Said sign shall be situated in the front yard and no part of said sign shall be closer than forty (40) feet to the center of the traveled portion of the road or ten (10) feet from the right-of-way line, whichever is greater.
 - 4. No Zoning Certificate is required.

- B. Temporary Signs: Temporary signs including, but not limited to, “for sale,” “for sale by owner,” “for rent”, “open house,” “sold,” political signs, and non-illuminated temporary signs are permitted, with no Zoning Certificate required, provided:
 - 1. Such signs shall not be more than five (5) square feet per face in area
 - 2. Such signs are located at least thirty (30) feet from the center of the traveled portion of the road and outside the right-of-way limits of the road.
 - 3. No sign is placed on trees and/or utility poles.

- C. Subdivision Signs
 - 1. Development signs may be erected identifying and advertising residential subdivision developments subject to the following regulations:

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- a. Sign shall not exceed thirty-two (32) square feet in area;
 - b. Sign shall be located within the subdivision;
 - c. Sign shall be located not less than twenty (20) feet from the respective right-of-way line of road or side lot lines.
 - d. Permits for such signs shall be for a period not exceeding one (1) year or to the completion of the development, whichever comes first.
2. Gateway Signs: Two (2) signs at any entrance to a subdivision shall be permitted, provided:
- a. The area of the sign shall not exceed twelve (12) square feet;
 - b. Said signs shall be located no closer than one (1) foot from right-of-way limit of the road nor five (5) feet from any side lot line;
 - c. Said signs do not exceed forty-two (42) inches in height from the established grade level;
 - d. Said signs do not interfere with traffic visibility.
- D. Directional Signs: May be erected not exceeding four (4) square feet in area directing the general public to places of worship, historical significance or public assembly sites subject to the following regulations:
1. Written permission of the owner of the property whereon said sign is to be erected.
 2. Said sign shall be located no closer than one (1) foot from right-of-way limit of the road, nor five (5) feet from any side lot line.
 3. Said sign shall not be located within the required side yard clearance.

23.05 NON-RESIDENTIAL DISTRICT SIGNS

- A. All signs permitted in Residential Districts shall be permitted in non-residential districts.
- B. On Premises Signs shall be permanent signs, which may be illuminated, shall be limited to advertising the proprietor or company, or the brand name and the goods sold or services rendered and shall conform to the following regulations:
 1. Wall Signs: Each business shall be permitted one (1) flat or wall business sign on the front wall only. (Front wall being that wall facing and most nearly parallel to

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the street line, or in the event there is no front wall, the one wall facing a parking area will be considered the front wall.) The area of all permanent business signs for any single business enterprise may be equivalent to one and one-half (1.5) square feet for each lineal foot of building width, or part of a building occupied by such enterprise but shall not exceed a maximum area of one hundred (100) square feet.

2. Identification Signs: One (1) identification wall sign not exceeding two (2) square feet in area for each door or entryway to any building or part thereof.

3. Planter Type Sign: One (1) planter type sign shall be permitted providing the sign is a business sign and does not exceed thirty (30) square feet per sign face, is at no point closer to the right-of-way line or sideline than fifteen (15) feet, does not exceed twelve (12) feet in height from the established grade level, and does not interfere with traffic visibility.

C. Off-Premises Signs shall also be known as Billboards and Advertising Signs and shall not be permitted in Leroy Township.

D. Portable Signs that employ a part which flashes, rotates, revolves or otherwise makes use of motion to attract attention shall not be permitted in Leroy Township. Federal, State, and local governments are exempt from this provision.

E. Temporary Signs: Temporary signs, including, but not limited to “for sale,” “for sale by owner,” “for rent,” “open house” “sold”, political signs, and non-illuminated temporary signs are permitted, with no Zoning Certificate required, provided:

1. Such signs shall not be more than five (5) square feet per face in area;

2. Such signs are located at least thirty (30) feet from the center of the traveled portion of the road and outside the right-of-way limits of the road.

3. No sign is placed on trees and/or utility poles.

23.06 CONFORMANCE: It shall be unlawful for any person, firm, corporation, or agents thereof to erect, hang, maintain, use or suspend any outdoor sign, except as provided for in this Resolution.

23.07 ZONING CERTIFICATE: Unless specifically exempted elsewhere in this Resolution each person, firm, corporation, or agents thereof, before erecting any outdoor sign, or before commencement of any work in connection therewith shall first obtain a Zoning Certificate from the Zoning Inspector of the Township. Each applicant for such Zoning Certificate shall file with the Zoning Inspector an application on forms to be supplied by such Zoning Inspector, which application when required by the Inspector shall be accompanied, in duplicate, by a detailed drawing or drawings and such descriptive matter as shall clearly state where the same shall be erected, hung or suspended.

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23.08 ZONING CERTIFICATE FEE: For each original permit for the erection or construction of a new sign, the applicant shall pay to the Zoning Inspector of Leroy Township a fee in accordance with the fee schedule adopted by separate resolution by the Board of Leroy Township Trustees.