**ARTICLE 7**

**SIGN REGULATIONS**

1. **TYPES OF SIGNS**

Signs may include a variety of different types of signs, each with unique functions. The following list itemizes and defines the various signs considered under the provisions of this Article.

* 1. Billboards or Advertising Sign Boards

Signs or boards which direct motorists or pedestrians to a business establishment or call the attention of a motorist or pedestrian to a product, place, or activity that exists or occurs at a location other than the location upon which the board is erected; i.e. an off-premises sign. For the purposes of this Ordinance, billboards shall be free­ standing structures, and shall not include wall signs.

* 1. Business Identification Signs

Signs or boards that are directly oriented to activities that occur on the same premises as the sign or board; i.e., an on-premises sign. For the purposes of this Ordinance, such signs may either be free-standing or may be attached to a wall of a building and may be either temporary or permanent in nature.

* 1. Free-Standing Signs

A self-supporting sign resting on the ground or supported by means of poles or· standards placed in or on the ground. Such signs may be designed to be movable or may be permanently affixed and may advertise products or items offered for sale or that are directly related to the premises upon which they are located, e.g., business identification signs, or may advertise products or events located elsewhere, e.g., billboards or advertising sign boards.

* 1. Parallel Wall Signs

A type of wall sign which is fastened to or painted on the wall of a building and which does not protrude more than 12 inches from the wall of such building.

* 1. Political Signs

Temporary signs announcing or supporting political candidates or issues in connection with any national, state or local election.

* 1. Portable Signs

Any sign which is not securely fastened or attached to the ground or a building or structure.

* 1. Projecting Wall Sign

A type of wall sign which is wholly or partially dependent upon a building for support and which protrudes from the building more than 12 inches in such a way that the sign has two (2) faces upon which information can be displayed.

* 1. Temporary Signs

Promotional flags or pennants, portable free-standing signs, temporary business identification signs, political signs or other special promotional or advertising devices or banners, or temporary event signs intended to be erected for a limited period of time to call attention to a legally permissible special event.

* 1. Wall Signs (Parallel or Projecting)

Signs attached to a wall or part of a wall of a building or structure which advertise products sold or directly related to the premises upon which they are located, e.g., business identification signs. For purposes of this Ordinance, such signs shall not include billboards or advertising sign boards, as defined above.

1. **GENERAL SIGN REGULATIONS**

The following regulations shall apply to all permitted sign uses.

* 1. Location

The main supporting structure of all signs shall be setback in accordance with the minimum requirements established in the appropriate Section of this Article for the specific type of sign and the District in which it is to be located. In no case however, shall any free-standing sign be located closer than five (5) feet to any side or rear property line or be situated within any public right-of-way, except traffic signs or signs that are required in connection with the provision of municipal services.

No sign over three (3) square feet shall be painted, erected, affixed or maintained on a tree.

* 1. Sign Area

Sign area shall include the entire face of a single side of a sign, including all framing, trim and border area, but excluding any supporting framework or bracing. (A double-faced sign shall be considered a single sign.) Where a sign consists of individual letters or symbols attached to a building, wall or window, the area shall be considered to be the smallest rectangle or other regular geometric shape which encompasses all of the letters and/or symbols.

* 1. Illumination

Illuminated signs shall not cause excessive glare or other disturbance which would be incompatible with the nature of the surrounding neighborhood or which would in any way impair the vision of passing motorists. Illumination shall be steady in nature, not flashing, animated, moving or changing in brilliance, color or intensity. No flashing or animated signs shall be permitted.

The following types of illumination may be permitted as provided in Sections 702, 703 and 704.

* + 1. Direct Illumination. Illumination provided either directly or through transparent or translucent material from a source of light within a sign, including but not limited to, neon and exposed lamps.
    2. Indirect Illumination. Illumination provided by a light which is shielded so that no direct rays are visible from elsewhere on the lot where the sign is located. Where such shielding is incomplete or defective, the illumination shall be deemed to be direct illumination.
  1. Traffic or Visual Obstruction

No sign shall be erected at the intersection of a street which could obstruct a motorist's clear vision. If located within the direct line of vision of any traffic control signal, no sign shall have red, green or amber illumination. In addition, no sign shall cause a visual obstruction for property owners in the Township.

* 1. Attachment and Projection

All signs shall be constructed and securely fastened in a manner which will prevent their displacement by the elements and prevent collapse. Parallel wall signs may not project more than 12 inches from the surface to which they are mounted or attached nor in any way interfere with normal pedestrian or vehicular traffic. The distance of projection for projecting wall signs shall be as set forth in this Article for the District in which the sign is to be located. No wall sign, whether parallel or projecting, shall extend more than 18 inches above or beyond the top or the edge of the wall or surface to which it is mounted nor be mounted on the roof or eave of any building.

* 1. Anchoring

All free-standing signs shall be anchored, weighted, spring-loaded or otherwise designed to minimize wind action. The application for such signs shall indicate the method of anchoring to be employed.

* 1. Access

No sign shall be erected or maintained which prevents free ingress and egress from any door, window or fire escape, or which prevents free access from one part of a roof to any other part. No sign shall be attached to a standpipe or fire escape.

* 1. Construction and Maintenance

All signs permitted under this Ordinance must be constructed of durable material and shall be adequately maintained to present a legible appearance and avoid deterioration, decay or other conditions which could endanger the public health, welfare or safety. Each sign and all appurtenances shall be removed when the circumstances leading to its erection or display no longer apply.

* 1. Landowner's Permission

No sign shall be displayed upon private or public property, other than on that of the applicant, without first being permitted by the owner or agent thereof

* 1. Nonconforming Signs

Signs existing at the time of 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 with only conforming signs. Nonconforming signs may be painted, repaired or maintained, provided such maintenance or repair does not extend the dimensions of the existing sign.

* 1. Temporary Signs (See also Sections L., M., and N. below for specific types of temporary signs.)

Temporary, portable signs may be utilized in any district in the Township, subject to the following criteria.

* + 1. Portable signs located on the same premises for more than 30 days in any six (6) month period shall be considered permanent in nature and must meet all requirements of this Article for permanent signs in the district where they are located. (Signs moved daily shall be considered temporary.)
    2. When utilized, temporary signs shall not exceed the size or area set forth for permanent signs in the district where they are located.
  1. Temporary Event Signs

Temporary signs which are to be erected for a legally permissible special event or

purpose may be permitted in any zoning district, subject to the following restrictions.

* + 1. The size or area of each sign shall not exceed eight (8) square feet.
    2. Such signs shall not be located within any public right-of-way, without prior approval of the Township Supervisors.
    3. Temporary event signs shall not be displayed for more than fifteen (15) days prior to the event.
    4. The signs shall be removed by the property owner or installer within five (5) days after the event has occurred.
  1. Garage, Porch or Yard Sale Signs

Signs advertising garage, porch or yard sales or similar periodic events may be permitted subject to the following requirements.

* + 1. Such signs shall not exceed six (6) square feet in area.
    2. Signs shall not be erected more than seven (7) days prior to the sale or activity, without the prior approval of the Township Supervisors.
    3. Signs shall be removed within 24 hours following the date of the sale.
  1. Political Signs

Political signs may be permitted in any zoning district, subject to the following regulations.

* + 1. Signs shall not exceed 8 square feet in area per sign face and shall not have more than two (2) faces.
    2. Signs shall not endanger the public.
    3. Signs may be erected 30 days prior to the election date and must be removed by the applicant within three (3) days after the election.
    4. Failure to remove all such signs within the established time limits shall result in fine set forth annually by the Board of Supervisors.
    5. The Township shall have the right to enter upon any premises and remove signs that are not in compliance with these regulations without notice.
  1. Building/Zoning Permit

A Building/Zoning Permit shall be required for the erection or alteration of all signs, with the exception of temporary signs meeting the requirements of Section 701 K., L., M and N. above, and those signs permitted in Section 702 A., General Signs in the Residential District.

* 1. Fees

Fees for the issuance of Building/Zoning Permits for signs shall be paid to the Township upon filing of an application for such use and shall be in accordance with the schedule of fees established by Resolution of the Township Supervisors. No fee shall be charged for any permit connected with the erection of a municipal or official traffic sign.

1. **SIGNS IN THE R (RESIDENTIAL) DISTRICT**

The following signs may be placed or located in the Residential Zoning District, subject to the specified requirements.

* 1. General Signs (Free-Standing or Wall Signs)

No more than one (1) of each of the following non-illuminated or indirect illuminated signs may be permitted on a property at any one time (except trespassing and safety zone signs), unless such property is situated on a corner and fronts on two (2) streets, in which case one (1) of each sign may be erected on each frontage.

* + 1. Name plates, identification signs, or similar signs. (Maximum size - 2 sq. ft.)
    2. Trespassing and Safety Zone signs. (Maximum size - 6 square feet)
    3. Sale and rental signs. (Maximum size - 6 square feet)
    4. Home occupation signs. (Maximum size - 6 square feet)
    5. Signs of mechanics, painters, or other artisans while performing work on same premises. (Maximum size - 12 square feet)
    6. Signs of schools, churches, governments and similar institutions. (Maximum size - 32 square feet)
    7. Signs directing individuals to the location of service clubs, churches or other non-profit organizations. (Maximum size - 32 square feet)
    8. Residential development identification signs erected and maintained on the site of the development by the developer, builder or lot owners. (Maximum size 32 sq. ft.; with no commercial advertising)
  1. Location and Height

Permitted signs may be located in any portion of a required front yard but shall be no closer to the adjoining street right-of-way line than ten (10) feet. (See also Section 701 A.) No sign shall be erected however which will effectively limit proper sight distance or obstruct a driver's vision within the required clear sight triangle of an intersection. (See also Section 504 E.) In addition, no free-standing general sign shall exceed ten (10) feet in height above the average grade of the site.

1. **SIGNS IN THE C (COMMERCIAL) and I (LIGHT INDUSTRIAL) DISTRICTS**

The following signs may be placed or located in the Commercial or Light Industrial Zoning Districts, subject to the specified requirements.

* 1. General Signs

Those signs permitted in the Section 702 A., General Signs in the Residential District.

* 1. Business Identification Signs (Free-Standing Signs, or Parallel or Projecting Wall Signs)

Where proposed in conjunction with a permissible commercial use or activity in the Commercial or Light Industrial Districts, business identification signs may be erected subject to the following requirements.

* + 1. No more than two (2) non-illuminated, indirectly illuminated or directly illuminated business identification signs, either free-standing signs or parallel or projecting wall signs, may be erected and maintained on a property in these zones.
    2. Free-standing business identification and parallel wall signs shall not exceed 50 square feet in area. Projecting wall signs shall not exceed 32 square feet in area. Total sign area per lot shall not exceed 100 square feet.
    3. Free-standing business identification signs shall not exceed 20 feet in height above the average grade of the site nor be closer to the ground than ten (10) feet (measured from the lowest part of the sign) when in a parking, vehicular or pedestrian circulation area, unless they are resting on the ground. Wall signs, parallel or projecting, shall not extend above the top of the wall to which they are attached.
    4. Projecting walls signs shall not project more than four (4) feet from the surface of the building to which they are attached.
    5. Business identification signs advertising commercial or industrial complexes or shopping centers accommodating two (2) or more businesses shall not exceed 200 square feet in area. Signs identifying individual businesses within the complex shall be affixed to the individual units and shall not exceed 50 square feet in area.
    6. All applicable provisions of the State's Outdoor Advertising Act of 1971, as amended, shall be adhered to where signs are to be erected in areas adjacent to highways in PADOT's Primary and Interstate Highway System. Any individual desiring to establish a sign in these areas shall contact PADOT's Division of Outdoor Advertising to determine if the State's regulations will effect his proposal. A copy of PADOT's determination shall accompany all applications for signs in such areas, and a copy of the State Permit, where required, shall be submitted to the Township prior to initiation of construction or erection of the sign.
  1. Billboards or Advertising Sign Boards (Free-Standing Signs)

Billboards or advertising sign boards may be erected and maintained on a property in the Commercial or Light Industrial District in accordance with the standards listed below.

* + 1. Non-illuminated, indirectly illuminated, or directly illuminated billboard or advertising sign board may be erected and maintained on a lot in either of these zones. For the purposes of this Ordinance, such signs may only be free­standing signs.
    2. Billboards or advertising sign boards shall not exceed 300 square feet in area.
    3. Billboards or advertising sign boards shall not exceed 30 feet in height above the average grade of the proposed site nor be located closer to the ground than ten (10) feet (measured from the lowest part of the sign) when in a parking, vehicular or pedestrian circulation area, unless such signs are resting on the ground.
    4. Billboards or advertising sign boards shall be located no closer than 1000 feet (measured on the same side of the street) to any other such sign, except for vertically double signs. (See also Section 701 D.)
    5. All applicable provisions of the State's Outdoor Advertising Act of 1971, as amended, shall be adhered to where signs are to be erected in areas adjacent to highways in PADOT's Primary and Interstate Highway System. Any individual desiring to establish a sign in these areas shall contact PADOT's Division of Outdoor Advertising to determine if the State's regulations will effect his proposal. A copy of PADOT's determination shall accompany all applications for signs in such areas, and a copy of the State Permit, where required, shall be submitted to the Township prior to initiation of construction or erection of the sign.
  1. Location
     1. Free-standing business identification signs may be placed within any required front yard, but shall be setback a distance equal to their height or 20 feet from the edge of the adjoining street right-of-way, whichever is greater. (See also Section 701 A.) No sign shall be erected however which will effectively limit proper sight distance or obstruct a driver's vision within the required clear sight triangle of an intersection. (See Section 504 E.)
     2. Billboards or advertising sign boards shall be set back a distance equal to their height or 25 feet from the edge of the right-of-way of the adjoining street, whichever is greater. No such sign shall be erected however which would effectively limit proper sight distance or obstruct a driver's vision within the required clear sight triangle of an intersection. (See Section 504 E.).

1. **SIGNS IN THE AGRICULTURAL DISTRICT**

The following signs may be placed or located in the Agricultural District, subject to the specified requirements.

* 1. General Signs

Those signs permitted in Section 702 A., General Signs in the Residential District.

* 1. Business Identification Signs (Free-Standing Signs, or Parallel or Projecting Wall Signs
     1. No more than one (1) non-illuminated or indirectly illuminated business identification sign, either free-standing or parallel or projecting wall signs, may be erected and maintained on a lot in either of these zones.
     2. Free-standing business identification signs shall not exceed 50 square feet in area when such signs are located along U.S. Route 220 or PA Route 287; or 32 square feet in area when situated adjacent to a Township Road. Parallel wall signs shall not exceed 32 square feet and projecting wall signs shall not exceed 24 square feet in area.
     3. When adjacent to U.S. Route 220 or PA Route 287, free-standing business identification signs shall not exceed 20 feet in height above the average grade of the site nor be closer to the ground than ten (10) feet (measured from the lowest part of the sign) when in a parking, vehicular, or pedestrian circulation area, unless they are resting on the ground. When situated along a Township Road, such signs shall not exceed ten (10) feet in height above the average grade of the site. No wall signs shall extend above the top of the wall of the building to which they are attached.
     4. Projecting wall signs shall not project more than three (3) feet from the surface of the building to which they are attached.
  2. Location

When adjacent to U.S. Route 220 or PA Route 287, free-standing business identification signs may be placed within a required front yard, but shall be set back a distance equal to their height or 20 feet from the edge of the adjoining street right­of-way, whichever is greater. (See also Section 701 A.) When situated adjacent to a Township Road, such signs shall be set back a minimum often (10) feet. No such sign shall be erected however which would effectively limit proper sight distance or obstruct a driver's vision within the required clear sight triangle of an intersection. (See 504 E.)

1. **SIGNS IN THE FF (FLOOD FRINGE) AND FP (GENERAL FLOOD PLAIN) DISTRICTS**

Same as the underlying district, except that no sign may impede natural drainage or the flow of water.

Where approval is needed from PADOT, the requirements of that agency shall be met prior to the issuance of a Building/Zoning Permit.

1. **SIGNS IN THE FW (FLOODWAY) DISTRICT**

No signs, except "No Trespassing" and "Safety Zone" signs with a maximum size of two (2) square feet, shall be permitted in either the FW District except as might be necessary by Federal, State or local governments to protect the health, safety and welfare of the people. If such signs are necessary, they shall be designed and placed so as not to impede the natural drainage or flow of water.

Where approval is needed from PADOT, the requirements of that agency shall be met prior to the issuance of a Building/Zoning Permit.