

ARTICLE 7 SIGNS

701. APPLICABILITY.

701.A. Purposes. This Article is intended to: promote and maintain overall community aesthetic quality; establish reasonable time, place and manner of regulations for the exercise of free speech, without regulating content; promote traffic safety by avoiding distractions and sight distance obstructions; and protect property values and ensure compatibility with the character of neighboring uses.

701.B. Permit Required. A zoning permit shall be required for all signs except for: a) signs meeting the requirements of Section 703 and b) non-illuminated window signs constructed of paper, cardboard or similar materials and that are not of a permanent nature. Only types, sizes and heights of signs that are specifically permitted by this Ordinance within the applicable District shall be allowed.

701.C. Changes on Signs. Any lawfully existing sign (including nonconforming signs) may be painted or repaired or changed in logo or message without a new permit under this Ordinance provided that the changes do not increase the sign area or otherwise result in noncompliance or an increased non-conformity with this Ordinance.

702. NONCONFORMING SIGNS.

702.A. Signs legally existing at the time of enactment of this Ordinance and which do not conform to the requirements of the Ordinance shall be considered nonconforming signs.

702.B. An existing non-conforming sign may only be replaced with a conforming sign, except a lawful non-conforming sign serving a lawful non-conforming principal use on the same lot may be replaced with a new sign advertising the nonconforming use if the new sign is not more nonconforming in any manner than the previous sign.

703. MISCELLANEOUS SIGNS NOT REQUIRING PERMITS. The following signs shall be permitted by right within all zoning districts within the following regulations, and shall not be required to have a permit under this Article.

TYPE AND DEFINITION OF SIGNS NOT REQUIRING PERMITS	MAX. NO. OF SIGNS PER LOT	MAX. SIGN AREA PER SIGN * ON RESI- DENTIAL LOTS OF LESS THAN 2 ACRES	MAX. SIGN AREA PER SIGN * ON LOTS OTHER THAN RESIDENTIAL LOTS OF LESS THAN 2 ACRES	OTHER REQUIREMENTS
<u>Christmas Tree Sign</u> - Advertises the seasonal sale of Christmas trees.	2	8	20	Shall only be posted during seasons when such products are actively offered for sale.

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<u>Charitable Event Sign</u> - Advertises a special event held a maximum of 9 days in any calendar year that primarily is held to benefit a U.S. Internal Revenue Service certified tax-exempt nonprofit organization.	2	4	20 for each of 2, or 40 if only a single sign is used	Shall be placed a max. of 30 days prior to event and removed a max. of 7 days after event.
<u>Contractor's Sign</u> - Advertises a building tradesperson, engineer or architect who is actively conducting significant work on a particular lot that is not such person's place of business.	2	8	20	Shall only be permitted while such work is actively and clearly underway and a max. of 10 days afterward. Such signs shall not be placed on the lot for more than 1 year, unless - a 1 year extension is granted by the Zoning Officer. Shall not be illuminated.
<u>Directional Sign</u> - provides information indicating traffic direction, entry or exit, loading or service area, directions to apartment numbers or parking courts in a development, fire lanes, parking or closely similar information regarding the same lot as the sign is on, and that does not include advertising.	No max.	3, other than signs painted on pavement	3, other than signs painted on pavement	Directional signs within a residential development shall not be illuminated.
<u>Flag</u> - a banner or pennant made of fabric or materials with a similar appearance that is hung in such a way to flow in the wind and that includes some type of commercial message.	2	50	50	Governmental flags and flags without a commercial message are not regulated by this Ordinance.
<u>Garage Sale Sign</u> - advertises an occasional garage sale/porch sale or auction.	2 per event	2 per sign	2 per sign	Shall be placed a max. of 48 hrs. before permitted garage sale or auction begins, and be removed max. of 24 hrs. after event ends.
<u>Home Occupation Sign</u> - advertises a permitted home occupation.	1	2	2	Shall not be illuminated, except for a sign of a medical doctor. Shall be setback a minimum of 10 feet from the street right-of-way, unless printed on a mailbox. May be freestanding, attached flat on a building wall or within a window.

TYPE AND DEFINITION OF SIGNS NOT REQUIRING PERMITS	MAX. NO. OF SIGNS PER LOT	MAX. SIGN AREA PER SIGN * ON RESIDENTIAL LOTS OF LESS THAN	MAX. SIGN AREA PER SIGN * ON LOTS OTHER THAN RESIDENTIAL LOTS OF LESS THAN 2 ACRES	OTHER REQUIREMENTS
<u>Identification Sign</u> - only identifies the name and/or occupation of the resident and/or the name, street address and/or use of a lot, but that does not include advertising.	1	1, except 2 for a principal non-residential use	6	Maximum height of 8 feet.
<u>Open House Sign</u> - advertises the temporary and periodic open house of a property for sale or rent.	2 per event	4	4	Shall be placed max. of 5 days before open house begins, and be removed max. of 24 hrs. after open house ends. Such sign shall not be posted more than 5 consecutive days.
<u>Political Sign</u> - advertises a person or party seeking political office or a political cause or opinion on a referendum or matter of political concern and which relates to a scheduled election or matter of upcoming vote by a governmental body.	No maximum	15 per sign	40 per sign	Shall be placed a max. of 60 days prior to election, vote or referendum and removed a max. of 7 days after such election, vote or referendum. Persons posting political signs shall maintain a written list of locations of such signs, unless posting signs on their own property. Political signs shall not be placed on private property without the prior consent of the owner. If a political sign does not meet these requirements, then it shall be regulated as an "off-premises sign."
<u>Public Services Sign</u> - advertises the availability of restrooms, telephone or other similar public convenience.	No max.	2	2	
<u>Real Estate Sign</u> - advertises the availability of property on which the sign is located for sale, rent or lease.	1 per street the lot abuts	6	32	Shall only be placed on the property while it is actively for sale, lease or rent, and shall be removed a max. of 7 days after settlement or start of lease.

TYPE AND DEFINITION OF SIGNS NOT REQUIRING PERMITS	MAX. NO. OF SIGNS PER LOT	MAX. SIGN AREA PER SIGN • ON RESIDENTIAL LOTS OF LESS THAN 2 ACRES	MAX. SIGN AREA PER SIGN • ON LOTS OTHER THAN RESIDENTIAL LOTS OF LESS THAN 2 ACRES	OTHER REQUIREMENTS
<u>Service Organization/ Place of Worship/ Post Office Sign</u> - an off-premises sign stating name of a recognized incorporated service organization or place of worship and that states the place and times of meetings or services and/or an arrow directing persons to such location, or that directs persons to a U.S. Post Office.	2	2	2	Maximum of 2 such signs per such organization, place of worship or post-office.
<u>Time and Temperature Sign</u> - with a sole purpose to announce the current time and temperature and any non-profit public service messages.	1	Not permitted	40	
<u>Trespassing Sign</u> - indicating that a road is private, that trespassing is prohibited on a lot, or controlling certain activities such as hunting and fishing on the lot.	No max.	2	4	

* Maximum sign areas are for each of 2 sides of each permitted sign, measured in square feet.

In addition, the following types of signs are not regulated by this Ordinance:

- a. Historic Sign- memorializes an important historic place, event or person and that is specifically authorized by the Borough or a County, State or Federal agency.
- b. Holiday Decorations- commemorates a holiday recognized by the Borough, County, State or Federal Government and that does not include advertising.
- c. Not Readable Sign- not readable from any public street or any exterior lot line.
- d. Official Sign- erected by the State, County, Borough or other legally constituted governmental body, or specifically authorized by Borough ordinance or resolution, and which exists for public purposes.
- e. Required Sign- only includes information required to be posted outdoors by a government agency or the Borough.
- f. Right-of-Way Sign- posted within the existing right-of-way of a public street and officially authorized by the Borough or PennDOT.

704. FREESTANDING, WALL AND WINDOW SIGNS.

704.A. The following are the signs permitted on a lot within the specified districts and within the following regulations, in addition to "Exempt Signs" and "Temporary Signs" permitted in all districts by other provisions of this Article. See definitions of the types of signs in Section 711.

ZONING DISTRICT OR TYPE OF USE	MAXIMUM HEIGHT OF FREE-STANDING SIGNS	MAXIMUM AREA OF WALL SIGNS	MAXIMUM AREA OF WINDOW SIGNS	MAXIMUM AREA AND NUMBER OF FREE-STANDING SIGNS
OSR, R-1 and R-2 Districts for permitted principal non-residential uses. For home occupation signs, see Section 703. No new signs in the OSR, R-1 and R-2 district shall be internally illuminated.	8 feet	25 square feet on each side of a building.	May be used in place of a wall sign with the same restrictions	1 sign on each street the lot abuts, each with a maximum sign area of 20 sq. ft.*
TC District	12 feet	10% of the vertical area of the building side on which the signs are attached. See Section 704.0. for projecting signs.	Temporary non-illuminated window signs are not regulated. Other window signs are regulated under wall signs.	1 sign per street that the lot abuts, each with a maximum area of 30 sq.ft.*
C District	20 feet	15% of the vertical area of the building side on which the signs are attached.	Temporary non-illuminated window signs are not regulated. Other window signs are regulated under wall signs.	1 sign per street that the lot abuts, each with a maximum area of 50 sq.ft.*

* If the permitted freestanding sign area is not used, such sign area may be added to the permitted wall sign area.

704.B. Maximum Height of Wall Signs. The maximum height of wall signs shall be equal to the top of the roof along the wall to which they are attached.

704.C. Portable Signs (Including "Signs on Mobile Stands") and Other Temporary Signs.

1. Purpose. These standards recognize signs portable signs as a particular type of sign that has the characteristics of a temporary sign but that has been inappropriately used as a permanent sign. This Section is based on the policy that if a use desires to regularly display a sign for regularly changing messages, that it erect a permanent sign within all of the requirements of this Ordinance.

2. Definition of a "Portable Sign"- A freestanding sign that is attached to a chassis or legs that allows it to be towed or carried from one location to another and that is not permanently attached to the ground.
3. Portable signs are prohibited in all districts, except in the TC district, one portable sign shall be permitted with a maximum sign area of 6 square feet on each of two sides, provided it is only within view during hours when the business is in operation.

704.D. Projecting Signs. In the LC district, in addition, one projecting sign per lot shall be permitted. Such sign shall: a) have a minimum clearance over the sidewalk of 8 feet, b) be constructed entirely from wood and/or materials with a closely similar appearance (plus any metal fasteners), c) have a maximum sign area on each of 2 sides of 6 square feet, and d) be securely attached to the building.

705. ABANDONED OR OUTDATED SIGNS. Signs advertising a use no longer in existence (other than a sign relating to a building that is clearly temporarily vacant and being offered to new tenants or for purchase) shall be removed within 180 days of the cessation of such use.

706. LOCATION OF SIGNS. The following shall regulate the location of signs:

706.A. Setbacks. A sign, except Official Signs, Nameplate Signs, Public Service Signs and Directional Signs, shall:

1. not project over any existing street right-of-way, except for permitted "projecting signs" within the C district;
2. for a freestanding sign for a commercial or industrial business, shall not be located within 10 feet of an abutting lot line of a lot that only includes one dwelling unit.

706.B. Sight Distance. No sign shall be so located that it interferes with the sight distance requirements of Section 803.

706.C. Off-Premises. No signs except permitted Off-Premise, Official, Political or Public Service Signs shall be erected on a property to which it does not relate.

706.D. Permission of Owner. No sign shall be posted on any property or sign pole or public utility pole, unless permission has been received by the owner.

706.E. Utility Poles. No sign shall be attached to a utility pole using metal fasteners, except by a utility or government agency.

707. ILLUMINATION OF SIGNS. See "Light and Glare Control" in Article 5.

708. VEHICLES FUNCTIONING AS SIGNS. Any vehicle or structure to which a sign is affixed in such a manner that the carrying of such sign or signs no longer is incidental to the primary purpose of the vehicle or structure but becomes a primary purpose in itself shall be considered a freestanding sign and as such shall be subject to requirements for freestanding signs in the district in which such vehicle or structure is located.

709. PROHIBITED SIGNS. The following signs are prohibited in all zoning districts:

709.A. Any moving object used to attract attention to a commercial use. Flags and banners except as is permitted by Section 703 and except for flags or banners meeting the requirements for a particular type of sign.

- 709.B. Flashing, blinking, twinkling, animated or moving signs of any type, except time and temperature signs may flash. In addition, flashing lights visible from a street shall not be used to attract attention to a business. This restriction specifically includes window signs, but does not prohibit Christmas lighting or displays, within Section 703.
- 709.C. Signs which emit smoke, visible vapors or particles, sound or odor.
- 709.D. Signs which contain information that states or implies that a lot may be used for any purpose not permitted under the applicable provisions of this Ordinance.
- 709.E. Signs that are of such character, form, shape or color that they imitate or resemble any official traffic sign, signal or device or that have any characteristics which are likely to confuse or distract the operator of a motor vehicle on a public street (such as prominent use of the words "Danger").
- 709.F. Signs or displays visible from a lot line that include words or images that are obscene or pornographic.
- 709.G. Balloons of greater than 25 cubic feet that are tethered to the ground or a structure for periods of over a day and that are primarily intended for advertising purposes.
- 709.H. Floodlights and outdoor lasers for advertising purposes.

710. CONSTRUCTION OF SIGNS. Every permanent sign permitted in this section shall be constructed of durable materials and shall be kept in good condition and repair. The Zoning Officer shall by written notice require a property owner or lessee to repair or remove a dilapidated or unsafe sign within a specified period of time. If such order is not complied with, the Borough may repair or remove such sign at the expense of such owner or lessee.

711. MEASUREMENT AND MAJOR TYPES OF SIGNS.

711.A. Sign Definitions. The following definitions shall be used in determining whether signs meet the measurement and type requirements of this Article:

- 1. Building Face. The vertical area of a particular side of a building, but not including the area of any slanted roof.
- 2. Freestanding Sign. A sign which is self-supporting upon the ground or which is primarily supported by poles attached to the ground and not primarily supported by a building.
- 3. Height of Sign. The vertical distance measured from the average ground level surrounding a sign to the highest point of the sign and its supporting structure. Religious symbols, when not accompanied by lettering, shall not be restricted by the sign heights of this Article when attached to a tower or spire of a place of worship.
- 4. Illuminated Sign, Internally. A sign illuminated by light from within the sign rather than a source adjacent to or outside of the sign. A sign within a display case with lights only shining onto the front of the sign shall be considered to be "externally" illuminated.
- 5. Off-Premise Sign. See Article 2.
- 6. Sign. See Article 2.
- 7. Wall Sign. A sign primarily supported by or painted on a wall of a building and which does not project more than 2 feet from such wall.
- 8. Window Sign. A sign which is readily visible and can be at least partially read from an exterior lot line and which is attached to a window or transparent door or that can be read through a window or transparent door.

711.B. Measurement of Sign area.

- 1. Sign area shall include all lettering, wording and accompanying designs and symbols, together with related background areas on which they are displayed. One "freestanding sign" may include several signs that are all attached to one structure, with the total "sign area" being the area of a common geometric form that could encompass all signs.

2. The sign area shall not include any structurally supporting framework, bracing, or clearly defined wooden framing if such area does not include any display, lettering or sign and if such area is clearly incidental to the sign area itself.
3. Where the sign consists of individual letters or symbols attached to or painted directly on a building or window, other than an illuminated background that is a part of the sign, the sign area shall be the smallest rectangle that includes all of the letters and symbols.
4. The maximum sign area of sign shall be for each of two sides of a sign, provided that only one side of a sign is readable from any location.
5. Unless otherwise specified, all square footages in regards to signs are maximum sizes.

712. OFF-PREMISE SIGNS (Including Billboards).

712.A. Purposes. Off-premise signs are controlled by this Ordinance for the following purposes, to: ensure that a physical environment is maintained that is attractive to desirable types of development, especially light industrial and office parks; prevent visual pollution in the Borough and protect property values, especially in consideration of the fact that most commercial areas of the Borough are within close proximity to existing residences; prevent glare on adjacent property and streets; avoid the creation of additional visual distractions to motorists, especially along busy arterial streets that involve complex turning movements and numerous traffic hazards; recognize the numerous alternative forms of free speech available in the Borough, including existing nonconforming off-premise signs, on-premise signs and temporary signs and printed and electronic media; carry out the purposes listed in Section 701.

712.B. Nonconforming Off-Premise Signs. This section is not intended to require the removal of an existing lawfully-placed off-premise sign that is in structurally sound condition.

712.C. PennDOT Sign . Signs erected and maintained by PennDOT are permitted by right in all Districts.

712.D. Permitted Off-Premise Signs. An off-premise sign is only permitted if it meet the following requirements:

1. District. An off-premise sign is only permitted in the C District by Special Exception
2. Location. An off-premise sign is only permitted if the sign is within 300 feet of the existing right-of-way of an arterial street or expressway and if all portions of the sign are a minimum of 25 feet from all of the following: any lot line or any existing or future street right-of-way.
3. Maximum Sign Area. 150 square feet.
4. Spacing. Any off-premise sign shall be separated by a minimum of 1,200 feet from any other off-premise sign, including signs on either side of a street and including existing signs in other municipalities. No lot shall include more than 1 off-premise sign.
5. Maximum Height. 35 feet above the average surrounding ground level.
6. Attached. No off-premise sign or sign face shall be attached in any way to any other off-premise sign, except that a sign may have two sign faces of 150 square feet each if they are placed approximately back-to-back.
7. Lighting and Glare. See standards in Article 5.
8. Residences. No off-premise sign greater than 10 square feet in sign area shall be located within 200 feet of an existing dwelling.