

## **MODEL SIGN ORDINANCE**

### **1.100 STATEMENT OF PURPOSE, INTENT AND JURISDICTION**

Signs constitute a separate and distinct use of the premises upon which they are placed and also affect the use of adjacent roads, streets, walkways and other properties. The provisions of this sign Ordinance are made to establish reasonable and objective regulations for all signs in this municipality which are visible to the public, in order to protect the general public health, safety, welfare, convenience and aesthetics. The Ordinance is also intended to serve the public's need to be given helpful directions, and to be informed of available products, businesses, and services. All signs in (XXX) Township or Borough which are visible to the public shall be subject to this Ordinance.

### **1.200 DEFINITIONS**

- 1.201 Facade - Any structure or part of a structure attached; or otherwise mounted parallel, to a wall or other vertical part of the structure.
- 1.202 Gross Surface Area - The entire area within a single continuous perimeter composed of a single face enclosing the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display including the frame.
- 1.203 Public - The members of the community as a whole or any particular part of the community.
- 1.204 Resort/Community Development - A building or group of buildings located on a lot containing ten (10) acres or more. A resort/community development combines non-permanent lodging with services, including food, retail sale of commodities, recreation, and other amenities. A resort/community development may temporarily house owners and other residents who do not have full ownership of residential units, full fledged members and their guests.
- 1.205 Roof - The roof slab or deck with its supporting members, not including vertical supports.

- 1.206 Roofline - The top edge of a roof or building parapet, whichever is higher, but excluding any mansards, cupolas, pylons, chimneys or any minor projections.
- 1.207 Roof Ridge - The upper and lower roof ridges are the horizontal lines formed by the juncture of two sloping planes formed by the surfaces of a roof as indicated in Figures 1-1 and 1-2.
- 1.208 Roof Eaves - The projecting overhang at the lower edge of a roof.
- 1.209 Roof Structure - An enclosed structure on or above the roof of any part of a building.
- 1.210 Sign - A name, identification, description, emblem, display or device which is affixed to, printed on, or represented directly or indirectly upon a building, structure, or parcel of land; which is illuminated or non-illuminated; visible or intended to be visible from any public place; and, which directs or calls attention to a person, place, product, institution, business, organization, activity or service. Signs shall also include any permanently installed or situated merchandise, including any banner, pennant, placard, statue, vehicle or temporary sign. Certain categories of signs are defined as follows. Other categories of signs are defined elsewhere in this ordinance
- A. Abandoned Sign - A sign located on a property which is vacant and/or unoccupied for a period of ninety (90) days; a sign which is damaged, in disrepair, or vandalized and not repaired within ninety (90) days; a sign which contains an outdated message for a period exceeding thirty (30) days.
  - B. Amenity Identification Sign - A sign which directs attention to a resort/community commodity, service, recreational area, or other amenity.
  - C. Awning Sign - A sign with its copy on a shelter made of any non-rigid material, such as fabric or flexible plastic, that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure.
  - D. Banner Sign - A sign with its copy on non-rigid material such as cloth, plastic, fabric or paper with no supporting framework.
  - E. Bulletin Board - A particular type of changeable copy sign that displays copy in a casement made of glass, Plexiglas or other materials.

- F. Canopy Sign - A sign on a rigid multi-sided structure attached to a building or on any other freestanding structure that may have a roof with support but no walls.
- G. Changeable Sign - A sign that is designed so that its characters, letters, illustrations or other content can be changed, altered or rearranged without physically altering the permanent physical face or surface of the sign. This includes manual, electrical, electronic, or other variable message signs.
- H. Construction Sign - A temporary sign identifying individuals or companies involved in design, construction, wrecking, financing or development work when placed upon the premises where that work is under way, but only for the duration of the work.
- I. Directional/Informational Sign - An on-premises sign for the convenience of the public giving directions, instructions, facility information or other assistance around a site, such as location of exits, entrances, parking lots, amenities, and housing units, to encourage proper circulation. It may contain the logo of an enterprise but no other advertising copy.
- J. Directory Sign - A sign which displays the names and/or addresses of the establishments, housing units, amenities, or uses of a building or group of buildings.
- K. Flashing Sign - Any sign which has intermittent or changing lighting or illumination of a duration less than thirty (30) seconds shall be deemed a flashing sign.
- L. Free-standing Sign - The general term for any sign which is permanently affixed to the ground and on a foundation. It is supported on a foundation by one or more upright poles or braces, and is not attached to a building or any other structure.
- M. Housing and Community Unit Identification Sign – A sign within a commercial resort community or common interest community (condo, co-op or planned community) identifying individual units, as well as groupings of units within the community.
- N. Illegal Sign - A sign which does not meet the requirements of this ordinance or which is not a registered nonconforming sign. This

specifically includes a sign that remains standing when the time limits set by the permit are exceeded and any sign not removed after notification from the zoning officer to remove the sign.

- O. Illuminated Sign - A sign illuminated in any manner by an artificial light source, whether internally or externally lit, including but not limited to neon signs and any sign which has characters, letters, figures, designs or outlines illuminated by artificial lighting.
- P. Informational Sign - Public or private directional, street or traffic signs, address numbers, names of buildings, rooms, etc. and other signs of a similar nature.
- Q. Instructional Sign - A sign which provides direction or instruction to guide persons to facilities intended to serve the public (e.g., restrooms, public telephones, public walkways, parking areas, and commercial resort-community amenities, maps, housing units, or transportation schedules).
- R. Marquee Sign - Any sign attached to a covered structure projecting from and supported by a building with independent roof and drainage provisions and which is erected over a doorway or doorways as protection against the weather.
- S. Monument Sign - A freestanding sign with a base affixed to the ground, where the length of the base is at least two-thirds the horizontal length of the monument.
- T. Nonconforming Sign - A sign that met all legal requirements when constructed but is not in compliance with current sign regulations. A registered nonconforming sign is not an illegal sign.
- U. Off-Premises Sign - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, or services conducted, sold or offered somewhere other than upon the same premises where the sign is located, and whose purpose is to sell or identify a product, service or activity. In the context of this section the word premises shall be interpreted as being a separate tract or parcel of land that has been or may be conveyed by deed or has otherwise been specified as a separate lot on an approved land development plan.
- V. On-Premises Sign - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, uses or services conducted, sold or offered

upon the same premises where the sign is located, and whose purpose is to sell or identify a product, service or activity. In the context of this subsection the word premises shall be interpreted as being a separate tract or parcel of land that has been or may be conveyed by deed or has otherwise been specified as a separate lot on an approved land development plan.

- W. Personal Sign - A sign including name plates, home-occupation signs, and other signs of a similar nature.
- X. Plaza Sign - A one or two-sided structure displaying smaller signs, each of equal size.
- Y. Pole Sign - A freestanding sign with a base supported from the ground by a pole or a similar support structure of narrow width.
- Z. Political Sign - A temporary sign larger than four (4) square feet identifying, either singly or combined, a political candidate, slate of candidates, issue, or party. These signs are used or intended to be used for the display of any announcement, advertisement or notice of any individual candidate or slate of candidates for any public office or similar political purposes.
- AA. Political Yard Sign - A temporary political sign four (4) square feet or smaller.
- BB. Portable Sign - Sign, graphic or display for commercial, industrial, institutional, service, entertainment or informational purposes which can be readily moved from place to place and which is not affixed to a building, to another permanent structure or to the ground.
- CC. Projecting Sign - A sign which is supported by an exterior wall of a building or other structure and which is constructed and displayed perpendicular to the face of the building or other structure so that both sides of the sign are visible.
- DD. Real Estate Sign - A temporary sign which is used to offer for sale, lease or rent the premises upon which the sign is placed.
- EE. Roof Sign - A sign which is erected, constructed, and maintained on or above the roof of a building.
- FF. Temporary Sign - A sign displayed for a fixed, terminable length of time. Temporary signs are intended to be removed after the

temporary purpose has been served. Included are for sale, lease or rent signs, political signs, service signs, special-event signs, construction signs, directional signs to special or temporary events and signs of a similar nature.

GG. Wall Sign - A sign painted on, or attached to, a wall or window of a building or other structure and which is mounted parallel to the surface so that only one side is visible to the public.

HH. Warning Sign - A sign containing no advertising material but which warns the public of the existence of danger.

### **1.300 ADMINISTRATION**

The Administrator of this sign Ordinance shall be the Zoning Officer. The Zoning Officer shall have the responsibility and authority to administer and enforce all provisions of this Ordinance, other than those provisions with powers specifically reserved to the Board of Supervisors or the Zoning- Hearing Board.

### **1.400 PERMIT PROCEDURES**

No sign, except as provided by Section 1.500 (Exempt Signs) and Section 1.500 (Nonconforming Signs) shall be erected, displayed, altered, relocated, or replaced until the municipality issues a sign permit.

- 1.401 Permit Application - Applications for sign permits shall be submitted on forms provided by the Township, completed as required; at a minimum, they shall have attached the following information, in either written or graphic form.
- A. Location of the sign on the premises in relation to lot lines, buildings, sidewalks, streets, public rights-of-way and street intersections within three hundred (300) feet of the proposed sign.
  - B. Type of sign (e.g., freestanding, pole, monument, wall) and general description of structural design and construction materials.
  - C. Drawing(s) of the proposed sign containing specifications indicating height, perimeter, area, dimensions, type of lettering proposed, means of support, method of illumination, and any other significant characteristics.
  - D. Any other information requested by the Zoning Officer in order to

carry out the purpose and intent of this Ordinance.

- E. The required sign permit fee as established by resolution of the Governing Body. Permit fees will cover the cost for administering this Ordinance for compliance with its purpose.
- F. The landscaping plan for any freestanding signs shall be created, as follows.
  - 1. A landscaped island containing shrubs or flowers with a minimum of thirty two (32) square feet in area and a minimum of one foot in height is required around all off-premises pole and monument signs.
  - 2. The island shall be formed from materials such as, but not limited to, stone, brick, or landscape timbers. The island shall be maintained to keep it free of weeds, debris and brush.
  - 3. A sketch of the sign and island shall be submitted with the sign permit application for review and approval by the Zoning Officer.

#### 1.402 Permit Review and Action

The Zoning Officer shall review the sign permit application and issue or deny the permit, in conformance with the following standards.

- A. Official Date. The official date of submission shall be the day the Zoning Officer determines that the completed application, with all required or necessary data, has been properly prepared and submitted.
- B. Time to Decide. The Zoning Officer shall determine whether the proposed sign will or will not be in compliance with the requirements of this Ordinance, and shall, within thirty (30) days of the official date of submission, issue or deny the sign permit.
- C. Photograph. When the sign has been completed, the Applicant shall photograph the completed sign and forward the photograph to the Zoning Officer. The Zoning Officer shall then inspect the sign.
- D. Inspection for Compliance. The Zoning Officer, or a designee, shall perform a final inspection after installation of any approved sign. The Zoning Officer will then complete the Township portion of the sign application and forward the completed application form to the Applicant. The final dimensions of the sign will be noted by the

Zoning Office, either on the back of the photograph of the sign or at any other appropriate place, which information shall be filed at the Township offices along with the completed application.

- E. Discrepancies. Any discrepancies between any sign as approved and the sign as constructed shall be identified in writing by the Zoning Officer and may result in the halt of construction and correction of the discrepancy. If the discrepancy is not corrected within twenty (20) days after written notice, the sign may be ordered removed by the Zoning Officer.
- F. Complaints. The Zoning Officer shall investigate any complaints of violations of these regulations and may revoke any permit if there is any violation of these regulations or if there was any misrepresentation of any material fact, in either the sign permit application or the plans.
- G. Bi-Annual Inspection. The Zoning Officer, or a designee, shall complete a bi-annual inspection of all regulated signs on or about the anniversary date of the issuance of the permit for each sign, and shall determine if the sign is in conformance with the sign Ordinance. If any sign is not in conformance, the Zoning Officer will revoke the permit for the sign and may remove or order the removal of the sign, at the expense of the owner or lessor.
- H. Annual License Fee. An annual license fee shall be paid in accordance with any resolution of the Supervisors setting forth the annual license fee schedule.
- I. Penalty Fee. If the annual license fee is paid later than 40 days from the date of the invoice requesting payment, a penalty fee equal to fifty percent (50%) of the cost of the annual license fee shall be assessed. At the end of ninety (90 ) days, the unpaid annual license fee will bear interest at 18% APR. If the annual license fee has not been paid at the end of 120 days from date of invoice, the sign will be ordered removed by the Zoning Officer, with the cost of removal to be borne by the sign owner.
- J. Revocation of Permit. All rights and privileges acquired under the provisions of this Ordinance are mere licenses and, as such, are revocable for cause by the Township. All permits issued pursuant to this Ordinance are hereby subject to this provision. See *Section 1.404*.

- K. Registration of Signs. All signs must be registered with the Township. Signs that are certified as nonconforming and are registered under this Ordinance may continue to be displayed, replaced or altered to conform with this Ordinance. All signs erected after the effective date of this ordinance must comply with it. Appropriate notice will be provided to all existing sign owners upon the adoption of this Ordinance.
  
- L. Information to be affixed on signs. All signs erected after the effective date of this section shall have the following information permanently affixed in a conspicuous place.
  - 1. Date of the Approval.
  - 2. The sign permit number.
  - 3. The voltage of any electrical apparatus used in connection with the sign.
  
- M. Violations. Any sign which has not been certified and registered as nonconforming or that has not received a permit from the Zoning Officer within one ( 1) year of the effective date of this Ordinance shall be deemed to be in violation of these regulations and shall be ordered removed by the Zoning Officer with the costs of removal to be at the expense of the sign owner or the land owner.

1.403 Expiration of Sign Permit

- A. If the sign authorized by any sign permit has not been erected or completed within one hundred twenty (120) days from the date of issuance of that permit, the sign permit shall be deemed expired.
  
- B. An expired sign permit may be renewed within thirty (30) days from the expiration date for good cause shown and upon payment of a permit extension fee, as established by resolution of the Supervisors.

1.404 Revocation of A Sign Permit

The Zoning Officer shall revoke any sign permit if the sign, whether new or pre-existing, is moved or otherwise altered, either intentionally or by natural forces, in a manner which causes the sign not to be in conformity with this Ordinance. Signs must be properly maintained, properly painted and be kept free from all hazards, including but not limited to, faulty

wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the Zoning Officer shall give written notice specifying the violation to the current owner of the sign and the current owner of the land upon which the sign is erected to conform or to remove the sign. The sign shall be made to conform to the permit requirements within thirty (30) days from the date of the notice, or, the Zoning Officer shall revoke the sign permit and the subject sign shall be removed by the owner of the sign or the owner of the premises.

1.405 Removal of the Violating Sign

After issuing an enforcement notice that complies with the Municipalities Planning Code Section 616.1, as amended, the Zoning Officer shall have the power to, and may remove, cause to be removed, or order the removal of signs that are in violation of this Ordinance. The Zoning officer has the option of waiving the removal of a sign if the Business is for sale. The removal will be completed at the expense of the owner of the sign or the owner of the premises, or both. Removal shall take place in the following instances.

- A. When any sign constructed after the adoption of this Ordinance or any amendment to it is not in conformance with the provisions of this Ordinance.
- B. If the Zoning Officer finds a sign which presents immediate peril to persons or property, the sign shall be removed.
- C. When any sign, whether existing on, or erected on or after the effective date of this Ordinance, is declared obsolete for any of the following reasons:
  - 1. Any directional or off-premises sign which refers or pertains to a business or facility, the affairs of which are discontinued for a period of six (6) months or more.
  - 2. Any sign which pertains to a time, event or purpose which no longer exists or applies.
  - 3. On premises signs for any businesses or facilities which have been vacant, unoccupied or not actively being offered for sale for a period of six (6) months or more.
- D. Any sign for which the annual license fee has not been paid within 120 days of the license fee invoice date.

**1.500 EXEMPT SIGNS**

Sign permits shall not be required for the following.

- 1.501 Name and Address – Up to two signs indicating address, number and/or name of occupants of the premises, that do not exceed two (2) square feet in area per side, and do not include any commercial advertising or other identification.
  
- 1.502 Decals - Decals affixed to windows or door glass panels, such as those indicating membership in a business group or identifying credit cards accepted at the establishment.
  
- 1.503 Flags, Emblems and Insignia of Government Agencies, Religious, Charitable, Public or Non-Profit Organizations- These types of signs are exempt from permit requirements but are subject to the following requirements.
  - A. No single flag that is flown shall exceed forty (40) square feet in area and no single parcel shall fly more than three (3) flags.
  
  - B. If the total area of flags exceeds seventy two (72) square feet, the excess area shall be included in the on-premises, free-standing sign area calculations (See Section 1.1000) for the parcel.
  
  - C. Flagpoles shall not exceed forty (40) feet in height.
  
  - D. Wall-mounted flags, emblems, insignias or logos shall be limited to one per parcel and shall not exceed forty (40) square feet in area.
  
- 1.504 Handicapped Parking Space - Signs not exceeding two (2) square feet in areas reserving parking for handicapped individuals.
  
- 1.505 Private Drive Signs - On-premises private drive signs are limited to one per driveway entrance, not exceeding two (2) square feet in area, with language limited to the words “private drive” and the addresses of any residences using the private driveway.
  
- 1.506 Public Signs - Signs erected by government agencies or utilities, including traffic, utility, safety, railroad crossing and identification signs for public facilities and any signs erected by the Township under direction of the Board of Supervisors.
  
- 1.507 Security and Warning Signs - On-premises signs regulating the use of the premises, such as “no trespassing”, “no hunting” and “no soliciting” signs

that do not exceed one (1) sign two (2) square feet in area in residential areas and one (1) sign five (5) square feet in area in commercial and industrial zones. These limitations shall not apply to the posting of conventional "no trespassing" signs in accordance with state law.

- 1.508 Temporary Real Estate Signs - Display of these signs shall be limited to one (1) per property and six (6) square feet in area in residential zones and thirty two (32) square feet in all other zones. These signs shall be removed within thirty (30) days of settlement or lease of the property.
- 1.509 Garage or Yard Sale Signs - Signs advertising garage sales or yard sales are permitted, provided that no sign shall exceed four (4) square feet in area and is not erected more than 4 days prior to the event. One (1) yard sale sign shall be allowed on premises. All signs shall be removed one (1) day after the close of the garage or yard sale.

## **1.600 PROHIBITED SIGNS**

The following signs are expressly prohibited, unless otherwise stated in these regulations.

- 1.601 Animated and Moving Signs - A sign or other display with either kinetic or illusionary motion powered by natural, manual, mechanical, electrical or other means, including but not limited to flags having commercial messages, and all pennants, banners, streamers, propellers, and discs, as well as flashing signs, signs with illuminated elements that are used to simulate the impression of motion, and searchlights.
- 1.602 Flashing and Message Signs - Any signs that include lights or messages which change flash, blink or turn on and off intermittently, but specifically excluding time and temperature signs which display no other text or images.
- 1.603 Glaring Signs - Signs with light sources or which reflect brightness in a manner which constitutes a hazard or nuisance. This includes signs with fluorescent text, graphics or background, as well as holographic signs.
- 1.604 Obstructive Signs - A sign or other advertising devise erected or maintained at any road intersection in a manner as to obstruct free and clear vision of the intersection.
- 1.605 Inflatable Signs and Other Objects - Signs and other objects which are inflated, including, but not limited to, balloons. One bouquet of balloons shall be allowed on premises that sell balloons. Balloons shall also be permitted in temporary situations or on special occasions at a residence.

- 1.606 Posters and Handbills - Any signs affixed to any structures, trees or other natural vegetation, rocks or poles.
- 1.607 Roof Signs - Roof signs are on-premises signs and shall conform to Section 2.1000 and all other sections of the Zoning Ordinance. Acceptable and prohibited roof signs are illustrated in Figures 1-1 and 1-2. Eaves, lower ridges and upper ridges are illustrated in Figures 1-1 and 1-2.
- A. With the exception of gambrel, mansard, and hip-on-gable roof signs, roof sign height shall not exceed twenty-five percent (25%) of the vertical height from the roof eave to the highest roof ridge (See Figures 1-1 and 1-2).
  - B. The height of roof signs on gambrel, mansard, and hip-on-gable roofs shall not exceed twenty five percent (25%)of the vertical height from the roof eave to the *lower* roof ridge (See Figures 1-1 and 1-2).
  - C. Cross-hipped roofs may contain only one sign on the roof area that is parallel and facing the street (See Figure 1-2).
  - D. Roof signs are prohibited on flat roofs with eaves and on flat roofs with parapets (See Figure 1-2).
  - E. All roof signs shall be affixed to the roof of a structure. The supporting design should be structurally sound as determined by the zoning officer and the township engineer.
- 1.608 Simulated Traffic Signs and Obstructions - Any sign which may be confused with, or obstruct the view of, any authorized traffic sign or signal, obstruct the sight-distance triangle at any road intersection or extend into the public right-of-way.
- 1.609 Strings of Light - Any devices including lights that outline property lines, sales areas or any portion of a structure and are intended to advertise or draw attention to a business or commercial activity, except as follows.
- A. Lights used temporarily as holiday decorations.
  - B. Lights or other devices used on a temporary basis on parcels on which carnivals, fairs or other similar temporary activities are held.
- 1.610 Vehicle Signs - Any sign displayed on a parked trailer or other vehicle where the primary purpose of the vehicle is to advertise a product, service business, or other activity. This regulation shall permit the use of business logos, identification or advertising on vehicles primarily and actively used

for business purposes.

- 1.611 A-frame/ Wheeled Signs – Any portable “A” frame or similar portable sign is prohibited except on a temporary basis not to exceed 72 consecutive hours not more than once per year.
- 1.612 Multiple Signs - Multiple signs, logos or insignia on a canopy or canopies attached to a building or other structure are prohibited.
- 1.613 Signs Adversely Affecting Safety. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of the roof to any other part. No sign of any kind shall be attached to a stand-pipe or fire escape. Open flames used to attract public attention to a place of business or to an advertising sign shall not be permitted.
- 1.614 Sign Emissions- No sign which emits smoke, visible vapors, particles, sound or odor shall be permitted.
- 1.615 Mirrors. No mirror device shall be used as part of a sign.

## **1.700 GENERAL STANDARDS AND CRITERIA FOR SIGNS**

The regulations in this section specify the area and heights of signs that are allowed within (xxx) Township and which require a permit.

- 1.701 Determination of Gross Sign Area - The area of a sign shall include all lettering, wording and accompanying designs and symbols together with the background, whether open or enclosed, on which they are displayed but not including any supporting framework and bracing which are incidental to the display.
  - A. Where the sign consists of individual letters or symbols attached to or painted on a surface, building wall or window, the area shall be considered to be that of the single smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols, including the sign background and frame.
  - B. In computing square-foot area of a double-faced sign, only one side shall be considered, provided both faces are identical in size, otherwise the larger side shall be considered. If the interior angle formed by the faces of the multi-faced sign is greater than forty-five (45) degrees, then all sides of the sign shall be considered in calculating the sign area.
- 1.702 Determination of Sign Height - The height of all signs shall be determined

as follows.

- A. The height of a sign erected *within* thirty (30) feet of a road right-of-way line shall be measured from the grade level of the nearest edge of the travelway of the adjacent road to the top of the sign or sign structure.
- B. The height of all signs erected *beyond* thirty (30) feet from a road right-of-way line shall be measured from the natural grade level immediately adjacent to where the sign is erected to the top of the sign or sign structure.

## **1.800 GENERAL REQUIREMENTS**

All signs erected within (XXX) Township shall conform to the applicable building codes and to the following general requirements.

- 1.801 Sign Materials and Construction - All signs shall be constructed of durable materials, designed to withstand expected wind pressures and erected so as not to sustain damage and deterioration from the elements. No sign shall contain iridescent or "day-glo" paint.
- 1.802 Maintenance - Every sign, including those specifically exempt from permit and permit fees, shall be maintained in good repair and in a safe, clean and attractive condition.
- 1.803 Design - No sign or part of a sign shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices. None of these devices, nor any strings of lights, shall be used for the purpose of advertising or getting attention when not part of a sign, except as follows.
  - A. In the case of a grand opening or similar event, banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices may be used for a period of seven (7) consecutive days upon application for a special sign permit.
  - B. All temporary (7 consecutive days) signs shall be affixed at all four

corners or attached to a stable, flat, surface. Temporary signs affixed to buildings shall be considered temporary wall signs and shall conform to the requirements in Subsection 2.1200.

C. Banners spanning municipal roadways are prohibited. Banners spanning state roadways require permission from the Pennsylvania Department of Transportation and issuance of a highway occupancy permit.

- 1.804 Sign Illumination - Illuminated signs or sign lighting devices shall employ only lights emitting a light of constant intensity (See also subsection 1.603) and no sign shall be illuminated by or contain flashing, intermittent rotating or moving light or lights. No sign or lighting device shall be placed or directed to permit the beams and illumination to be directed or beamed upon a public road, highway, sidewalk or adjacent premises so as to cause a traffic hazard or nuisance.
- 1.805 Street Rights-of-Way - No sign or advertising device, including projecting signs, shall be located in or project over any road right-of-way nor be located within the clear sight triangle of any intersection. Exceptions include public signs or signs erected by a governmental agency.
- 1.806 Limitation on Number of Signs- Any business shall be limited to two on-premises exterior signs advertising that business, to include free-standing and signs attached to a building (excluding window decals and on-premises directional signage).

## **1.900 OFF-PREMISES SIGNS**

Off-premises signs include signs, graphics and other displays for commercial, industrial, institutional, service or entertainment purposes, products, uses, or services conducted, sold or offered elsewhere than upon the same premises where the sign is located. These signs are allowed only in Commercial and Industrial zoning districts and are subject to the following.

- 1.901 Engineering Certification - An engineering certification shall accompany the application for an off-premises sign permit. The engineering certification shall indicate, under the seal of a professional engineer, that the existence of the proposed off-premises sign shall not present a safety hazard.
- 1.902 Special Exception - Off-premises signs are allowed only upon the granting of a special exception by the Zoning Hearing Board in compliance with the standards in this Ordinance.

- 1.903 Sign Separation Distance -The minimum distance required between all off-premises signs shall be 2640 feet (1/2 mile) as measured along the centerline of the abutting roadway. Signs located on the opposite sides of the road or in an adjacent Municipality are subject to this distance requirement. These signs shall be located according to the following standards.
- A. No off-premises sign shall be erected within two-hundred and fifty (250) feet of any existing freestanding on-premises sign.
- B. No off-premises sign shall be erected within one-thousand (1000) feet of any existing residential dwelling or residential zoning district.
- 1.904 Sign Setbacks - Off-premises signs shall be located in accordance with the building setbacks for structures located in the commercial or industrial zoning district.
- 1.905 Sign Area - The maximum area for any off-premises sign shall be one hundred (100) square feet per side.
- 1.906 Sign Height - No portion of any off-premise sign shall be more than thirty (30) feet above the highest elevation of the surrounding natural grade
- 1.907 Permit Sticker - Once an off-premises sign has obtained a permit, the permit sticker provided with the permit by the Township shall be affixed to the sign face.
- 1.908 Landscaping - A landscaped island containing shrubs and or flowers with a minimum of thirty two (32) square feet in area and a minimum of one foot in height is required around all off-premises pole and monument signs. The island shall be formed from materials such as, but not limited to, stone, brick or landscape timbers. The area of the island shall be maintained to keep it free of weeds, debris and brush. A sketch of the sign and island shall be submitted with the zoning permit application for review and approval by the Zoning Officer.
- 1.909 Replacement Signs - A "Tri-Vision" or equivalent sign (which has rotating, triangular cross-section members that changes the sign's display in its entirety) may be constructed when used to replace up to three existing off-premises signs which do not meet separation distances required by this Ordinance.
- 1.910 Trees greater than four (4) inches in diameter removed for construction of the sign shall be replaced on-site at a ratio of one (1) replacement tree for

each removed tree using native species no less than three (3) inches in diameter.

## **2.1000 ON-PREMISES SIGNS**

On-premises signs include signs, graphics and displays for commercial, industrial, institutional, service or entertainment purposes, products, uses or services conducted, sold or offered on the same premises where the sign is located. These signs are allowed only in commercial and industrial zoning districts and are subject to the following.

- 2.1001 Number of Signs Allowed Per Lot - The number of freestanding signs or displays allowed per lot or parcel of commercial property shall be as follows.
- A. For lots having up to one hundred (100) linear feet of frontage on any public or private street, one (1) sign not exceeding one (1) square foot in area for every two (2) linear feet of lot frontage, up to a maximum of twenty five (25) square feet in area.
  - B. For lots having one hundred (100) to two hundred fifty (250) linear feet of frontage on any public or private street, one (1) sign not exceeding fifty (50) square feet in area.
  - C. For lots having two hundred fifty (250) to five hundred (500) linear feet of frontage on any public or private street:
    - 1. Two (2) signs not exceeding fifty (50) square feet in area each and having at least two hundred fifty (250) feet between signs; or
    - 2. One (1) sign not exceeding fifty (50) square feet in area.
  - D. Limitation on Number of Signs- Any business shall be limited to two on- premises exterior signs advertising that business to include free-standing signs and signs attached to a building (excluding window decals and on premises directional signage)
- 2.1002 Sign Location - All freestanding signs or displays shall be erected at least ten (10) feet from any property line or right-of-way, and shall be located outside all clear site triangles or a minimum of ten (10) feet from the edge of the travelway, whichever is the greater distance.

- 2.1003 Sign Separation - No freestanding on-premises sign shall be erected within two hundred fifty (250) feet of any other freestanding on-premises sign.
- 2.1004 Sign Location on Premises - No freestanding on-premises sign shall be erected within seventy five (75) feet of any residences.
- 2.1005 Sign Height - No portion of any freestanding on-premises sign or display shall be more than twenty (20) feet above the highest elevation of the natural grade immediately adjacent to the sign.
- 2.1006 Sight Hindrance - No freestanding sign or display shall be erected so as to block or obstruct the sight line of automobiles exiting from the premises.
- 2.1007 Special Exception - Any freestanding signs over fifty (50) square feet in area will be allowed only upon the granting of a special exception by the Zoning Hearing Board based on the criteria in this Ordinance.
- 2.1008 Landscaping. A landscaped island containing shrubs or flowers with a minimum of thirty two (32) square feet in area and a minimum of one foot in height is required around all on-premises pole and monument signs. The island shall be formed from materials such as, but not limited to, stone, brick or landscape timbers. The area of the island shall be maintained to keep it free of weeds, debris and brush. A sketch of the sign and island shall be submitted with the zoning permit application for review and approval by the Administrator.

**2.1100 INDIVIDUAL SIGN REQUIREMENTS**

The following signs are permitted in all districts. Signs erected within (xxx) Township shall conform to the following individual requirements, as well as the general requirements stated in this Ordinance.

- 2.1101 Pole Signs - Pole signs shall be allowed as Freestanding signs subject to the following.
  - A. The permitted area of a pole sign shall be one (1) square foot per five (5) linear feet of lot frontage on which the sign or signs are to be erected, up to a maximum of five (5) square feet in area.
  - B. The top of a pole sign shall not exceed fifteen (15) feet in height and the base of the sign face shall be at least seven (7) feet above the ground.
- 2.1102 Monument Signs - Monument signs shall be allowed as freestanding signs subject to the following.

- A. The permitted area of a monument sign shall be one (1) square foot per five (5) linear feet of lot frontage on which the sign or signs are to be erected, up to a maximum of thirty two (32) square feet in area.
  - B. The height of a monument sign shall not exceed sixteen (16) feet.
- 2.1103 Portable Signs - Portable signs will be allowed as freestanding on-premises signs only under the following circumstances.
- A. When a standard freestanding sign cannot be erected without creating a hazard to traffic.
  - B. Portable signs classified as freestanding signs shall in all cases be permitted only upon the granting of a special exception by the Zoning Hearing Board.
  - C. Portable signs must conform to the general standards and size requirements of this ordinance for on-premises signs.
- 2.1104 Wall/Window or Marquee Signs - Wall/window or marquee signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, and are subject to the following:
- A. The permitted area of wall/window or marquee signs shall be one (1) square foot for each five (5) linear feet of building or unit front facade to which it is attached, not to exceed thirty two (32) square feet in area.
  - B. The top of all wall/window or marquee signs shall be below the roof line and at a height no greater than twenty (20) feet above the ground immediately adjacent to the sign.
  - C. All wall signs shall be installed flat against the wall of a building and shall not extend from the wall more than twelve (12) inches.
  - D. Theaters may erect one (1) of the permitted wall or marquee signs with changeable copy board to display the name(s) and time(s) of the current motion picture or theatrical production.
- 2.1105 Projecting Signs - Projecting signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following.

- A. The permitted area of projecting signs shall be one (1) square foot for each five (5) linear feet of building or unit front facade to which it is attached, not to exceed thirty two (32) square feet.
- B. The base of all projecting signs shall be no less than eight (8) feet above the ground.
- C. Projecting signs shall not be located or erected on the roof area of any building, shall be located only on the building walls, and may not project above the building roof line or roof ridge.
- D. Projecting signs shall not project from the exterior wall of a building more than four (4) feet.
- E. Projecting signs shall not project into any public or private street right-of-way.

2.1106 Awning or Canopy Signs - Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following.

- A. The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.
- B. No awning or canopy sign shall extend above the top of the awning or canopy.
- C. Multiple Logos or insignias on an awning or Canopy are prohibited.

2.1107 Artwork - Works of art that do not include any commercial messages or references and conform to Sections 1.700 (General Standards and criteria for signs) and 1.800 (General Requirements) of these regulations are permitted.

2.1108 Directional Signs - Directional signs giving directional assistance for the convenience of the public, not exceeding four (4) square feet per side in area or located closer than five (5) feet to any property line, are permitted. Directional signs may be internally lit or illuminated by white light only.

- A. If erected along the right-of-way and directing traffic to a facility or activity not located on the property on which the sign is erected, the sign shall:
  - 1. Be limited in content to the name of the event, distance to the event in miles, and a directional arrow.

2. Under no circumstances reference any enterprise or activity which is more than eight (8) miles from the sign location.
  3. If clustered, have maximum dimensions of thirty six ( 36) inches by forty-eight (48) inches.
- B. If erected on the same private property on which the facility is located, the sign shall:
1. Be limited in content to the name of the business or enterprise, directional information and a directional arrow.
  2. Not reference any additional enterprise which is not located on the same premises.
  3. Not exceed eight (8) square feet in area.
- 2.1109 Home-Occupation Signs - On-premises identification signs for home occupations shall not exceed two signs, two (2) square feet in area per side. Home-occupation signs shall contain only the name of the business and/or business owner.
- 2.1110 Individual Sign Limitation - One marquee, wall/window, projecting, or awning or canopy sign is permitted on each individual building.

## **2.1200 TEMPORARY SIGNS**

Temporary signs may be erected in all districts only after obtaining a temporary sign permit, which shall cite the length of time the sign may be displayed.

- A. The permit application shall be submitted along with a deposit fee as established by resolution of the Board of Supervisors.
  - B. Temporary signs must be removed within the time period specified in subsections 1.1201-1.1205.
  - C. Upon Applicant certification that the signs have been removed, the deposit shall be returned.
- 2.1201 Special-Event Signs – On-premises signs announcing special events including, but not limited to, auctions, grand openings, new management, going-out-of-business sales and events by religious, charitable or public service groups.

- A. Any business, individual or organization may display a special-event sign. A maximum of two (2) special-event signs may be displayed for up to seven (7) days prior to a special event.
  - B. Signs shall not exceed sixteen (16) square feet in area each and shall be removed immediately following the event.
  - C. A special-event sign shall not be used to continuously advertise the same event.
- 2.1202 Seasonal Farm-Products Signs - Seasonal on-premises signs announcing the availability of seasonal farm products.
- A. The number of signs shall not exceed two (2) and the total area of all signs shall not exceed thirty-two (32) square feet per side, nor shall any sign exceed six (6) feet in height.
  - B. Seasonal farm-product signs shall not be erected more than fifteen (15) days in advance of the harvest of the produce in question, and shall be removed within thirty (30) days from the end of harvest.
- 2.1203 Construction Signs - Construction signs announcing new buildings or projects, erected after the commencement of construction. Each construction site shall be limited to three (3) construction signs not exceeding (20) square feet in area and (8) feet in height which shall be removed by the time the permanent, on-premises sign is erected or a certificate of occupancy for the building is issued.
- 2.1204 Political Signs - Political signs *four (4) square feet or larger* announcing political candidates seeking office, slates of candidates, political parties, and/or political and public issues appearing on a ballot shall be subject to the following requirements.
- A. No person shall post any sign of any kind whatsoever upon public or private property without permission of the property owner.
  - B. Signs shall not be permitted on any utility poles lighting poles or other similar structures.
  - C. Political signs shall not be posted more than thirty (30) days in advance of the election to which they pertain and shall be removed within five (5) calendar days following the election for which they were posted.

- D. In all zoning districts, political signs shall not exceed sixteen (16) square feet per side in area and shall not project higher than ten (10) feet from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.
- E. Signs advertising an individual candidate shall be placed at least one hundred (100) feet apart.

2.1205 Political Yard Signs - Political signs *four (4) square feet or smaller* than and announcing political candidates seeking office, slates of candidates, political parties, and/or political and public issues appearing on a ballot shall be subject to the following requirements.

- A. No person shall post any sign of any kind whatsoever upon private property without permission of the property owner.
- B. Signs shall not be permitted on utility poles, light poles or similar structures.
- C. Political yard signs shall not be posted more than thirty (30) days in advance of the election to which they pertain and shall be removed within five (5) calendar days following the election for which they were posted.
- D. Political yard signs shall not exceed four (4) square feet per side in area and shall not project higher than five (5) feet from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

2.1206 Bus Shelter Signs - Bus shelters bearing advertising messages are permitted if the bus shelter is a currently designated bus stop, and the location of the shelter is approved and permitted by the appropriate authorities.

- A. Bus shelter signs shall conform to Section 2.1104, Wall Signs. Therefore the permitted area of a bus shelter sign shall be one (1) square foot for each five (5) linear feet of shelter front facade to which the sign is attached. The sign shall not extend beyond the shelter itself.
- B. Bus shelter sign permits shall be required to be renewed annually and be subject to an annual renewal fee.

**2.1300 PERSONAL SIGNS**

Personal signs such as personal name plates and signs of a similar nature are permitted in all zoning districts subject to the following.

- A. Signs shall not exceed two (2) square feet in area per side.
- B. Signs shall not exceed six (6) feet in height.
- C. Signs shall be limited to one (1) sign per property.

**2.1400 MEMBERSHIP SIGNS**

Signs denoting membership in agricultural associations, cooperatives or indicating specialization in particular breeds of cattle, horses, hogs, etc. or in a particular hybrid or strain of plant are allowed in all zoning districts subject to the following.

- A. Signs shall not exceed eight (8) square feet in area.
- B. Signs shall not exceed six (6) feet in height.
- C. Only one (1) sign is permitted on the premises and shall be located on any road frontage.

**2.1500 GASOLINE STATION SIGNS**

Automobile service and gasoline stations shall comply with all applicable regulations within this section, including the regulations for shopping centers (if applicable), and the following additional regulations.

- 2.1501 Changeable Fuel Price Signs - Freestanding signs identifying the name of the business may include changeable copy indicating the current price of fuel dispensed on the premises.
- 2.1502 Company Pole Signs - One pole sign may be erected on the lot of a gasoline service station for the purpose of advertising the brand of gasoline sold at such station.
  - A. Sign shall have a maximum height of twenty (20) feet.
  - B. Sign shall have a maximum area of twenty-four (24) square feet per side.

**2.1600 CLUB OR CAMP ENTRANCE SIGNS**

One freestanding sign listing the name of and indicating the entrance to a hunting or

fishing camp or club, a commercial camp or commercial transient campground shall be allowed at each entrance to such uses, and subject to the following additional requirements:

- A. Signs shall not exceed sixteen (16) square feet in area.
- B. Signs shall not exceed six (6) feet in height.
- C. Signs shall be at least five-hundred (500) feet apart.

## **2.1700 SIGN PLAZAS**

Where large numbers of either temporary or permanent directional or commercial advertising signs are justified, a sign plaza may be established. In these cases, allowable sign area may be consolidated and confined within a single frame or as a combination of sign panels within a sign plaza. Sign plazas are subject to the following.

- 2.1701 Approval - Sign plazas shall be allowed only upon the approval of the Board of Supervisors as a conditional use and shall be submitted to the Township Planning Commission for recommendations prior to submission to the Board of Supervisors for action.
  - A. A site-plan shall accompany an application for a sign-plaza permit depicting adequate access, parking, drainage, size, shape, color, lighting, landscaping and manner of display.
  - B. The plan should include the total allowable sign area for the property, and the substituted area to be consolidated within the proposed sign plaza.

## **2.1800 RESORT/COMMUNITY SIGNS**

All signs in resort/community developments shall conform to the following general and individual requirements.

- 2.1801 General Sign Requirements, Standards, and Criteria:
  - A. Sign permits shall not be required for those signs listed in Sections 1.501-1.509 of this Ordinance Exempt Signs.
  - B. Sign permits shall not be required for instructional signs smaller than twenty (20) square feet in area.
  - C. Prohibited signs within resort/community developments are stated

in 1.600 of this Ordinance.

- D. Signs within resort/community developments shall conform to the general standards, criteria, and requirements listed in Sections 1.700 and 1.800 of this Ordinance.

2.1802 Individual Sign Requirements

The following signs require a permit if they exceed the requirements stated in this section.

- A. Resort/Community Development Entrance Signs -Resort/community development entrance signs shall be subject to the following requirements.
  - 1. One (1) sign identifying said resort/community development may be placed at any entrance up to a maximum of two (2) signs placed a minimum of five-hundred (500) feet apart.
  - 2. The maximum area of any entrance sign shall be seventy five (75) square feet per side.
- B. Directional Signs - One (1) directional sign may be placed at each resort/community development intersection in order to identify the location of amenities housing clusters and neighborhoods.
  - 1. Directional signs shall not exceed two (2) square feet per side in area.
  - 2. Directional signs may be internally lit or illuminated by white light only.
- C. Housing and Community Unit Identification Signs - One (1) free-standing or monument sign may be located at each housing or community unit cluster. The sign shall not exceed twenty (20) square feet in area and four (4) feet in height.
- D. Unit Identification Signs - One (1) sign not exceeding two square feet per side may be located on each individual unit.
- E. Directory Signs - One (1) directory sign may be located at each neighborhood housing or amenity cluster identifying the names and locations of the establishments located within individual buildings.

Directory signs shall not exceed sixteen (16) square feet in area and six (6) feet in height.

- F. Amenity Identification Signs - One (1) amenity identification sign may be placed on each individual resort/community development amenity. Amenity signs shall conform to the individual sign requirements stated in Sections 1.1101-1.11106 and 1.1110 of this Ordinance.
- G. Instructional Signs - Instructional signs shall not exceed sixteen (16) square feet in area per side.

## **2.1900 RESIDENTIAL DISTRICT SIGNS**

Within residential districts, signs authorized in Section 1.500 (Exempt Signs) do not require a permit, but permits are required for temporary signs, etc. The residential district signs must conform to the following criteria.

2.1901 Single-Family Residential Subdivision Identification Signs - Signs that identify the name of a single-family residential subdivision or development located at any street entrance to the subdivision shall be erected as follows.

- A. Signs shall be limited to two (2) signed entrances and shall be a minimum of five hundred (500) feet apart per subdivision.
- B. Sign(s) shall be a monument type or pole type sign.
- C. Monument sign(s) shall be a maximum of twenty (20) square feet in area and five (5) feet in height, while pole signs shall be a maximum of sixteen (16) square feet in area and twelve (12) feet in height.
- D. Sign(s) shall be setback ten (10) feet from any property line and outside all clear sight triangles.

2.1902 Management or Rental Office Signs - Signs that identify a management or rental office located in a multi-family or residential complex may be erected as follows.

- A. One (1) sign per management or rental office.
- B. Signs shall be wall type with a maximum size of sixteen (16) square feet and with the top of the sign remaining below the roof line.

## **2.2000 OFFICE AND/OR INDUSTRIAL CENTERS**

Office and/or industrial centers at least two (2) acres in size and planned as an integrated development shall be authorized to erect signs based on the following criteria.

- 2.2001 Center Identification Signs - One (1) monument sign per public street frontage, not to exceed a total of two (2) monument signs a minimum of five hundred (500) feet apart, identifying the name of the center only. Each sign shall not exceed forty (40) square feet in area and sixteen (16) feet in height. Landscaping islands as defined in Section 1.401.F shall be provided.
- 2.2002 Individual Building Signs - Where an office and/or industrial center is comprised of two (2) or more buildings, each individual building may erect one (1) monument sign, not to exceed twenty (20) square feet in area and six (6) feet in height, identifying the principal establishment within the building. Landscaping island as defined in Section 1.401.F shall be provided.
- 2.2003 Individual Establishment Signs - Each individual establishment within an office and/or industrial building may erect one (1) wall sign of a size which does not exceed one (1) square foot of sign area per two (2) linear feet of establishment frontage on which the sign or signs are to be attached, up to a maximum of thirty-two (32) square feet in area. Allocation of individual tenant signage area will be based on percentage of occupancy of the building. The top of the sign shall be below the roof line and at a height not greater than fifteen (15) feet above the ground. Landscaped ground-mounted signs are recommended over wall signs, especially for office buildings.

## **2.2100 DIRECTORY SIGNS**

Commercial and industrial properties may erect a directory sign not exceeding sixteen (16) square feet in area and six (6) feet in height identifying the names and/or addresses of the establishments within individual buildings. Directory signs shall preclude the use of any other freestanding signs for the said property on the same street frontage.

## **2.2200 OTHER USES**

In cases where these regulations do not specifically address a sign requested in conjunction with a permitted use, the Zoning Hearing Board shall make a written interpretation of the regulations, and the Zoning Officer shall keep a permanent record of written interpretations.

## **2.2300 NONCONFORMING SIGNS**

Any sign lawfully existing or under construction before the date of enactment of these sign regulations or upon any date on which these regulations are amended, and any sign which is accessory to a nonconforming use, shall be deemed a nonconforming sign.

2.2301 Modifications - Nonconforming signs shall not be enlarged, extended, structurally reconstructed or altered in any manner, except that the sign face (gross surface area portion of the sign) may be changed as long as the new sign face is equal to or reduced in height, sign area, and/or projection.

A sign permit is not needed for a new sign face, or a change in the advertising content appearing on the sign face.

2.2302 Removal - Nonconforming signs may remain, provided they are maintained in good repair, except for the following.

- A. A nonconforming sign or the structure supporting the sign which is damaged or destroyed to the extent of fifty percent (50%) or more shall not be altered, replaced or reinstalled unless it is in conformance with these regulations. If the damage or destruction is less than fifty percent (50%), the sign must be under repair within sixty (60) days and all repairs must be completed within six (6) months. The sign shall not be enlarged in any manner.
- B. A nonconforming sign or the structure supporting the sign shall be removed according to the provisions of subsection 1.405 (Removal) of these regulations. Removal is required if the sign and/or the structure supporting the sign is damaged or destroyed to the extent of fifty percent (50%) or more.
- C. Any sign, display or device allowed in this Ordinance may contain (in lieu of any other copy) lawful noncommercial messages that do not direct attention to a business operated for profit or to a commodity or service for sale. The sign, display or device must comply with all other requirements of this Ordinance.

## **2.2400 INTERPRETATION**

Unless otherwise specifically provided, references to "sign area" or "sign size" shall be

deemed to be per sign side.

**2.2500 SEVERABLE NATURE OF ORDINANCE**

The various sections, subsections, paragraphs, and clauses of this Ordinance are severable and in the event that any section, subsection, paragraph, or clause is adjudged invalid, the remainder of the Ordinance shall remain in full force and effect.

**2.2600 PROTECTION OF FIRST AMENDMENT RIGHTS**

Any sign, display or device allowed under this Ordinance may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated for profit or to a commodity or service for sale, and that complies with all other requirements of this Ordinance.