

OHIO TOWNSHIP ORDINANCE 156

AN ORDINANCE OF THE TOWNSHIP OF OHIO AMENDING THE ZONING ORDINANCE OF OHIO TOWNSHIP, ORDINANCE #103 ADOPTED APRIL 20, 1978, FOR THE PURPOSES OF DEFINING AND REGULATING THE LOCATION, ERECTION, AND CONSTRUCTION OF SIGNS AND BILLBOARDS WITHIN THE TOWNSHIP OF OHIO.

WHEREAS, the Board of Supervisors of the Township of Ohio have caused an investigation and study to be made concerning the erection, maintenance and location of signs and billboards within the Township of Ohio; and,

WHEREAS, the Board of Supervisors of the Township of Ohio have reviewed the information and evidence from said investigation; and,

WHEREAS, the Board of Supervisors of the Township of Ohio has determined that the public safety, health and welfare, and appearance of the Township require certain signs and billboards not be erected in residential zones, and that they not be permitted by reason of size, location, construction, or manner of display to endanger the public safety of individuals, including vision necessary for traffic safety, fire fighting, and police surveillance; or endanger public health, safety or welfare by creating a hazard due to collapse, fire, collision, decay or abandonment, and to permit and regulate signs in such a way as to support and compliment land use objectives, preservation of property values, and aesthetics as set forth in the Township Zoning Ordinance.

NOW, THEREFORE, the Township of Ohio ordains as follows:

Section 704 of the Ohio Zoning Ordinance is hereby amended to read as follows:

A. DEFINITIONS.

SIGN: Any permanent, or temporary structure or part thereof, or any device attached, painted or represented directly or indirectly on a structure, or mobile surface or any other surface that shall display or include any letter, work, insignia, logo, flag, or representation used as or which is in the nature of an advertisement, announcement, visual communication, direction, or which is designed to attract or bring the subject to the attention of the public not on the premises.

ADVERTISING DISPLAY AREA: The area encompassed within any regular geometric figure which would enclose all parts of the sign.

ERECT: To build, construct, attach, hang, place, suspend, or affix and shall also include the painting of wall signs.

LOCATION: Any lot, premises, building, structure, wall, or any place whatsoever upon which a sign is located.

PERSON: Any person, firm, partnership, association, corporation, company or organization, singular or plural, of any kind.

PUBLIC BODY: Any government or governmental agency of the Township of Ohio, County of Allegheny, Commonwealth of Pennsylvania.

ROOF LINE: The juncture of the roof and the perimeter wall of the structure.

SEMI-PUBLIC BODY: Any organization operating as a non-profit activity and serving a public purpose or service including such organizations as non-commercial clubs, lodges, theater, groups, recreational and neighborhood associations, cultural activities, and schools.

B. CLASSIFICATION OF SIGNS.

BANNER SIGN: Any sign intended to be hung either with or without frames, possessing characters, letters, illustrations, or ornaments applied to paper, plastic, or fabric of any kind, national flags, flags of political subdivisions, and symbolic flags of any institution or business which shall not be considered banners for the purpose of this Ordinance.

BENCH SIGNS: A sign located on any part of a surface of a bench or seat placed on or adjacent to a public right of way.

BILLBOARD SIGN: An off-premises sign displaying changeable or permanent advertising copy which pertains to a business, organization, event, person, place, service, or product not principally located or sold on the premises upon which said sign is located. As used in this Ordinance, an Attached Billboard, is an billboard fastened to the front or face of a building, and a Back-To-Back Billboard is a structure with two parallel and directly opposite billboards with their faces oriented in opposite directions located not more than 3 feet apart. A Ground Billboard is a billboard supported by one or more uprights upon the ground with or without braces and not attached to a building or structure.

BUSINESS SIGN: An on-premises sign which advertises or directs attention to a business commodity, service, industry or other activity which is sold, offered or conducted other than incidentally on the premises upon which such sign is located or to which it is affixed.

CHANGEABLE COPY SIGN: A sign that is designed so the characters, letters, or illustrations can be changed or rearranged without altering the face of the surface of the sign. This shall also include the changing of copy on billboard signs.

CONSTRUCTION SIGN: Any sign giving the name or names of principal contractors, architects and lending institutions responsible for construction on the site where the sign is placed, together with other information included thereon.

DIRECTORY SIGN: A sign on which the names and locations of occupants or use of a building is given. This shall include office buildings and church directories.

MOBILE/PORTABLE SIGN: Any mobile or portable sign or sign structure not securely attached to the ground or any other structure. This definition shall not include trailer signs as defined in this section.

GROUND/POLE SIGN: Any sign which is supported by structure or supports in or upon the ground and independent of support from any building.

ILLUMINATED SIGN: Any sign illuminated in any manner by an artificial light source.

INTEGRAL SIGN: Any memorial signs or tablets, names of buildings, and date of erections when cut into any masonry surface or when constructed of bronze or other incombustible materials mounted on the face of a building.

MARQUEE SIGN Any sign attached to and made a part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.

NONCONFORMING SIGN: Any sign which does not conform to the regulations of this Article.

POINT OF SALE SIGN: Any sign which carries only the name of the firm, major enterprise or products offered for sale on the premises, or a combination of these things.

PROJECTING SIGN: Any sign other than a wall sign affixed to any building or wall whose leading edge extends beyond such building or wall.

REAL ESTATE SIGN: Any sign which is used to offer for sale, lease, or rent the property upon which the sign is placed.

ROOF SIGN: Any sign erected or constructed wholly upon and over the roof of any building and supported solely on the roof structure.

SNIPE SIGN: Any sign of any material whatsoever that is attached in any way to a utility pole, tree or any other object located or situated on public or private property.

STREET BANNER SIGN: Any banner sign which is stretched across and hung over a public right of way.

TRAILER SIGN: Any sign mounted on a vehicle normally licensed by the state of Pennsylvania and used for advertising or promotional purposes.

WALL SIGN: Any sign painted on or attached to and erected parallel to the face of or erected and confined within the limits of, the outside wall of any building and supported by such wall or building and which displays only one advertising surface.

WINDOW SIGN: Any sign placed inside or upon a window facing the outside and which is intended to be seen from the exterior.

SPECIAL EVENTS SIGN: Any portable sign and wind signs erected on the premises of an establishment having a grand opening or special event.

FREE STANDING SIGN: Any self-supporting sign resting or supported by means of poles or standard. The height of the free-standing sign shall be measured from the average grade at the top of the sign. It shall not hang over sidewalks or roadways. It shall be located 10 feet behind all established right of ways and no sign shall be closer than 15 feet to any adjacent lot or property line.

PARALLEL OR WALL SIGN: Any sign mounted parallel to a wall or other vertical building surface. Parallel signs shall not extend beyond the end of any wall or other surface to which they are mounted, or shall not project more than 8 inches from its surface.

PROJECTING SIGN: Any sign mounted to a wall or other vertical building surface other than a parallel sign. Projecting signs shall not project more than 2 feet from the wall or surface

to which they are mounted, shall not extend beyond the edge of any wall or other surface to which they are mounted, shall be at least 8 feet to the bottom of the sign above the ground level immediately below and shall not in any way interfere with normal pedestrian or vehicular traffic.

OFF-PREMISES SIGN: Any sign that advertises a business, person, activity, goods, products or services or directs persons to a different location from where sign is installed, also commonly known as a billboard, off site or outdoor advertising sign.

ON-PREMISES SIGN: Any on-premises sign which advertises or otherwise directs attention to a business, commodity, service, industry or other activity which is sold, offered or conducted on the premises upon which such sign is located, or to which it is affixed.

C. AREA AND ILLUMINATION OF SIGNS.

1. AREA OF SIGNS: The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed. If a sign consists of individual letters or symbols attached to a building wall or window, the area shall be considered to be that of the smallest rectangle or regular geometric shape which encompasses all of the letters and symbols.

In computing square foot area of a double face sign, only one side shall be considered provided both faces are identical. If the interior angle formed by the two faces of the double face sign is greater than 45 degrees, than both sides of such sign shall be considered in calculating the sign area. However, for permit purposes, it shall be construed as two signs.

2. ILLUMINATION OF SIGNS: A directly illuminated sign is designed to give forth artificial light directly, or through transparent or translucent material, from source of light within such sign, including but not limited to neon and exposed lamp signs.

a. FESTOON LIGHTING: Festoon lighting is a directly illuminated sign including either a group of incandescent light bulbs hung or strung overhead located to attract attention or used to outline a sign or other structure, but not including festive lighting. Festoon lighting is not permitted.

b. INDIRECTLY ILLUMINATED SIGN: A sign illuminated with light so shielded that no direct rays therefrom are visible elsewhere on the lot where said illumination occurs.

If such shielding device is defective, such sign shall be deemed to be a directly illuminated sign.

c. FLASHING SIGN: An illuminated sign on which the artificial light is not maintained stationary and constant in intensity and color at all times when in use. Included are oscillating or revolving lights or animation. Flashing signs are not permitted because of normal competition with traffic and other safety lighting.

d. NON-ILLUMINATED SIGN: A sign which is not illuminated, either directly or indirectly.

e. BEACON LIGHT: Any light with one or more beams capable of being directed in any direction or directions or capable of being revolved automatically.

All lighting and illumination of signs shall conform to regulations regarding traffic hazards as specified in local and state regulations, and shall not cause undue distraction, confusion or hazard.

D. SIGNS PERMITTED IN RESIDENTIAL DISTRICTS. The following types of on-premises signs and no other shall be permitted in residential districts:

1. PUBLIC SIGNS: Non-illuminated signs of a public or non-commercial nature displayed for the direction, safety, or convenience of the public, including signs which identify restrooms, telephone booths, parking entrances and exits, freight entrances, public utilities, public transit, safety signs and danger signs, provided that the area of any one side of any such sign shall not exceed 2 square feet.

2. FLAG SIGNS: Flags representing governmental, educational or religious organizations, not to exceed 40 square feet.

3. ADDRESS SIGNS: One non-illuminated sign posted in conjunction with doorbells and mailboxes, provided that the area on any one side of any such sign shall not exceed 1 square foot.

4. HOME OCCUPATION: One sign for home occupation or accessory office indicating only names of persons and their occupation provided that the area of any such sign shall not exceed 1 square foot.

5. INSTITUTIONAL SIGNS: One non-illuminated or indirectly, illuminated bulletin or announcement board or identification sign for permitted public, religious, or charitable institution, park, school, or church use, provided that the area on any one side of any such sign shall not exceed

20 square feet, and no more than one sign shall be placed on each street frontage.

6. NON-CONFORMING SIGNS: One non-illuminated or indirectly illuminated sign in connection with a lawfully maintained non-conforming use, provided that the area on any one said of any such sign shall not exceed 12 square feet.

7. REAL ESTATE SIGN: One non-illuminated sign advertising the sale or rental of the premises upon which said sign has been erected, provided that the area of any such signs does not exceed 6 square feet and such signs shall be removed upon settlement or rental of the property. All signs shall be located within the property line, for the advertising of sale or rental of commercial property, area of said sign shall not exceed 25 square feet.

8. SUBDIVISION OR TRACT NAME SIGN: One non-illuminated sign not to exceed 24 square feet in area per exclusive entrance to a subdivision or tract. Such signs are restricted to the name of the subdivision or tract.

9. CONSTRUCTION SIGN: One non-illuminated sign erected in connection with the development or proposed development of the premises by a builder, contractor, developer or other persons interested in such sale or development, provided that the erection of any such sign shall not exceed 20 days after the last structure has been initially occupied or within 6 months after the final inspection by the building inspector, whichever occurs first. Such a sign shall not exceed 6 square feet.

10. ANNOUNCING SIGN: Temporary, non-illuminated signs of mechanics or artisans may be erected and maintained during the period such person or persons are performing work on the premises. Such signs shall be removed upon completion of work by the mechanic or artisan and the total areas of all such signs shall not exceed 6 square feet.

11. TRESPASSING SIGNS: Signs announcing no trespassing, indicating the private nature of a road, or no fishing, are permitted provided that the area of any one side of any such sign shall not exceed 2 square feet.

12. PLAQUES: Non-illuminated or indirectly illuminated memorial signs or historical signs or tablets, not to exceed 1 square foot.

13. POLITICAL SIGNS: One non-illuminated sign advocating or opposing a candidate for public office or a position on an issue to be determined in an election, provided such signs are removed within 7 days after election.

Off-premises signs are not permitted in residential areas except as follows: Signs permitted within this section may also be on-premises

1. Signs necessary for the direction, regulation and control of traffic, street name signs, legal notices, warnings at railroad crossings, and other official signs which are similarly authorized or directed by a duly constituted governmental body.

2. Temporary non-illuminated signs directing persons to temporary exhibits, shows, or events may be erected subject to the following requirements:

a. Permission is granted by property owned in writing that the sign may be erected.

b. Signs shall not exceed 5 square feet in area and banner signs shall not exceed 40 square foot in area.

c. Signs shall not be posted earlier than 4 weeks before the occurrence of the exhibit, show or event, and shall be removed within 1 week after the termination of the exhibit, show or event.

E. SIGNS PERMITTED IN M-1, B-2 AND B-3 DISTRICTS.

1. No on-premises sign shall be permitted except as follows:

a. All classifications of signs permitted in residential districts.

b. Parallel, projecting, and business signs, provided:

1. Only one sign per building except for buildings on corner lots which may have two signs.

2. The total area of all parallel and projecting signs for each establishment shall not exceed 1 square foot for each foot of length of the face of the main building wall, nearest parallel to the street line, the length of that portion of such wall which is devoted to such establishment. Corner buildings may divide total square feet on signage permitted to two sides, as long as said signs do not project beyond the ends of the wall to which they are attached.

3. If such establishment does not occupy any floor area on the ground level of the building, other than an entry way, the maximum area per foot of length of front face of the main building wall, nearest parallel to the street line, shall be only 1/2 of a square foot.

4. Interior window signs shall be considered parallel signs and included in the above computations.

5. Portable signs, banners signs and flag signs may be erected on the premises of an establishment having a grand opening or special event, provided that such signs shall be displayed for a period not to exceed 7 calendar days within any 6 month period, and total square footage is not to exceed 40 square feet.

c. Free standing business signs are permitted as follows:

1. Only one such sign shall be permitted on each property.

2. The area of any such sign shall not exceed 20 square feet and shall not exceed 5 linear feet in length or height. Such a sign may be double-faced.

3. Free standing signs mounted or otherwise affixed to the roof of a building are not permitted.

4. The maximum height of free standing business signs shall be 25 feet from curb level to top of sign.

5. All signs shall be located at least 20 feet behind all street rights of way.

6. No part of any sign shall be closer than 20 feet to any adjacent lot.

7. No part of any sign may project into the right of way of a street or highway.

8. In addition to an individual wall sign for each enterprise in a group of business establishments sharing an integrated shopping area with limited access, one ground sign having two faces and not over 25 feet in height, having a maximum sign area of 50 square feet per side and located not closer than 20 feet to any public right of way, and not closer than 20 feet to an adjoining lot line, may be erected to serve such group of business establishments. However, in such a case, all the individual wall signs shall be no larger than 1/2 square foot per lineal foot of the building or part of the building occupied by such business.

F. BILLBOARDS: Billboards as defined in this Ordinance are permitted in M-1 districts only, provided that they are a minimum of 500 feet from the boundary line of an R District or the property line of any public or private school property. Required spacing shall be measured from a point perpendicular to the center most point of the billboard structure along the front line

parallel to center line of the roadway to which the sign is orientated. Billboards are not permitted on sewer rights of way, flood plain areas, or within 500 feet of a bridge crossing.

1. LOCATION: The minimum front, size, and rear yard requirements applying to a principal use as designated within a zoning district in which the billboard is to be located shall apply to each structure. The maximum lot coverage as specified within the zoning ordinance shall apply to any lot upon which a billboard structure is located and shall include any other structure or buildings on the same lot therewith.

No billboard shall be erected in such a manner as to block the view from the road or street, of any existing business sign, logo sign, residential or nonresidential structure, or limit or reduce the lighting and ventilation requirements under the Township Building Code.

Ground billboards shall be set back to the required distance for buildings located within said zoning district, or a distance of not less than that of adjoining properties, or 15 feet, whichever is the greatest. All newly constructed ground billboards shall be of the single pole design, and attached billboards shall be only upon the front or face of a building and must be constructed and maintained flat or parallel with the building wall to which they are attached and shall not extend more than 12 inches from such exterior building wall.

2. SIZE AND HEIGHT:

a. A billboard shall have a maximum allowable gross surface area of 700 square feet per sign face. A billboard shall have a maximum of 2 sign faces per billboard structure, and the gross surface area of each sign face shall not exceed the 700 square foot maximum, provided that the billboard structure sign faces are placed back to back. The billboard structure with two sign faces is placed in a V-shaped configuration on a single billboard structure, the total square footage of each sign combined cannot exceed 700 square feet.

b. The billboard's gross surface area shall not exceed 20 feet in total height, or 60 feet in total length.

c. A billboard structure shall have a maximum height above the curb of a roadway from which they are intended to be viewed of 40 feet, provided, however, the height of a billboard structure oriented to a depressed roadway shall be measured from the grade at the base of the billboard.

d. No billboard sign shall be more than 25 feet average to the bottom of the sign above the ground level immediately below and shall not in any way interfere with normal pedestrian or vehicular traffic.

e. All billboard signs shall be approved by the building inspector.

3. CONSTRUCTION METHODS:

a. Billboards shall be constructed in accordance with the applicable provisions of the Ohio Township Building and Electrical Code. In addition:

1. A billboard structure shall have a maximum of 1 verticle support being a minimum of 48 inches in diameter, with a 1/2 inch wall or width, and without bracing or vertical supports.

2. A billboard sign face shall be independently supported and have vertical supports of metal which are galvenized or otherwise treated to prevent rust and corrosion.

3. One vertical support shall be capable of enabling the entire sign face to be able to withstand a minimum 60 mile per hour wind load.

4. The entire base of the billboard structure shall be permanently landscaped with suitable shrubbery and/or bushes of minimum height of 3 feet placed in such a manner as to screen the foundation of the structure. Said landscaping shall be maintained by the sign owner in an attractive and healthy manner in accordance with accepted conservation practices. Landscaping shall form a base and a backdrop to the billboard sign when practical in the opinion of the building inspector.

5. No bare cuts are permitted on a hillside, and all cuts or fills are to be permanently seeded or planted.

6. A billboard with display lighting shall be constructed so that it does not glare upon adjoining property and shall not exceed a maximum foot candle of 1.5 upon the adjoining property.

7. Display lighting shall not operate between 12:00 midnight and 5:00 a.m., prevailing local time.

8. No billboard structure, sign face or display lighting shall move, flash, or emit noise. No display lighting shall cause distraction, confusion, nuisance, or hazard to traffic, aircraft, or other properties.

9. The use of colored lighting is not permitted.

10. No billboard shall be constructed within the clear sight triangle of the public street or road on which it is situated and shall not in any manner obstruct or impede traffic safety, including ingress or egress.

11. Billboards shall maintain a lateral minimum spacing of 2500 feet between billboard structures, measured in all directions.

12. Billboards may not be mounted on a roof, wall, or face or other part of a building or any other structure.

13. Maintenance must be provided for the billboards as follows:

a. The billboard structure shall be entirely painted every 3 years.

b. Every 5 years the owner of the billboard shall have a structural inspection made of the billboard by a qualified Pennsylvania registered engineer or architect and shall provide to the Township a certificate from the engineer or architect certifying that the billboard is structurally sound.

c. Annual inspections of the billboard shall be conducted by the Township building inspector to determine compliance, and billboards found to be in violation of this ordinance shall be brought into compliance within 30 days of notice or ordered removed upon proper notification by the Township.

d. Billboards using removable paper or other materials shall be maintained in such a condition as to eliminate loose or frayed material protruding or hanging from the structure.

6. GENERAL SIGN AND BILLBOARD REGULATIONS.

1. The Township Manager is authorized to prepare and utilize such forms as may be required for carrying out the provisions of this Ordinance pertaining to signs and billboards.
2. All signs and billboards must comply with all applicable federal, state, and local laws and regulations.
3. Owners of billboard signs shall affix a permanent metal tag to each sign bearing a number or other identifying mark assigned by the Township. The metal tag shall be affixed on the verticle support pole but no higher than 6 feet from the ground level.
4. Flashing, animated, or moving signs shall not be permitted in any district.
5. All signs except temporary signs shall be constructed of durable material and kept in good condition and repair.
6. Nonconforming signs existing at the time of the passage of this Ordinance which do not conform to the requirements of this Ordinance shall be considered nonconforming signs and once removed shall be replaced only with conforming signs; provided, however, nonconforming signs may be repainted or repaired provided that such repainting or repair does not exceed the dimensions of the existing sign.
7. No signs except those of a duly constituted governmental body, including traffic signs and similar regulatory notices, shall be allowed within street rights of way.
8. Any vehicle to which a sign is affixed in such a manner that the caring of such sign or signs no longer is incidental to the vehicle's primary purpose, but becomes a primary purpose in itself, shall be considered a free standing sign and as such be subject to the provisions regarding free standing signs in the district in which such vehicle is located.
9. A sign that is not expressly permitted in any given zoning district, is prohibited by this Ordinance.
10. All signs must comply with applicable federal and state regulation concerning permissible wind pressure pounds per square foot for both solid and open signs.
11. Any sign that is located on property which becomes vacant and is unoccupied for a period of three months or more, or any sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned, and shall

be removed by the owner of the sign or owner of the premises. The sign may be removed by the Township at the expense of the owner.

12. No person shall permit a dangerous or defective sign to remain on any premises owned or controlled by him as set forth in these regulations. If said sign is not repaired or removed, the Township may remove it at the owner's expense.

13. The Building inspector shall cause to be removed any sign which endangers a public safety, such as an abandoned, dangerous or materially, electrically, or structurally defective sign, or a sign for which no permit has been issued. The said building inspector shall prepare a notice and shall describe the sign and specify the violation involved at which he will state that, if the sign is not removed and the violation is not corrected within 10 days, the sign shall be removed in accordance with the provisions of this section. Notices shall be sent by Certified Mail, and any time periods provided for in this Ordinance shall be deemed to commence on the date of the receipt of the certified mail. Any person having an interest in the sign may appeal the determination of the building inspector by filing a written notice of appeal with the Zoning Hearing Board within 30 days of the date of mailing of the notice. Notwithstanding the above, in cases of an emergency, the building inspector may cause the immediate removal of a dangerous or defective sign without notice.

14. No illuminated signs are permitted residential districts.

15. Free-standing roof signs are prohibited, and free-standing ground signs may not exceed 6 feet in height. Said ground signs must be located a minimum of 20 feet from street rights of way.

16. Projecting signs or portions of such signs shall not be located less than 8 feet to the bottom of the sign or more than 12 feet above the ground level immediately below said sign.

17. Parallel signs or portions of such signs shall not be located more than 12 feet above the ground level immediately below such sign.

18. No sign shall be permitted that is deemed to constitute a hazard of any kind, obscure light or air from a building, prevent ingress or egress from any window or exit, or interfere or obstruct the view of motorists or pedestrians.

19. Signs may not be attached to utility poles or street trees except for municipal purposes.

H. GENERAL SET-BACK PROVISIONS:

In addition to the set back requirements stated elsewhere for specific signs, the following general set-back requirements shall be observed:

1. There are no set-back requirements for signs whose area does not exceed 2 square feet, except that no sign is permitted in any street right of way.

2. Real estate signs, bulletin boards for a church, school or other public or semi-public religious or educational institution, may be erected within 10 feet of the right of way of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersections.

I. SPECIAL PROVISIONS:

1. Where a business or manufacturing district abuts a residential district, or is separated from a residential district by a public roadway, no sign which faces a side or front lot of any lot in such residential district shall be permitted to be closer than 100 feet to such lot line, including the width of such roadway.

2. Signs larger than 1 square foot shall be erected or placed in conformity with the side and rear yard requirements of the district in which it is located except no sign larger than 1 square foot in area shall be closer than 50 feet to a side or rear line of a lot in any residential district.

3. Signs permitted in residential districts shall be placed no closer than 40 feet to a side or rear yard line.

4. Ground signs in residential districts shall be set back from the established right of way line of any street or highway a minimum of 25 feet.

5. All signs and/or advertising structures, which do not wholly conform and cannot be altered to conform to all applicable provisions of this Ordinance, but which were constructed in compliance with previous regulations and possess no variance, shall be removed within three (3) years of the effective date of this Ordinance.

J. PERMIT REQUIREMENTS AND FEES.

It shall be unlawful to erect, construct or alter any sign or billboard without first having filed with the building inspector for an application in writing an obtaining a formal building permit from the Township of Ohio. Said application will be submitted to the building inspector on such terms as

prescribed by the Township of Ohio.

1. Plans: Applications for sign or billboard permits shall be accompanied by a scale drawing showing the following:

a. The dimensions of the sign or billboard and where applicable the dimension of the wall surface of the building to which it is to be attached.

b. The dimension of the sign or billboard supporting numbers and the maximum and minimum height of the billboard.

c. The proposed location of the sign in relation to the face of the building in front of which it is to be erected.

d. The proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated.

e. Where the sign is to be attached to an existing building, a current photograph of the face of the building to which the sign is to be attached.

f. A description of the construction details, materials of the sign structure, type of lettering, and the intensity and type of lighting to be provided.

g. A written statement showing the name of the owner of the sign, address, telephone number and the name of the person in control of the building or premises where such sign is to be located. The name of sign contractor or erector also required.

h. The owner of any advertising sign or billboard shall provide the Township with a certificate of insurance issued by a qualified and licensed insurance company naming the Township as an additional insured against all claims in the face amount of \$250,000.00 for property damage and personal injury connected with said sign. The amount of the deductible pertaining to the Township shall not exceed \$2,500.00.

i. A statement evaluation as to cost of construction.

j. Whenever a proposed sign is included in the presentation of a new or amended site plan application, the sign permit application shall be reviewed and approved by the planning commission prior to the issuance of a sign permit by the building inspector.

k. Approval of a certificate of occupancy for each new business, facility or office desiring to continue using

or to create a new sign shall be contingent upon approval of a sign permit.

2. Fees: The Township Board of Supervisors may, by resolution, establish reasonable fees for permanent applications and inspections, the cost of which is in direct correlation with such inspection as referred to herein. No permit shall be issued without the application and first year's inspection fee having first been paid at the time of approval and subsequent issuance of permit.

a. Permit fees shall be \$2.00 per square foot of area of the sign or billboard.

b. An annual inspection fee shall be paid per billboard in the amount of \$1.50 per square foot.

c. When plans require a formal plans check, as determined by the building inspector, a plan check fee, in addition to the permit fee, shall be collected in the amount of \$40.00 per hour.

d. If a permit is not obtained within 90 days after the applicant has been notified that the plans are approved, the building inspector shall assume that the application is withdrawn and may destroy the plans. Renewed action on said plans shall require re-application and new fees.

e. Should any person, firm, or corporation actually begin work for which a permit is required and does so without taking out a permit therefore, he shall pay, in addition to the fees above described and provided, an additional amount equal to 100% of the fees above described and shall be subject to all the penal provisions of this Ordinance.

f. A reinspection charge shall be assessed for each inspection after the second made to determine compliance. These cumulative charges shall be as follows:

- 1) Third inspection - \$80.00.
- 2) Fourth inspection - \$100.00.
- 3) Fifth inspection - \$120.00.

K. VALIDITY: It is hereby declared to be the intent of the Board of Supervisors that:

If a court of competent jurisdiction declares any provision, clause or sentence of this Ordinance to be invalid or ineffective in whole or part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions

of this Ordinance shall continue to be separately and fully effective.

ORDAINED AND ADOPTED by the Board of Supervisors of the Township of Ohio.

ATTEST:

John L. Sullivan Jr.

TOWNSHIP OF OHIO

J. David Holman
Chairman
9-5-89