**CHAPTER 27**

**ZONING**

**Part 7**

**Sign Regulations**

**§701. Types of Signs.** Signage 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 Part.

(1) Awning/Canopy Signs. Signs that are mounted or painted on, or attached to, an awning or canopy of a business establishment; i.e. a business identification sign.

(2) 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 Chapter, billboards shall be free-standing structures, and shall not include wall or roof signs.

(3) 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. Such signs may be free-standing or may be attached to the wall or roof of a building and may be either temporary or permanent in nature.

(4) 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 portable or may be permanently affixed to the ground to prevent displacement 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.

(5) 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 and is parallel to the wall to which it is attached.

(6) Portable Signs. Any sign which is not securely attached to the ground or a building structure, regardless of its size or area.

(7) Projecting Wall Signs. 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; e.g. a sign which is perpendicular to its support wall.

(8) Property Posting Signs. Signs posted on private property intended to mark or identify a specific condition on or about the property; i.e. Private Property, No Trespassing, No Hunting, or similar markings.

(9) Roof Signs. A sign that is mounted on the roof of a building and is wholly dependent upon a building for support. For the purposes of this Chapter, a roof sign may advertise only those products or items offered for sale or directly related to the premises upon which they are located; i.e. business identification signs.

(10) Temporary Signs. Promotional flags or pennants, temporary portable signs, temporary or seasonal 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.

(11) Traffic or Roadway Signs. Signs erected by or with the approval of the Township Supervisors or PADOT which are intended to direct or inform the general public about traffic or roadway conditions.

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

(13) Window Signs or Door Signs. Signs which are applied or attached to the exterior or interior of a window or door, or which are located in such a manner within a building that they can be seen from the exterior of the building through a window or door which are intended to draw attention to a product, service or activity conducted on the premises.

**§702. General Sign Regulations.** The following regulations shall apply to all permitted sign uses:

(1) Zoning Permit. A Zoning Permit shall be required for the erection or alteration of all signs except for those temporary signs provided for in this section, General and Specific, Non-Commercial Sign in the RR District, General Signs in the V District and official traffic and roadway signs.

(2) Location. The main supporting structure of all signs shall be setback in accordance with the minimum front yard requirements established in the appropriate section of this Chapter for the specific type of sign and the District in which it is to be located and shall meet the side and rear yard requirements set forth in the District Regulations for the applicable zone. In no case shall any free-standing sign be situated within a public right-of-way, except traffic or roadway signs erected for the provision of municipal services.

(3) 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 and is attached to a building, wall or window, the area of such sign shall be considered to be the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols.

(4) Sign Height. The maximum height of all signs shall be as established for the district where the sign is to be located. The following general height criteria or limitations shall apply however to all signs:

(a) Sign height shall be measured from the average finished grade of the site beneath the sign to the highest point of the sign. No person shall artificially increase the maximum height of a sign by altering the grade at the base of the sign.

(b) Wall signs, either parallel or projecting, shall not extend above the top of the wall to which they are attached.

(c) Free-standing business identification signs shall not be located closer to the ground than ten (10) feet (measured from the lowest part of the sign) when located in a parking, vehicular, or pedestrian circulation area. Freestanding billboards or advertising sign boards shall be at least 15 feet from the average grade of the proposed site when located in such circulation areas.

(d) Roof signs shall extend no more than five (5) feet above the highest point of the roof to which they are attached nor shall the total height of such signs exceed the maximum height permitted for free-standing business identification signs in the district where the roof sign is to be located.

(5) 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, or moving digital message boards shall be permitted, except for approved time and temperature signs. The following types of illumination may be permitted as provided herein.

(a) 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. To avoid excessive glare or impairing the vision of passing motorists, such illumination must be provided in a “down-lit” fashion.

(b) 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. To avoid excessive glare or impairing the vision of passing motorists, such illumination must be provided in a “down-lit” fashion.

(6) Traffic or Visual Obstruction. No sign shall be erected within the clear sight triangle of any public street or driveway intersection or at any other location 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.

(7) 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 pedestrian or vehicular traffic. (Where permitted, the distance of projection for projecting wall signs shall be as set forth in this Part for the District in which the sign is to be located.) No projecting wall sign, or awning or canopy sign shall have a clearance of less the ten (10) feet measured from the lowest part of the sign, when projecting over a sidewalk or pedestrian circulation area. In addition, no sign shall be located on the eaves of any building.

(8) 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.

(9) 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.

(10) Construction and Maintenance. All signs permitted under this Chapter 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 no longer apply.

(11) 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. Written consent or a copy of the lease shall be presented with an application for a Zoning Permit in such circumstances.

(12) State Requirements. All applicable State and Federal regulations shall be met where signs are proposed in areas adjacent to highways in PADOT’s Primary and Interstate Highway System. Any person(s) desiring to erect a sign in these areas shall contact PADOT to determine if the state regulations will affect his proposal. A written 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 the issuance of a Zoning Permit for the sign or initiation of construction or erection of the sign.

(13) Nonconforming Signs. Signs existing at the effective date of this Chapter which do not conform to the requirements of this Chapter 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.

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

(a) Temporary portable signs shall not be permitted on a permanent basis. Such portable signs may however be erected for a period of time not to exceed 30 calendar days within any six (6) month period, with the exception of agricultural crop identification signs which may be erected on a seasonal basis. Such signs shall meet all requirements of this Chapter for permanent signs in the district where they are located. (Signs moved daily, i.e. menu boards or similar signs, shall be considered temporary and shall not be subject to the time limitations of this Section. Such signs may not however be situated so that they obstruct or restrict a pedestrian’s passage.)

(b) When utilized, temporary signs shall not exceed the size or area set forth for permanent signs in the district where they are located.

(15) Temporary Event Signs. Temporary signs which are to be erected for a legally permissible special event or purpose, i.e. an auction, a flea market, a carnival, a fair, festival, or fund-raising event, not including any business identification sign, may be permitted in any zoning district, subject to the following restrictions.

(a) The size or area of each temporary event sign shall not exceed the size or area set forth for permanent signs in the district where they are located.

(b) Such signs shall not be located within any public right-of-way.

(c) Temporary event signs shall not be displayed for more than 30 days prior to the event.

(d) The signs shall be removed by the property owner or promoter within seven (7) days after the event has occurred.

**§703. Signs in the V (Village) District.** The following signs may be placed or located in the V Zoning District, subject to the specified requirements. (See also TABLE 1 at the end of this Part.)

(1) General Signs (Free-Standing or Parallel Wall Signs). No more than one (1) of any of the following non-illuminated or indirectly illuminated types of signs may be permitted on a property at any one time (except property posting 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. Signs in the V District may be free-standing or may be parallel wall signs.

(a) Name plates, identification signs, or similar signs. (Maximum size – 200 square inches)

(b) Property posting signs. (Maximum size – 2 square feet)

(c) Property sale and/or rental signs. (Maximum size – 6 square feet)

(d) Signs advertising the sale of farm products or nursery products raised on the premises. (Maximum size – 8 square feet)

(e) Signs of mechanics, painters, or other artisans while performing work on the premises. (Maximum size – 12 square feet)

(2) Specific. Non-Commercial Signs (Free-standing Signs or Parallel Wall Signs). No more than one (1) of any of the following non-illuminated or indirectly illuminated types of signs may be permitted on a property at any one time 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. Signs in the V District may be free-standing or may be parallel wall signs.

(a) Home occupation signs bearing the name and occupation of the practitioner. (Maximum size – 4 square feet)

(b) Signs directing individuals to the location of service clubs, churches or other non-profit organizations. (Maximum size – 16 square feet)

(c) Signs of schools, churches, governments, cultural facilities, and similar institutional uses. (Maximum size – 40 square feet)

(d) Residential development identification signs erected and maintained on the site of the development by the developer, builder or lot owners. (Maximum size – 32 square feet; with no commercial advertising)

(3) 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 V District, business identification signs may be erected, subject to the following requirements.

(a) No more than one (1) non-illuminated or indirectly illuminated free standing business identification sign on one (1) non-illuminated or indirectly illuminated parallel or projecting business identification wall sign may be erected and maintained on a lot in these zones, unless such property is situated on a corner or fronts two (2) streets, in which case, one (1) business identification wall sign may be permitted for each frontage.

(b) In the V District, no single free-standing or parallel wall sign shall exceed 32 square feet in area and projecting wall signs shall e no larger than 24 square feet. On a corner lot however, where one (1) wall sign is proposed for each frontage, the total sign area of wall signs shall not exceed 50 square feet.

(c) Projecting wall signs in the V District shall not project more than six (6) feet from the surface of the building to which they are attached.

(4) Location. Permitted signs in the V District may be placed within any required front yard, but only in accordance with the following standards.

(a) General and specific, non-commercial signs shall be setback a minimum of 15 feet from the edge of any adjoining street right-of-way. Such signs may also be attached to a wall of the principal building or structure in accordance with the requirements herein.

(b) Free-standing business identification signs shall be setback a minimum of 15 feet from the edge of any adjoining street right-of-way.

(c) Business identification wall signs shall be attached to a wall of their principal building or structure in accordance with the requirements herein.

(5) Height. Permitted signs in the V District shall meet the height criteria set forth in General Provisions above, in addition to the following size limitations.

(a) Free-standing business identification signs shall not exceed 15 feet in height above the average grade of the proposed site.

**§704. Signs in the RR (Rural Residential) District.** The following signs may be placed or located in the RR Zoning District, subject to the specified requirements. (See also TABLE 1 at the end of this Part)

(1) General and Specific Non Commercial Signs. Those General and Specific Non Commercial signs permitted in the V District shall be permitted in the RR District.

(2) Location. Permitted signs in the RR District 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 15 feet. Such signs may also be attached to a wall of the principal building or structure in accordance with the requirements outlined herein.

(3) Height. In addition to the height criteria set forth herein, no free-standing sign in the RR District shall exceed 15 feet in height above the average grade of the proposed site.

**§705. Signs in the C (Commercial) and C & M (Commercial & Manufacturing) Districts.** The following signs may be placed or located in the C or C & M Zoning Districts, subject to the specified requirements. (See also TABLE 1 at the end of this Part.)

(1) General and Specific Non Commercial Signs. Those General and Specific Non Commercial signs permitted in the V District shall be permitted in the C and C and M Districts.

(2) Business Identification Signs (Free-Standing Signs, Parallel or Projecting Wall Signs, Roof Signs, or Awning Signs). Where proposed in conjunction with a permissible commercial use or industrial activity in the C-H or M Districts, business identification signs may be erected subject to the following requirements. (In addition, all applicable State regulations, shall be met prior to initiation or erection of such signage.)

(a) Free-Standing Signs.

(1) No more than one (1) non-illuminated, indirectly illuminated or directly illuminated business identification sign may be erected and maintained on a lot in these zones, unless such property is situated on a corner or fronts two (2) streets, in which case, one (1) such free-standing business identification sign may be permitted for each frontage.

(2) No single free-standing business identification sign shall exceed 150 square feet in area.

(b) Wall Signs (Parallel or Projecting) or Awning Signs.

(1) No more than one (1) non-illuminated, indirectly illuminated, or directly illuminated business identification wall sign may be erected and maintained on a lot in these zones, unless such property is situated on a corner or fronts two (2) streets, in which case, one (1) such business identification wall sign may be permitted for each frontage.

(2) Parallel and projecting wall signs or awnings signs shall not exceed an area equal to the linear footage of the side of a building that fronts on a street times 1.5 square feet. The building used for this calculation shall be the building housing the business for which the sign is proposed. If the building fronts on multiple streets each frontage shall be treated separately for the purposes of this calculation. There shall be no limit to the number of parallel or projecting wall signs, or awning signs provided the total square footage of all such signs shall not exceed the square footage determined by the above calculation.

(Ordinance No. 48, adopted August 26, 2014)

(3) Projecting wall signs shall not project more than six (6) feet from the surface of the building to which they are attached.

(c) Roof Signs.

(1) No more than one (1) business identification roof sign may be erected and maintained per commercial or industrial establishment.

(2) Business identification roof signs not exceed 150 square feet in area.

(d) Business or Industrial Complex Identification Signs.

(1) One (1) sign identifying a business or industrial complex or shopping center, and/or individual businesses or operations within such complex, may be erected for each such complex.

(2) Business or industrial complex identification signs shall not exceed 250 square feet in area.

(c) Within business or industrial complexes where complex identification signs are used, individual business identification wall and/or awning signs may also be affixed to each business, but may not exceed 50 square feet in area for each business. No individual free-standing or roof-mounted business identification signs shall be permitted in such complexes.

(3) Billboards or Advertising Sign Boards (Free-Standing Signs). Billboards or advertising sign boards may be erected and maintained on a property in the C or C & M District in accordance with the following requirements. (In addition, all applicable State regulations, shall be met prior to initiation or erection of such signage.)

(a) No more than one (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 Chapter, such signs may be free-standing signs only.

(b) Billboards or advertising sign boards shall not exceed 250 square feet in area.

(c) Billboards or advertising sign boards may be double-faced, but may not be doubled vertically.

(d) Billboards or advertising sign boards shall be located no closer than 750 feet (measured on the same side of the street) to any other such sign.

(4) Location. Permitted signs in the C and C & M Districts may be placed within any required front yard, but only in accordance with the following standards.

(a) General and specific, non-commercial signs shall be setback a minimum of 15 feet from the edge of any adjoining street right-of-way.

(b) Free-standing business identification signs shall be setback a distance equal to their height or 20 feet, whichever is greater, from the edge of any adjoining street right-or-way.

(c) Business identification wall signs and awning/canopy signs shall be attached to their principal building or structure in accordance with the requirements outlined herein.

(d) Business or industrial complex identification signs shall be setback a distance equal to their height or 25 feet, whichever is greater, from the edge of any adjoining street right-of-way.

(e) Billboards or advertising sign boards shall be setback a distance equal to their height or 25 feet, whichever is greater, from the edge of any adjoining street right-of-way.

(5) Height. Permitted signs in the C and C & M Districts shall meet the height criteria set forth herein, in addition to the following size limitations.

(a) Free-standing general or specific, non-commercial signs shall not exceed 15 feet in height above the average grade of the proposed site.

(b) For lots with frontage along U.S. Route 15 or I-80, free standing business identification signs shall not exceed 70 feet in height above the average grade of the proposed site. In all other instances, free-standing business identification signs shall not exceed 35 feet in height above the average grade of the proposed site.

(c) Business or industrial complex identification signs shall not exceed 35 feet in height above the average grade of the proposed site.

(d) Free-standing billboards or advertising sign boards shall not exceed 35 feet in height above the average grade of the proposed site.

(e) Roof signs shall not extend more than five (5) feet above the highest point of the roof to which they are attached. Where such signs are located on a lot with frontage along U.S. Route 15 or I-80, the total height of such signs shall not exceed 70 feet above the average grade of the proposed site. In all other instances, the total height of such signs shall not exceed 35 feet above the average grade of the site.

**§706. Signs in the A (Agricultural) and W (Woodland) Districts.** The following signs may be placed or located in the A and W Zoning Districts, subject to the specified requirements. (See also TABLE 1 at the end of this Part.)

(1) General and Specific Non Commercial Signs. Those General and Specific Non Commercial signs permitted in the V District shall be permitted in the A and W District.

(2) Business Identification Signs (Free-Standing Signs or Parallel Wall Signs).

(a) No more than one (1) non-illuminated or indirectly illuminated freestanding business identification sign and one (1) non-illuminated or indirectly illuminated parallel wall sign, may be erected and maintained on a lot in these zones.

(b) Free-standing business identification signs shall not exceed 100 square free in area when such signs are located along an arterial highway, i.e. U.S. Route 15; 50 square feet in area when adjacent to a collector street, i.e. S.R. 1008, New Columbia Road, or S.R. 1004, Kelly Cross Road; or 32 square feet in area when situated along a local street.

(c) Parallel wall signs shall not exceed 50 square feet in area.

(3) Location. Permitted signs in the A and W Zoning Districts may be placed within any required front yard, but only in accordance with the following standards.

(a) General and specific, non-commercial signs shall be setback a minimum of 15 feet from the edge of any adjoining street right-of-way.

(b) Free-standing business identification signs shall be setback a distance equal to their height or 15 feet, whichever is greater, from the edge of any adjoining street right-of-way.

(4) Height. Permitted signs in the A and W Zoning Districts shall meet the height criteria set forth herein, in addition to the following size limitations.

(a) Free-standing general or specific, non-commercial signs shall not exceed 15 feet in height above the average grade of the proposed site.

(b) Free-standing business identification signs shall not exceed 20 feet in height above the average grade of the proposed site.

**§707. Signs in the FF (Flood Fringe) and FP (General Floodplain) Districts (Overlying Districts).** Those signs permitted to be placed or erected in the FF and FP Zoning Districts shall be the same as the signs permitted in the underlying district, except that no sign may impede natural drainage of the flow of water. (See also TABLE 1 at the end of this Part.)

**§708. Signs in the FW (Floodway) District (Overlying District).** No signs, except property posting signs with a maximum size of 2 square feet, shall be permitted in 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.

(Ordinance No. 99-1, adopted July 20, 1999)