

TOWNSHIP OF FOREST  
ZONING ORDINANCE

**ARTICLE 16: Signs**

Section 16.01 - Purpose

The purpose of this article is to regulate the location, size, lighting and other characteristics of signs erected in Forest Township in order to promote traffic safety, avoid light nuisances and to prevent signs from having a blighting influence on the community.

Section 16.02 - Permits Required

No sign shall be constructed, displayed or altered in Forest Township without a zoning permit verifying that the sign complies with this zoning ordinance.

Section 16.03 - Exempt Signs

The following signs do not require a zoning permit, but are required to comply with the requirements of this ordinance.

**Table 16-1 Exempt Signs**

Sign Type	Location Allowed		Regulations
	Residential	Comm/Ind	
Political Signs	X	X	<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ May not exceed 32 sq feet</li> <li>▶ Must be removed within 10 days after election</li> </ul>
Real Estate Signs (on and off premise)	X	X	<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ May not exceed 16 sq feet</li> </ul>
Produce and Personal Property "For Sale" Signs	X	X	<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ May not exceed 16 sq feet</li> </ul>
Garage Sale and Yard Sale Signs	X	X	<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ May not exceed 9 sq feet</li> <li>▶ Must be removed within 5 days after sale</li> </ul>
Window Signs		X	Counts toward the wall coverage requirements for wall signs

Sign Type	Location Allowed		Regulations
	Residential	Comm/Ind	
Historical markers	X	X	Exempt if approved by a governmental agency such as the State Historic Preservation Office
On-Premise Directional Signs	X	X	<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ May not exceed 4 sq. ft. in size</li> <li>▶ One per driveway</li> <li>▶ The number of signs may be increased by the Planning Commission during site plan review based on demonstrated need</li> </ul>
On-Premise Temporary Development Sign	X	X	<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ May not exceed 32 sq. ft. in size</li> <li>▶ May not be illuminated</li> <li>▶ Must be maintained in good condition.</li> <li>▶ Must be removed when development is completed and lots sold</li> </ul>

Section 16.04 - Permitted Signs

The following signs are allowed in Forest Township under the conditions specified.

Sign Type	Location Allowed		Regulations
	Residential	Comm/Ind	
On Premise Commercial Industrial and Other "facility" Signs	x	x	<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ Any direct illumination shall be shielded from view of public roads or adjacent property</li> <li>▶ No more than one free-standing sign per business, except corner lots which may have one sign per lot road frontage of 300' or greater</li> <li>▶ No more than 150 sq feet in area unless wall sign</li> <li>▶ Wall sign may cover 100% of side it</li> </ul>

Sign Type	Location Allowed		Regulations
	Residential	Comm/Ind	
			<p>is located on but may not extend above or beyond wall</p> <ul style="list-style-type: none"> <li>▶ Roof signs are prohibited</li> <li>▶ Up to 2 temporary signs are permitted, not more than 16 sq feet in area</li> <li>▶ Video signs may constitute up to 1/3 of sign area. Video sign may not be flashing type, must meet ordinance lighting requirements and receive site plan approval</li> </ul>
Home Occupation Signs	X		<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ May not exceed 16 sq. ft.</li> <li>▶ May be wall mounted or free-standing</li> <li>▶ Must meet side yard setback requirements</li> </ul>
Off Premise Signs	x	x	<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ Any direct illumination shall be shielded from view of public roads or adjacent property</li> <li>▶ Cannot be closer than 660 feet from any other sign</li> <li>▶ No more than 150 sq feet in area.</li> </ul>
Entrance Signs for Subdivisions, Apartment Complexes, Mobile Home Parks and Similar Developments	X	X	<ul style="list-style-type: none"> <li>▶ Cannot overhang or encroach on ROW or obstruct vision of motor vehicles</li> <li>▶ No more than 32 sq. ft. in area</li> <li>▶ No more than on per entrance</li> </ul>

Section 16.05 - Non-Conforming Signs

All non-conforming signs except billboards regulated by the Highway Advertising Act shall comply with the provisions of Article 7 of this ordinance.

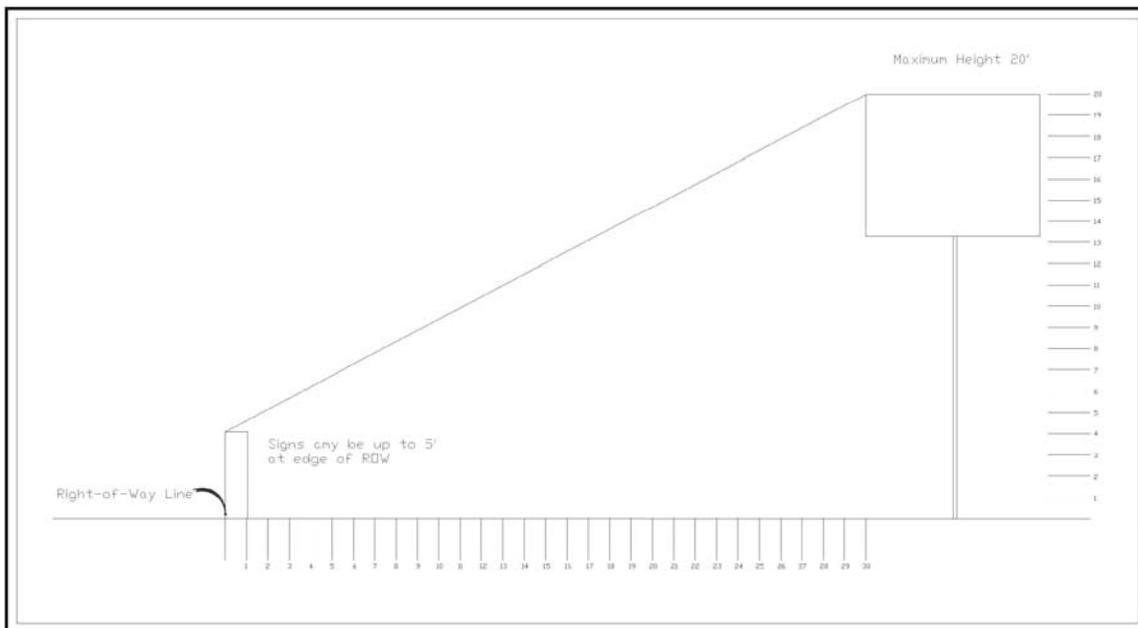
**Section 16.06 - Maintenance**

- A. All signs for which a permit is required and all supports thereof shall:
  - 1. Be kept in compliance with the plans and specifications filed and approved for issuance of the sign permit.
  - 2. Be kept and maintained in a safe condition.
  - 3. At all times conform to all provisions of this ordinance.
- B. The Zoning Administrator has the authority to inspect any sign requiring a permit at any given time to ensure compliance with the requirements of this ordinance.
- C. The Zoning Administrator may require the repair or removal of a sign requiring a permit within seven (7) days upon the finding that any of the following conditions exist:
  - 1. The sign is found to be unsafe.
  - 2. The sign is in a condition that does not comply with this ordinance.
  - 3. The sign was established as an accessory use for a principal use which has ceased to exist for a period of six (6) months.

**Section 16.07 - Sign Height**

The maximum height of free standing signs shall be five (5) feet when at the edge of the right of way and may be one (1) foot higher for each two (2) feet off the right of way that the leading edge of the sign is located, but in no case shall signs be greater than twenty (20) feet in height.

**Figure 16-1**



**Section 16.08 - Shopping Center Signs**

Signs for shopping centers with three or more businesses may combine their allowed free-standing signs into one sign, which may be up to 300 square feet in area.