

**SECTION XXX – SIGNS**

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- 30.01 PURPOSE: The purpose of these regulations is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising signs, and outdoor signs of all types. The intent is to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community and preserve the scenic and natural beauty of designated areas. (4/7/1994)
- 30.02 GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS:
- A. 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 such as search lights and beacons. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beam and illumination there from to be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance. (4/7/1994)
  - B. No sign shall employ any parts or elements which revolve, rotate, whirl, spin, and are blinking, flashing or fluttering or have a changing light intensity, brightness or color, or otherwise make use of motion to attract attention. When property adjoins a residential property, exposed bulbs and neon shall not be used on the exterior surface of any sign or canopy on the sides of the building viewed from residential properties. Awnings shall not have back-lighting; canopy signs shall not be illuminated; beacon lights shall not be used and no internal sign illumination shall be allowed on the sides of the building viewed from residential properties. Subsections A. and B. of this section shall not apply to any sign performing a public service function indicating time, temperature or public service announcements. (Amended 12/15/2006)
  - C. All wirings, fittings and materials used in the construction, connection and operation of electrically illuminated signs shall be in accordance with the provisions of all applicable electrical codes and building codes. All power to illuminated signs must be underground from the power source wherever possible. (4/7/1994)
  - D. No projecting sign shall be erected or maintained from the front or face of a building a distance of more than two (2) feet, including those projecting from the face of any theater, hotel or motel marquee. The projecting sign must be at least eight (8) feet above ground level.
  - E. No sign shall be placed above the roof line of any building, or beyond the ends of the wall surfaces upon which it is situated. (4/7/1994)
  - F. No sign or part thereof shall contain or consist of posters, pennants, flags (except as defined in Section V-5.01-FLAG of this Resolution), ribbons, streamers, spinners, whirligigs, balloons of all types or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising. (4/7/1994)
  - G. 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 any fire escape.
  - H. No sign shall be placed in any public right-of-way except publicly owned signs, such as traffic control signs and directional signs.

- I. All signs shall be placed on a lot in such a way so as to not obstruct the line of sight of the operator of a motor vehicle either from the right or left with respect to an adjacent private or public road, or create a hazard to pedestrian traffic. (2/18/2005)
- J. No sign shall be placed upon any utility pole, street sign, traffic control device, or tree located within the public right-of-way or a general landscape easement, other than as established for gateway signs. (2/18/2005)
- K. The surface area of a sign shall be computed as including the entire area within a regular, geometric form or combinations of regular, geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not part of the display area shall not be included in computation of surface area. (4/7/1994)
- L. All signs shall be limited to not more than two (2) faces. All area limitations shall apply per face unless otherwise set forth in this Resolution. (4/7/1994)
- M. No portable or temporary sign shall be placed on the front or face of a building or on any premises except as provided for in Section 30.06 of this Resolution.
- N. All signs shall be located on the same lot or parcel of land as the business or use to which such sign pertains, unless as otherwise specifically provided for in this Section. However, entrance and exit signs may be located off-site provided said signs are located on drives providing direct access to the lot and parking area of the business to which they pertain. (4/7/1994; Amended 2/18/2005)
- O. No vehicle, or trailer, self-propelled or otherwise, shall be parked or used upon any premises so as to be visible from a public right-of-way not used in the ordinary course of business, but for the principal purpose of being or displaying a sign to advertise an enterprise, business or activity. Identification signs which are affixed to a vehicle regularly operated pursuant to the day to day business or activity of an enterprise may be permitted. (4/7/1994)
- P. Controlled access highways shall not be considered frontage for the purpose of locating signs. (4/7/1994)
- Q. For the purpose of this Zoning Resolution, "sign" does not include those erected and maintained pursuant to and in discharge of any governmental function, activity or event, or required by any law, ordinance or governmental regulation. (4/7/1994)

### 30.03 RESIDENTIAL DISTRICT SIGNS:

- A. Identification signs:
  - 1. Non-illuminated signs - One (1) non-illuminated sign is permitted, not exceeding three (3) square feet in area, indicating the name of the occupant or name designated by occupant, or a permitted occupation or profession or when the use of the sign is in direct relation to the use of the premises. Such sign shall be located in the front yard and no part shall extend into the public road right-of-way. (4/7/1994)
  - 2. Illuminated identification signs - One (1) identification sign which may be illuminated, for multi-family building(s). Such sign is to be located in the front yard, not exceeding one (1) square foot per face, per living unit; but not to exceed a total of twenty-five (25) square feet per face. The sign may not be closer than ten (10) feet from the road right-of-way sideline. (4/7/1994; Amended 6/18/1998)
  - 3. Identification sign or bulletin board - One (1) identification sign or bulletin board, which may be illuminated, for each public or religious institution located not less than ten (10) feet from the road right-of-way line and not less than twenty-five (25) feet from any adjoining lot line and not to exceed forty (40) square feet in area. Permitted exceptions to this regulation are public and private schools which may have permitted signs to a maximum of

seventy-five (75) square feet in area provided they are set back from the road right-of-way side-line a distance equal to one-half (1/2) the number of the total square footage of the sign. (4/7/1994; Amended 12/3/1998)

- B. Gateway signs: Two (2) signs at any entrance to a subdivision shall be permitted providing the area of each sign does not exceed twenty-five (25) square feet in total area and located not less than one (1) foot from the right-of-way sideline or five (5) feet from an adjoining lot line and does not exceed four (4) feet in height from the established grade level, and shall be placed on said properties in such a way as to not obstruct the line of sight either to the right or to the left with respect to an adjacent private or public road while being in a motor vehicle. (4/7/1994; Amended 7/16/2004)

(Section 30.03 Amended 2/18/2005)

### 30.04 COMMERCIAL, MANUFACTURING AND RESEARCH DISTRICTS:

- A. All signs permitted in residential districts as provided for in subsection 30.03.
- B. Permanent signs: Permanent signs, which may be illuminated, limited to advertising the proprietor or company, or the brand name and the goods sold or services rendered, shall only be permitted on the lot or parcel of land upon which the business is situated. If conforming to the following regulations: (4/7/1994)
1. Wall signs:
    - a. Each business shall be permitted one (1) flat or wall on-premises sign on the front wall only. (Front wall being the wall facing the most nearly parallel to the road right-of-way sideline; or, in the event there is no front wall, then one (1) wall facing a parking area will be considered the front wall.) Projection of wall signs shall not exceed two (2) feet measured from the face of the main building. The area of all permanent on-premises signs for any single business enterprise may have an area equivalent to one and one-half (1-1/2) square feet of sign area 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. (4/7/1994)
    - b. When more than one (1) business enterprise occupies the same retail space then the total sign area for the combined business enterprises occupying that same retail space may be equal to two (2) square feet of sign area per lineal foot of building width occupied by the businesses but shall not exceed one hundred sixty (160) square feet. This sign area may be divided between the businesses in any combination, but in no case shall any of the businesses have a sign face square footage less than thirty-two (32) square feet. (10/20/2001)
    - c. When a business is located in a building on a corner lot, or in a separate portion of a multi-tenant building closest to the corner, the business may elect to have an additional wall sign on the face of the building abutting the side street (or wall not considered the front wall) in lieu of the free standing sign. Such sign on the wall facing the side street (or wall not considered the front wall) shall not exceed sixty-four (64) square feet of sign area. If more than one (1) business occupies the same corner retail space, then the sign area may be increased to ninety-six (96) square feet. This sign area may be divided between the businesses in any combination but in no case shall any of the businesses have a sign face square footage less than thirty-two (32) square feet. (10/20/2001)
  2. Identification signs - One (1) identification wall sign not exceeding two (2) square feet in area for each door or entryway to any building.
  3. Awnings - Business signs painted on the valance of an awning, bearing only the name of each business in question, not exceeding a total of eight (8) square feet in area.

C. Free-standing signs:

1. Suburban or regional shopping centers of twenty (20) acres or more are designated as a type of urban plaza. Each such urban plaza may be identified by no more than one (1) single free-standing sign per major right-of-way. Each such sign shall have a total of no more than one hundred fifty (150) square feet per face and shall be limited to thirty-five (35) feet in height and set back from a road right-of-way sideline not less than one hundred twenty-five percent (125%) of sign height and not closer than fifty (50) feet to any adjoining lot line. (4/7/1994)
2. One (1) free-standing on-premises sign may be erected to serve a business development of less than twenty (20) acres, regardless of the number of businesses conducted within. The sign shall not be over thirty (30) feet in height, have a maximum sign area of forty (40) square feet per face and located not closer than fifteen (15) feet to any road right-of-way sideline and not closer than thirty (30) feet to any adjoining lot line. (4/7/1994)
3. A planter type sign shall be permitted in lieu of a free-standing sign providing the sign is an on-premises sign and does not exceed forty (40) square feet per sign face; is at no point closer to the road right-of-way sideline or an adjoining lot line than fifteen (15) feet; does not exceed eight (8) feet in height from established grade level; and does not interfere with traffic visibility. (4/7/1994; Amended 12/17/1998)

30.05 ENTRANCE AND EXIT SIGNS: All parking lots may have entrance and exit signs, but all parking lots for one hundred twenty (120) cars or over with access roads of over twenty (20) feet in width shall have appropriate signs designating "entrance" or "in" and "exit" or "out" drives. Such signs shall be limited to the words "entrance, in, exit, out" and may also have arrows or other appropriate directional indicators and shall be limited to not less than two (2) nor more than five (5) square feet in area per face. Said signs shall be limited to eight (8) feet in height above grade and no sign shall occur between three (3) and six (6) feet above grade to maintain a clear and unobstructed vehicular and pedestrian view. Such signs shall be placed not closer than two (2) nor more than ten (10) feet from the edge of the road right-of-way sideline or access roadway without regard to sideline requirements. (4/7/1994)

30.06 TEMPORARY SIGNS: The following regulations for temporary signs are in addition to any regulations set forth in the Concord Township Zoning Resolution.

- A. Project Real Estate/ Construction Sign. A project real estate/construction sign for a development project or subdivision shall be permitted in compliance with the following regulations: (2/18/2005)
  1. There shall be no more than one project real estate/construction sign per residential subdivision, planned unit residential development, multi-family dwelling or lot proposed for a nonresidential development, except that lots with frontage on more than one street shall be permitted one sign per frontage when the frontage equals or exceeds 300 feet. (2/18/2005)
  2. No project real estate/construction sign shall be located closer than 25 feet from any right-of-way. (2/18/2005)
  3. A project real estate/construction sign shall be erected and maintained on a lot only during the period of time that the vacant lot is for sale, rent or lease or the building project is under construction. (2/18/2005)
  4. A project real estate/construction sign shall be removed within seven (7) days of the erection of a permanent identification sign. (2/18/2005)
- B. Temporary Signs in Residential Districts. Temporary signs are permitted in Residential Districts subject to the following provisions: (2/18/2005)
  1. Temporary Signs.

- a. Each residential lot or unit shall be permitted to erect one temporary sign on the property, no closer than ten (10) feet from any right-of-way or side lot line. (2/18/2005)
  - b. Garage Sale. One temporary sign promoting a garage sale shall be permitted per lot or unit and only with the permission of the property owner or one authorized to give such permission. A garage sale sign shall be posted on private property for a period not to exceed seventy two (72) hours. (2/18/2005)
  - c. Roadside Stand Sign. One temporary ground sign in conjunction with a roadside stand shall be permitted for the purpose of advertising products grown or produced on the lot or unit. Such sign shall be removed at the conclusion of seasonal sales. (2/18/2005)
  - d. Directional Signs. One (1) off property directional sign per unit or lot shall be permitted in conjunction with any of the residential uses outlined herein with the permission of the off site property owner or authorized representative. (2/18/2005)
2. Special Event Signs for Institutional Use. One temporary ground sign or one banner attached to the front of a building is permitted on a lot or unit with the permission of the property owner or authorized representative for the purposes of announcing a community event, program or festival. A temporary ground sign shall not be located less than ten (10) feet from the right-of-way. Such signs shall be removed within two (2) days of the completion of the event or project. (2/18/2005)
- C. Temporary Signs in Commercial, Industrial and Research Districts. Temporary signs shall be permitted subject to the following provisions: (2/18/2005)
1. Special Event Signs. One temporary special event sign, either a ground sign or a banner attached to the front of a building, shall be permitted for the purpose of advertising grand openings, special sales or events being held or hosted by a business. Such signs shall be removed within two (2) days of the completion of the event. (2/18/2005)
  2. Directional Signs. One (1) off property directional sign per unit or lot shall be permitted in conjunction with any of the commercial, industrial or research uses outlined herein with the permission of the off site property owner or authorized representative. (2/18/2005)
  3. Other Temporary Signs. In addition to the above, each business shall be permitted to erect one additional temporary sign on the business property, no closer than ten (10) feet from any road right-of-way sideline or side lot line. (2/18/2005)
  4. All temporary ground signs shall be located no closer than ten (10) feet from the road right-of-way sideline. (2/18/2005)
- D. Temporary Special Event Sign Permit: A Zoning Permit shall not be required to erect a temporary special event sign, but a temporary special event sign permit shall be required. An applicant for a temporary special sign permit shall file an application, provided by the Township, setting forth the name, address and telephone number of the person responsible for such sign. The application shall also set forth the location and dates of display. A deposit of twenty-five dollars (\$25.00) shall be placed with Concord Township which shall be forfeited if the sign is not removed within the forty-eight (48) hour time limit specified above. Such signs not removed within the forty-eight (48) hour time limit specified shall be removed by the Township Zoning Inspector. (4/7/1994; Amended 2/18/2005)
- 30.07 PARK AND RECREATIONAL SIGNS: One (1) sign not exceeding twenty-five (25) square feet in area and located a minimum of ten (10) feet from a road right-of-way sideline or any adjoining lot line identifying only the use or activity thereof which would be of interest to the general public. (4/7/1994)
- 30.08 POLITICAL SIGNS AND POLITICAL STATEMENT SIGNS: A political sign shall be any sign advocating any type of political action or concerning any candidate, issue, levy or any other matter to be voted upon in the next primary, general or special election. A political statement sign shall be

any sign advocating a position or making a declaration regarding any public issue or public official. Political signs and political statement signs may be erected on any lot with the permission of the owner or person authorized to give such consent, and shall not be considered temporary signs for purposes of this Section. (4/7/1994; Amended 7/21/2001 and 2/18/2005)

- 30.09 ORGANIZATION SIGNS: Upon application to the Zoning Inspector and approval by the Township Trustees, a Zoning Permit may be issued for a single sign at the entrance to Concord Township along any state highway or county road, to carry the identification, date and place of meeting, if desired, of all civic organizations regularly meeting within the Township who request placement thereon. The placing and erection of the sign shall be subject to the approval of the Zoning Inspector.
- 30.10 CONFORMANCE: The erection, hanging, maintenance, use or suspension of any outdoor sign by any person, firm, corporation, agent(s) or employees thereof shall be unlawful except as provided in this Resolution. (4/7/1994)
- 30.11 ZONING PERMIT: Exclusive of political signs and unless specifically exempted elsewhere in this Resolution, each person, firm, corporation, agent(s) or employees thereof before erecting any outdoor sign or the commencement of any work in connection therewith, shall first obtain a Zoning Permit from the Zoning Inspector. Each applicant for such permit shall file an application on forms to be supplied by such Zoning Inspector. Such application shall be accompanied by detailed drawings and such other descriptive matter as shall clearly state where the sign shall be erected, hung or suspended. (4/7/1994; Amended 2/18/2005)
- 30.12 ZONING PERMIT FEE: For each original permit for the erection or construction of a new sign, the applicant shall pay to the Zoning Inspector a fee in accordance with a fee schedule adopted and made a part of this Resolution by the Board of Township Trustees.
- 30.13 NON-CONFORMING SIGNS:
- A. A non-conforming sign is defined as a sign existing prior to the passage of this Resolution which does not conform to one (1) or more of the requirements of said Resolution. Normal maintenance by way of painting, cleaning and minor repairs is required for the life of the non-conforming sign. (1/25/1983)
  - B. Any sign which is nonconforming shall be maintained and repaired but not expanded. If any such sign is discontinued or changed, any future use thereof must be in conformity with the provisions of this Resolution. No fee will be charged for a nonconforming sign. (1/25/1983)
- 30.14 INSPECTION OF THE INSTALLATION: Each sign erected, hung or suspended pursuant to a permit issued by the Zoning Inspector shall be inspected by such Inspector to determine whether said sign is constructed, erected, hung or suspended in accordance with the application and permit and the provisions thereof. (4/7/1994)
- 30.15 MAINTENANCE: All signs shall be maintained in accordance with the following: (2/18/2005)
- A. The property owner shall maintain the sign in a condition fit for the intended use and any local building code regulations. (2/18/2005)
  - B. The property owner of any on site or off site sign shall be liable to maintain the sign in compliance with the Township Zoning Resolution and all applicable laws and regulations. (2/18/2005)
  - C. Every sign is to be kept in a safe and secure condition, and in a neat and orderly condition at all times, and to prevent rust, corrosion, rotting, or other deterioration in the physical appearance of such sign. (2/18/2005)
- 30.16 PERIODIC INSPECTION: If the Zoning Inspector finds any sign to be in an unsafe or dangerous condition so as to constitute a hazard to the safety of persons or property, the Zoning Inspector shall notify the Lake County Building Inspector of such unsafe and dangerous condition. If said

Zoning Inspector finds that said sign is not erected and maintained in accordance with the provisions of the application for permit under which the same was erected, the Inspector shall order said sign removed. A written notice of the findings and order of the Zoning Inspector shall be furnished to the owner or agent(s) in charge of said sign thereof. If the order of the Zoning Inspector for the removal of any sign is not complied with by the owner, occupant or their agent(s) within fifteen (15) days, the Zoning Inspector is hereby authorized to cause said sign to be removed and any expenses incurred therefore shall be charged to the owner of said sign. The authority of the Zoning Inspector with respect to the inspection of signs shall apply to all signs whether the same were erected after the enactment of this section or prior thereto. (4/7/1994)

- 30.17 PENALTY: Any person, firm, corporation, their agent(s) or employee(s) thereof violating any of the provisions of Section XXX of this Resolution or who fail or refuse to obey a lawful order of the Zoning Inspector issued pursuant to said Section XXX shall be guilty of a minor misdemeanor and shall be subject to a fine up to one hundred dollars (\$100.00) for each offense. A separate offense shall be deemed to have been committed each day during which a violation continues. (4/7/1994)