

Hamiltonban Township Zoning Ordinance

ARTICLE XX

SIGN REGULATIONS

SECTION 2000: STATEMENT OF LEGISLATIVE INTENT

It is the intent of this Article to:

- A. Place reasonable standards on the erection and maintenance of signs within the Township of Hamiltonban.
- B. Promote the safety, welfare, and convenience of uses of rights-of-way, relative to signs, while maintaining and enhancing the rural character of the Township of Hamiltonban.
- C. Promote commerce while identifying places of business and cultural and social activity in a visually attractive manner compatible with the rural character of the Township of Hamiltonban.
- D. Avoid excessive use of large or multiple signs, so that permitted signs can provide identification and direction while minimizing clutter, confusion, and hazardous distractions to motorists and pedestrians.

SECTION 2001: GENERAL REGULATIONS

The following regulations shall govern signs in all districts.

- A. No sign shall be erected, enlarged, or relocated until a Zoning Permit for doing so has been issued by the Zoning Officer, or unless specifically exempted from permitting by Section 2002 below. Applications shall be on forms provided by the Township. All applications shall include a scale drawing specifying dimensions, materials, illumination, letter sizes, colors, location on land or buildings, means of installation on land or building, and all other relevant information.
- B. Signs, and the structure and equipment used in the erection and/or installation of such signs, shall be comprised of durable materials requiring little maintenance. All signs shall be permanently affixed to the ground or building, as appropriate, using generally accepted construction practices.
- C. No sign shall be located so as to interfere with the clear sight distance regulations of the Hamiltonban Township Subdivision and Land Development Ordinance.
- D. No sign shall be located within the right-of-way of any public or private street.
- E. Signs may be illuminated in accordance with the following standards.
 - 1. Where sign illumination is limited in this Ordinance to external illumination, the light source shall be hidden from vehicular and/or pedestrian view by a vegetative screen

Hamiltonban Township Zoning Ordinance

or a fixture surrounding the light source that directs the light to the sign face. Indirect illumination shall not be permitted that either directly or indirectly produces glare affecting neighboring residential properties or any adjoining street.

2. Where sign illumination is not limited in this Ordinance to external illumination, the sign may employ internal illumination.

SECTION 2002: SIGNS EXEMPT FROM PERMITTING

The following types of signs are exempted from the permitting requirements of this Ordinance, provided the sign meets all other applicable requirements of this Section.

- A. Official street and traffic signs and any other signs required by law.
- B. Trespassing signs, signs indicating private ownership of roads and/or property, and similar signs, provided that such signs are spaced at intervals of no less than one hundred (100) feet and do not exceed two (2) square feet in area.
- C. Temporary, non-illuminated real estate signs advertising the sale or rental of the premises upon which they are erected, provided that the maximum area on any side of the sign shall not exceed six (6) square feet, that the total area of the sign shall not exceed twelve (12) square feet, that not more than two (2) signs are placed on a property under single ownership, and that such signs are removed not more than five (5) business days following the sale or rental of the premises.
- D. Temporary, non-illuminated signs of contractors, painters, or similar artisans, erected on the premises where the work is being performed, provided that the maximum area of any one side of the sign shall not exceed eight (8) square feet, that the total area of the sign shall not exceed sixteen (16) square feet, that not more than one (1) such sign for each contractor, painter, or similar artisan shall be erected on any property under single ownership, and that the sign shall be removed within one (1) day of the completion of the work.
- E. Temporary, non-illuminated yard or garage sale signs, provided that such signs shall not be displayed for more than forty-eight (48) hours of each calendar month, that the total area of such signs shall not exceed four (4) square feet, and that not more than two (2) signs shall be displayed for any sale event.
- F. Freestanding signs designating the “entrances” and “exits” to commercial and industrial establishments, provided that sign illumination shall be limited to external illumination and that each side of the sign shall not exceed four (4) square feet.
- G. Legal notices, identification, informational, or directional signs erected or required by governmental bodies.
- H. Window signs, directly affixed to the exterior or interior of a window, or placed in inside a building in a manner that can be seen through a window.

Hamiltonban Township Zoning Ordinance

J. Flags indicating that the use is open for the business day. Such flags shall be installed in a manner that provides a minimum of seven (7) feet of clearance between the flag and any pedestrian walkway, including but not limited to public sidewalks. Such flags shall be removed at the end of the advertised business day.

SECTION 2003: PROHIBITED SIGNS

The following types of signs and/or sign design features are prohibited in all districts.

- A. Flashing signs.
- B. Flashing and/or rotation lights.
- C. Signs using the words “stop,” “caution,” or “danger.” Signs using red, yellow, and/or green lights resembling traffic signals. Signs that resemble traffic control signs in terms of size, shape, or color.
- D. Revolving, rotating, or otherwise moving signs. This prohibition shall not include feather signs.
- E. Animated signs, where a component of the sign is designed to physically move.
- F. Portable signs, whether mounted on a trailer, vehicle, temporary base, or similar such devise. A vehicle, painted or decorated so as to display an advertising or related message, and parked in a visible location, shall be considered a portable sign.
- G. Roof signs.
- H. Streamers, pennants, inflatable, or lighter than air signs. This prohibition shall not include feather signs.
- I. Strings or light bulbs, search lights, or other lighting intended to attract attention to a nonresidential use, other than traditional holiday decorations.

SECTION 2004: SIGNS PERMITTED IN ALL DISTRICTS

The following types of signs are permitted in all districts.

- A. Off-Premises Directional Signs shall be permitted in accordance with the following requirements:
 - 1. The maximum area of any one (1) side of a sign shall not exceed ten (10) square feet.
 - 2. The total area of the sign shall not exceed twenty (20) square feet.

Hamiltonban Township Zoning Ordinance

3. The maximum height of the sign shall not exceed ten (10) feet.
4. Within the OS, LC, RR, AP, SR, VM, and V Districts, sign illumination shall be limited to external illumination.
5. If three (3) or more off-premises directional signs are proposed on the same property, consolidation of the individual signs on a single off-premises directional sign shall be required. Compatibly designed business logos shall be required. In addition, the following size requirements shall be required.
 - a. The maximum area of any one side of a consolidated off-premises directional sign shall not exceed six (6) square feet for each advertised use.
 - b. The total area of a consolidated off-premises directional sign shall not exceed twelve (12) square feet for each advertised use.
6. Where the applicant for an off-premise directional sign does not own the property where said sign is proposed, the property owner shall be a co-applicant for the zoning permit necessary to authorize said sign.

B. Community Welcome Signs: Signs erected by municipal, civic, or community organizations, and designed to welcome visitors to the Hamiltonban Township community and notify the public of community events, may be erected in any zoning district, provided that the following standards are met:

1. The maximum area of any one side of the sign shall not exceed fifty (50) square feet.
2. The maximum area of all sides of the sign shall not exceed one hundred (100) square feet.
3. Sign illumination shall be limited to external illumination.

C. Signs for Places of Worship, Service Clubs, Fraternal Organizations, Schools, Municipal, Emergency Services, Public and Non-Commercial Parks and Recreation, and similar uses that perform civic or community serving functions.

1. The maximum area of any one side of the sign shall not exceed thirty-two (32) square feet.
2. The maximum area of all sides of the sign shall not exceed sixty-four (64) square feet.
3. If a freestanding sign is used, the maximum height of the sign shall not exceed ten (10) feet.

Hamiltonban Township Zoning Ordinance

4. Sign illumination may include internal illumination.
5. Such signs may include an Electronic Message Center component, provided that such component complies with the Electronic Message Center standards established in Section 2009.
6. Where the standards of Section 2004.C conflict with other standards of Article XX, the standards of Section 2004.C shall control.

D. Historical Markers shall be permitted in accordance with the following requirements.

1. Such sign shall be recognized by local, state, or federal authorities.
2. The maximum area of any one side of the Historical Marker shall not exceed twenty (20) square feet.
3. The maximum area of all sides of the Historical Marker shall not exceed forty (40) square feet.

SECTION 2005: SIGNS PERMITTED IN THE OS, LC, RR, AP, and SR DISTRICTS

Within the OS, LC, RR, AP, and SR Districts, the following sign regulations shall apply.

A. Signs advertising a Home Occupation are permitted, provided that the following requirements are met:

1. The maximum area of any one (1) side of the sign shall not exceed four (4) square feet.
2. The total area of the sign shall not exceed eight (8) square feet.
3. Sign illumination shall be limited to external illumination.
4. The maximum height of a freestanding sign shall not exceed six (6) feet. Wall signs or projecting signs are permitted, provided that said sign does not extend above the eave of the building.

B. For individual nonresidential uses of property other than Home Occupations, the following sign standards shall apply.

1. One (1) freestanding sign shall be permitted in accordance with the following requirements.
 - a. The maximum area of any one side of a freestanding sign shall not exceed twenty (20) square feet.

Hamiltonban Township Zoning Ordinance

- b. The total area of a freestanding or projecting sign shall not exceed forty (40) square feet.
 - c. Any freestanding sign shall not exceed six (6) feet in height.
2. One (1) wall sign shall be permitted in accordance with the following requirements.
- a. The maximum area of a wall sign shall be eighty (80) square feet or fifteen percent (15%) of the surface area of the wall, whichever is less.
 - b. Wall signs shall not extend above the eave of the building and shall not be placed over windows.

SECTION 2006: SIGNS PERMITTED IN THE MC AND C DISTRICTS

Within the MC and C Districts, the following sign regulations shall apply.

- A. For individual nonresidential uses of property, the following sign standards shall apply.
- 1. One (1) freestanding sign shall be permitted in accordance with the following requirements.
 - a. The maximum area of any one side of a freestanding sign shall not exceed twenty (20) square feet.
 - b. The total area of a freestanding or projecting sign shall not exceed forty (40) square feet.
 - c. Any freestanding sign shall not exceed six (6) feet in height.
 - 2. One (1) wall sign shall be permitted in accordance with the following requirements.
 - a. The maximum area of a wall sign shall be one-hundred (100) square feet or fifteen percent (15%) of the surface area of the wall, whichever is less.
 - b. Wall signs shall not extend above the eave of the building and shall not be placed over windows.
 - 3. Two (2) feather signs shall be permitted in accordance with the following requirements.
 - a. The maximum height of a feather sign shall be ten (10) feet.

Hamiltonban Township Zoning Ordinance

- b. The maximum width of a feather sign shall be three (3) feet.
 - c. Any feather sign shall be securely anchored.
 - d. A feather signs shall be replaced once the feather sign becomes ripped or tattered.
4. Where the nonresidential use is located at the intersection of two (2) public streets, excluding alleys, one (1) sign meeting the requirements of Section 2006.A.1 and one (1) sign meeting the requirements of Section 2006.A.2 may be erected along each street.
- B. For Shopping Plazas, the following sign standards shall apply.
1. One (1) freestanding sign shall be permitted to identify the name, entrance, and tenants of the Shopping Plaza. Such sign shall comply with the following requirements.
 - a. The maximum area of any one side of the sign shall not exceed 50 square feet.
 - b. The total area of the sign shall not exceed 100 square feet.
 - c. The maximum height shall be ten (10) feet.
 - d. The sign shall be located no less than 20 feet from the adjoining road right-of-way.
 2. One (1) wall sign shall be permitted for each tenant within a Shopping Plaza. Such sign shall comply with the following requirements.
 - a. The maximum area of a wall sign shall be thirty (30) square feet or fifteen percent (15%) of the surface area of the wall, whichever is less.
 - b. Wall signs shall not extend above the eave of the building and shall not be placed over windows.
 - c. Each wall sign shall be designed to be visually compatible, in terms of color and materials, with buildings of the Shopping Plaza.
- C. The signs authorized in Sections 2006.A and 2006.B above may include an Electronic Message Center component, provided that such component complies with the Electronic Message Center standards established in Section 2009.

SECTION 2007: SIGNS PERMITTED IN THE I DISTRICT

Within the I District, the following sign regulations shall apply.

Hamiltonban Township Zoning Ordinance

A. For individual nonresidential uses of property, the following sign standards shall apply.

1. One (1) freestanding sign shall be permitted in accordance with the following requirements.

a. The maximum area of any one side of a freestanding sign shall not exceed thirty (30) square feet.

b. The total area of a freestanding or projecting sign shall not exceed sixty (60) square feet.

c. Any freestanding sign shall not exceed ten (10) feet in height.

2. One (1) wall sign shall be permitted in accordance with the following requirements.

a. The maximum area of a wall sign shall be two-hundred (200) square feet or twenty percent (20%) of the surface area of the wall, whichever is less.

b. Wall signs shall not extend above the eave of the building and shall not be placed over windows.

3. Where the nonresidential use is located at the intersection of two (2) public streets, excluding alleys, one (1) sign meeting the requirements of Section 2007.A.1 and one (1) sign meeting the requirements of Section 2007.A.2 may be erected along each street.

4. The signs authorized in Sections 2007.A.1 and 2007.A.2 above may include an Electronic Message Center component, provided that such component complies with the Electronic Message Center standards established in Section 2009.

B. A maximum of one (1) billboard sign may be erected on a property in accordance with the following requirements.

1. Billboard signs shall only be authorized to be constructed in the I District.

2. The maximum area of any one side of the billboard sign shall not exceed two hundred (200) square feet.

C. The total maximum area of the billboard sign shall not exceed four hundred (400) square feet.

D. The maximum height of the billboard sign shall not exceed twenty (20) feet.

Hamiltonban Township Zoning Ordinance

E. The billboard sign, including its support structure, shall be placed at least twenty-five (25) feet from any street right-of-way line and at least fifty (50) feet from any side or rear property line.

F. The billboard sign shall be located along a Minor Arterial street as identified by the Southwest Adams Joint Comprehensive Plan.

G. The billboard sign shall be located at least five hundred (500) feet from any other billboard sign.

H. The billboard sign shall be located at least five hundred (500) feet from any residential zoning district.

I. Billboard signs shall be limited to external illumination. Any illumination of a billboard sign shall comply with the sign illumination standards of Section 2001.E.1.

SECTION 2008: SIGNS PERMITTED IN THE V AND VM DISTRICTS

Within the V and VM Districts, the following sign regulations shall apply.

A. For every nonresidential use of property, one (1) freestanding or one (1) projecting sign shall be permitted in accordance with the following requirements.

1. The maximum area of any one side of a freestanding or projecting sign shall not exceed twelve (12) square feet.

2. The total area of a freestanding or projecting sign shall not exceed twenty-four (24) square feet.

3. Where three (3) or more nonresidential uses are located on the same property, one (1) consolidated freestanding or projecting sign shall be used. In this case, maximum sign areas may be increased by fifty percent (50%)

4. Any freestanding or projecting sign placed above public sidewalks, driveways, or walkways shall be located so as to provide for eight (8) feet of clearance beneath the sign.

5. Any projecting sign shall not exceed twelve (12) feet in height.

6. Any freestanding sign shall not exceed six (6) feet in height.

B. For every nonresidential use of property, one (1) wall sign or one (1) awning sign shall be permitted in accordance with the following requirements.

1. The total area of a wall or awning sign shall not exceed twenty-four (24) square feet.

Hamiltonban Township Zoning Ordinance

2. Wall signs shall not extend above the eave of the building and shall not be placed over windows.

3. Where three (3) or more nonresidential uses are located on the same property and use of wall signs is proposed, one (1) consolidated wall sign shall be used. In this case, maximum sign area may be increased by fifty percent (50%).

4. Awning signs shall be used only on an awning extending from the primary entrance to the nonresidential use.

5. Where three (3) or more nonresidential uses are located on the same property and use of awning signs is proposed, one (1) consolidated awning sign shall be used if the nonresidential uses are provided a common building entrance. Where nonresidential uses are provided separate building entrances, an awning sign meeting the size standards of Subsection I may be used at each entrance.

C. The signs authorized in Sections 2008.A and 2008.B above shall be subject to the following general requirements.

1. Sign illumination shall be limited to external illumination.

2. Signs may only be illuminated during advertised business hours.

D. Where the nonresidential use is located at the intersection of two (2) public streets, excluding alleys, one (1) sign meeting the requirements of Section 2008.A and one (1) sign meeting the requirements of Section 2008.B may be erected along each street.

SECTION 2009: ELECTRONIC MESSAGE CENTER STANDARDS

Where authorized, Electronic Message Centers shall comply with the following standards.

A. Where an Electronic Message Center is authorized, the Electronic Message Center shall be incorporated into an existing or proposed sign that complies with the sign type, sign height, and sign area requirements of the underlying zoning district. Under no circumstances shall an Electronic Message Center be permitted to be incorporated into a nonconforming sign.

B. The Electronic Message Center shall not exceed more than fifty percent (50%) of the total sign area of the sign into which the Electronic Message Center is being incorporated.

C. No more than one (1) Electronic Message Center shall be permitted per property.

D. The Electronic Message Center shall not employ animated graphics or streaming video. The Electronic Message Center shall not employ text or images which flash, pulsate, move, or scroll. Each complete message must fit on one (1) screen.

Hamiltonban Township Zoning Ordinance

- E. Any message on an Electronic Message Center shall have a minimum hold time of eight (8) seconds.
- F. Message transitions on an Electronic Message Center shall occur instantly, and no transition graphics (for example, fades or dissolves) may be employed.
- G. The Electronic Message Center shall be equipped with a default mechanism that will freeze the message when a malfunction in the electronic programming occurs.
- H. Audio speakers on Electronic Message Centers are prohibited.
- I. Electronic Message Centers shall not exceed a maximum illumination of five thousand (5,000) nits (candelas per square meter) during daylight hours and a maximum of five hundred (500) nits (candelas per square meter) between dusk to dawn. The sign shall be equipped with an automatic dimmer control that produces a distinct illumination change from the higher allowed illumination level to the lower allowed illumination level for the time period between a half hour before sunset and a half hour after sunrise.
- J. The owner of every Electronic Message Center shall coordinate with local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.