

ARTICLE 18 - Signs

18.1 Purpose and General Regulations for all Signs

- A. To provide for signs as a means of effective visual communication.
- B. To promote adopted comprehensive planning and zoning objectives.
- C. To assure compatibility of signs with land uses and buildings in the vicinity of the signs and in the community as a whole.
- D. To improve the safety of pedestrians, vehicular traffic and property.
- E. To enhance the economic value of the community.
- F. To enhance the aesthetic environment.
- G. To minimize adverse effects of signs on nearby property.
- H. To otherwise promote the public health, safety, morals and general welfare of the community.
- I. To regulate the use of signs through a sign permitting process.
- J. To enable the fair and consistent enforcement of these sign regulations.
- K. Where a sign is above a sidewalk, the lowest portion of the sign shall be a minimum of 8 ft. above the sidewalk.
- L. Any sign not specifically regulated under this ordinance will require conditional approval.

18.2 General Regulations - The following regulations shall apply to all signs, in addition to the specific regulations contained in the following provisions of this Article. Where these general regulations are contradicted by a specific regulation, the specific regulation shall control. All signs must be in compliance with PennDOT sign requirements.

- A. Exempted Signs - The following signs shall be allowed without a sign permit and shall not be included in the determination of the number or sign area of other signs allowed within a zoning district.
 - 1) Address signs
 - 2) Civic event signs on premises
 - 3) Incidental signs
 - 4) Interior and window signs
 - 5) Memorial signs
 - 6) Governmental/Regulatory signs
 - 7) Personal expression signs
 - 8) Political signs
 - 9) Property use signs
 - 10) Public interest signs
 - 11) Real estate signs
 - 12) Warning signs
 - 13) Yard/Garage/Moving sale signs
- B. Flags - In addition to any other signage permitted by this Article, each commercial or industrial property may display one (1) flag not to exceed 35 square feet with a company or corporate identification logo on the premise on an approved standard flagpole. No permit is required.

C. Illumination

- 1) All electrically illuminated signs shall be constructed to the standards of the latest edition of the National Electrical Code.
- 2) No sign shall have lights or other illuminating devices that constitute a public safety or traffic hazard.
- 3) The light from any illuminated sign shall not adversely affect the vision of operators of vehicles moving on public or private streets or parking areas, any residential district, or any part of a building or property used for residential purposes.
- 4) Signs may be interior lighted with non-glaring lights; signs may be externally lighted by lights that are shielded so there is no direct light transmitted to other properties or public rights-of-way.
- 5) Brightness limits for animated and digital signs – the maximum lumens is 2500 nits (candela per square meter) between sunrise and sunset and up to 125 nits during nighttime hours. These signs are required to employ a light sensing device that can automatically adjust the brightness of the display within the limits described above.

D. Sign Material and Maintenance

- 1) All signs shall be constructed of durable materials, maintained in good condition and secured in a safe manner.
- 2) The areas surrounding all signs shall be maintained in a neat, clean and attractive condition.

E. Sign Removal

- 1) When a sign becomes unsafe, the Zoning Officer shall give written notice to the owner of the premises on which the sign is located that the sign must be made safe or removed immediately.
- 2) All signs shall be removed within three (3) months if the purpose for which they were erected no longer exists.

F. All freestanding signs shall be set back a minimum distance equal to the sign height from each lot line. No sign within the clear sight triangle shall obstruct vision between the heights of three (3) feet and eight (8) feet above the elevation of the centerline of the street.

G. Advertising painted upon or displayed upon a barn or other structure shall be considered a sign and shall comply with this Article.

H. Any sign may be exempted from the regulations of this Article as a special exception, if the applicant can demonstrate to the satisfaction of the Zoning Hearing Board that the sign has been authenticated as historically significant and accurate for its specific location, whether original or a replica.

I. Digital Outdoor Sign Structures including but not limited to: Signs incorporating LCD, LED, plasma, CRT, pixelized lights or other animated and/or video-like displays shall be limited to the C and I Zoning Districts. Such signs are subject to all regulations in this section.

18.3 Definitions - Words and phrases used in this Article shall have the meanings defined in this Article. Words and phrases not defined in this Article, but defined elsewhere in this Ordinance shall be given the meanings set forth in Article 2 of this Ordinance.

A. General Sign definitions

ABANDONED SIGN - A sign which no longer identifies or advertises an existing business, leased, service, owner, product or activity and/or for which no legal owner can be found.

LEGALLY NONCONFORMING SIGN - Any existing sign which 1) is located on a premise in the Township with a permitted use; 2) is legally erected prior to the adoption of this Ordinance; or 3) does not meet the provisions of the current Ordinance.

SIGN - Any permanent or temporary structure or part thereof or any device attached, painted or represented, directly or indirectly, on a support structure or other surface that displays or includes any letter, word, insignia, flag or representation used as, or which is in the nature of, an advertisement, announcement, visual communication, direction or which is designated or attracts the eye or brings the subject matter to the attention of the public.

SIGN AREA - The area of the sign face. All visible faces of a multi-faced sign shall be counted separately and totaled together in calculating sign area.

SIGN FACE - The part of a sign that is or can be used to identify, advertise and communicate information for visual representation, which attracts the attention of the public for any purpose.

DOUBLE-FACED SIGN - A sign with two (2) identical faces of equal sign area and which are back-to-back.

SIGN STRUCTURE - The portion of the sign that supports the sign face.

TEMPORARY SIGN - A sign which advertises community or civic projects, construction projects, real estate for sale or lease or other special events on a temporary basis. Temporary shall not exceed 365 days, can be renewed.

TYPES OF SIGNS - Signs are defined by form and by purpose. Form refers to the physical sign itself. Purpose refers to the type of message contained in the sign.

B. Signs as defined by purpose: The type of message contained in the sign.

ADDRESS SIGN - A sign or individual lettering/numbering that designates the street number and/or street name for identification purposes as designated by the United States Postal Service.

ARTISAN SIGN - Any sign giving the name or names of principal contractors, architects and lending institutions responsible for painting or construction on the site where the sign is placed.

CIVIC EVENT SIGN (ON-PREMISES) - A non-commercial temporary sign, posted to promote and advertise an activity sponsored by the municipality, school district, church, public agency, civic or charitable association or other similar non-commercial organization on the premises where the event is to be held.

CIVIC EVENT SIGN (OFF-PREMISES) - A non-commercial temporary sign posted off premises to promote and advertise an activity sponsored by the municipality, school district, church, public agency or civic or charitable association or other similar non-commercial organization,

DIRECTORY SIGN - A sign which identifies multiple uses in a planned development on a single sign; may be used for shopping centers, shopping streets or business campuses and similar large complexes which have a variety of tenants and/or uses.

DEVELOPMENT SIGN - A temporary sign indicating that the premises is in the process of subdivision or development.

DIRECTIONAL SIGN - An on-premises sign designed to guide vehicular and/or pedestrian traffic by using such words as "Entrance," "Exit," "Parking," "One-Way," or similar direction or instruction but not including any advertising message. The name or logo of the business or use to which the sign is giving direction may also be included on the sign.

GENERAL PURPOSE - A sign that directs attention to a business, to a product sold, manufactured or assembled, or to services or entertainment offered on the premises where the sign is displayed.

INCIDENTAL SIGN - A sign used in conjunction with equipment or other functional elements of a use or operation. These shall include, but not be limited to, drive-through window menu boards, signs on automatic teller machines, gas pumps, vending machines or newspaper delivery boxes.

INSTITUTIONAL OR RESIDENTIAL DEVELOPMENT SIGNS - A permanent sign that displays the name of an institution or neighborhood.

MEMORIAL SIGN - A memorial plaque or tablet, to include grave markers or other remembrances of persons or events which is not for commercial or advertising purposes.

PERSONAL EXPRESSION SIGN - Any sign that expresses an opinion, interest, or position (not including political signs).

PLANNED CENTER SIGN - A freestanding sign that is associated with a coordinated development of more than one (1) land use all sharing common vehicle access and off-street parking.

POLITICAL SIGN - A temporary sign relating to the election of a person to a public office or a political party or a matter to be voted upon by the public at an election.

PROPERTY USE SIGN - A sign that informs of use limitations on a property (e.g., No Trespassing, No Hunting, Private Property, and Private Drive).

PUBLIC INTEREST SIGN - A sign on private property that displays information pertinent to the safety or legal responsibilities of the public, such as warning and no trespassing signs.

REAL ESTATE SIGN - A temporary sign indicating the sale, rental or lease of the premises on which the sign is placed.

YARD SALE SIGN - A temporary sign advertising a yard or garage sale.

C. Signs as defined by form: The physical structure of the sign.

ANIMATED SIGN - A sign with action or motion, flashing, color changes and requiring electrical energy, limits nits to 2500 during the day and 125 at night and must be in compliance with PennDOT regulations, but not including wind-actuated elements such as flags, banners or specialty items.

BANNER - A sign consisting of lightweight, flexible material which is supported by a frame, rope, wires or other anchoring devices, which may or may not include copy, logo or graphic symbols.

FREESTANDING SIGN - A sign and supporting structure that is secured in the ground and independent of any building, fence or other support. A freestanding sign shall not be permitted to be any higher than the maximum building height in that Zoning District. No sign within the clear sight triangle shall obstruct vision between the heights of three (3) feet and eight (8) feet above the elevation of the centerline of the street. Any freestanding sign larger than 45 square feet shall require conditional approval. For the

purpose of this definition, “freestanding signs” may consist of the following:

BILLBOARD- A panel, for the display of advertisements or conveying a message, in public or private places. A billboard may be affixed to an existing structure or object (moveable or non- moveable, including the display on a wagon or vehicle, except while vehicle is being driven on public roadways), or may be a free standing permanently installed structure specifically designed for the posting of advertisements or conveyance of a message.

Billboard does not include a company vehicle advertising that company or a privately owned vehicle that is used to advertise a home occupation. The maximum width of a billboard shall be 36 feet, and the maximum height of a billboard sign area shall be 10 ½ feet. Maximum height of a billboard structure shall be 20 ft. at the highest point.

GROUND SIGN - A sign designed to be viewed at eye level. The bottom of the sign is no more than three (3) feet from the ground.

POLE SIGN - A sign which is detached from a building and supported by no more than two (2) poles or other structural supports which are architecturally dissimilar to the design of the sign.

ON-PREMISES SIGN - A sign which advertises or otherwise directs attention to an activity on the same lot where the sign is located.

REVOLVING SIGN - A sign which revolves in a circular motion rather than remaining stationary on its supporting structure.

ILLUMINATED SIGN - A non-flashing or non-twinkling sign which has letters, figures, designs or outlines illuminated by an internal or external lighting source as part of the sign.

INTERIOR SIGN - Any sign located fully within the interior of any building or stadium that is intended solely for information relating to the operation of such building or stadium.

PENNANTS - Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire or string usually in a series and designed to move in the wind.

D. Wall Signs

FLAT WALL SIGN - A sign that is attached to the wall of a building and whose face runs parallel to the wall to which it is attached and does not extend beyond the outside of the edges of the wall in any direction. No flat wall sign shall project more than 18 inches from the face of the wall to which it is attached over a public sidewalk.

PROJECTING WALL SIGN - A sign whose support structure is attached to the wall of a building and whose face either runs generally perpendicular to the wall or extends beyond the outside edges of the wall to which it is attached.

WINDOW SIGN - A sign that is either located on the inside or outside surface of a window but whose message faces outward.

18.4 **Non-Conforming Signs** - Non-conforming signs may continue to be displayed as long as there is compliance with the following limitations and conditions:

- A. There shall be no expansion or increase in the non-conforming aspect in any way.
- B. Maintenance and repair of the sign is permitted. If necessary, up to 50 percent of the entire area of a sign may be replaced in the event of damage. Any such replacement must be

completed within six (6) months of the damage occurring.

- C. The sign must be brought into conformity if, for a period of at least three (3) months, the message has no longer applied to an activity on the premises.

18.5 Permitting Procedures and Fees

- A. Permits for the placement of signs are required as indicated by the last column in the Tables listed in Tables 18-1 to 18-3 of this Article of this Ordinance. All signs requiring permits must have such permit prior to the erection, installation or alteration of the sign. Sign permit applications, forms, plan requirements and fees shall be established by resolution of the Board of Supervisors.
- B. Application for permit shall be made in writing to the Zoning Officer and shall contain all information necessary for such Officer to determine whether the proposed sign, or the proposed alterations, conform to the requirements of this Ordinance. All applications for sign permits shall be accompanied by scaled plans or diagrams showing the following:
 - 1) The exact dimensions of the lot including any right-of-way lines or building upon which the sign is proposed to be erected;
 - 2) The exact size, dimensions and location of the said sign on the lot or building together with its type, construction, materials to be used and the manner of installation; and
 - 3) Any other lawful information that may be required of the applicant by the Zoning Officer.
- C. No sign permit shall be issued except in conformity with the regulations of this Ordinance, except upon order of the Zoning Hearing Board, granted pursuant to the procedures established for the issuance of a variance.
- D. Permits shall be granted or refused within 45 days from the date of application, or within 45 days from the date of the Zoning Hearing Board's decision, where applicable.

18.6 Specific Sign Requirements - The tables on the following four (4) pages tabulate requirements imposed upon permanent, temporary and planned center signs as permitted within the Township:

Table 18 – 1 - Permanent Sign Requirements

Sign type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Flat Roof and Wall Signs	Maximum Height of Roof and Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Districts	Other Requirements	Permit Required
Signs identifying public and semi-public uses (e.g. schools, churches, utilities, hospitals, libraries, parks, fire stations, post offices and other similar uses.	2 per principal building	64 square ft. for freestanding signs; 20% of the area of the wall/roof façade not to exceed 300 square ft.	10 ft.	Height of wall to which sign is attached	Height of wall to which sign is attached	10 ft., but no closer than 10 ft. from any lot line	All	See footnote ¹ below	Yes
Institutional and Residential development Such signs shall only list the name of the neighborhood /development and shall not list any names of contractors, realtors, or both.	1 per street entrance, but no more than 2 total	1 square ft. per dwelling, not to exceed 32 square ft.	15 ft.	Height of wall to which sign is attached	Height of wall to which sign is attached	10 ft., but no closer than 10 ft. from any lot line	A, RR, C, I and LI	The applicant shall submit a written description of the maintenance responsibilities in a form satisfactory to the Township Solicitor	Yes
General and On-Premise signs. This does not include businesses contained within planned centers, as defined herein.	Up to 3 per principal use	Total of 3 signs not to exceed 96 square ft.	15 ft.	Any Freestanding sign larger than 45 sq. ft. shall require conditional approval Height of wall to which sign is attached	Height of wall to which sign is attached	20 ft., but not closer than 10 ft. from any lot line	All	No flat wall sign nor wall projecting sign shall be larger than 15% of the wall area to which the sign is attached	Yes
Instructional and Directional signs	4 per building	2 sq. ft. per sign; however, no more than 10% shall exceed 16 square ft.	5 ft.	10 ft.	Height of wall to which sign is attached	2 ft.	All	No	No

¹ In addition, two (2) off premise signs shall be permitted per use. Such signs shall not exceed six (6) square ft. per side. If more than one (1) organization collectively erects one (1) sign, each organization shall be permitted a maximum of six (6) square ft. of sign area; however, no such sign shall exceed a total sign area of 24 square ft. Each use of a collective sign shall constitute one (1) of the organization's two (2) permitted off-premise signs. Off-premise signs may only be located upon private property with the written permission of the landowner, a copy of which must be submitted to the Zoning Officer upon application for a zoning permit. No off-premise sign shall be located within the street right-of-way. Off-premise signs must be designed and located so as not to interfere with the clear sight triangle of any driveway, access drive or street. No more than two (2) off-premise signs shall be located within 200 ft. of any street intersection.

Table 18 – 2 - Temporary Sign Requirements									
Sign type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Flat Roof and Wall Signs	Maximum Height of Roof and Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Districts	Other Requirements	Permit Required
Artisan Signs - displayed only while actual on-site work is in progress.	1 per firm whose work is in progress	6 square ft.	5 ft.	Not permitted	Not permitted	Not permitted	All	Should a sign be left on-site beyond allowable time period, the Township may impound it and recover a fee from the owner equal to cost of impoundment and storage	No
Proposed development signs for residential, office, or both, complexes.	1 per street frontage, maximum of 2 signs	1 square ft. per unit of occupancy not to exceed 32 square ft.	10 ft.	Height of wall to which sign is attached	Not permitted	Not permitted	All, but only after final plan is approved	Such signs shall be removed upon completion of construction of final unit	Yes
Proposed development signs for commercial uses, industrial uses, other non-residential uses, or any combination thereof.	1 per street frontage, maximum of 2 signs	1 square ft. per 1,000 square ft. of gross leasable floor area, not to exceed 64 square ft.	10 ft.	Height of wall to which sign is attached	Not permitted	Not permitted	A, RR, C, I, LI, but only after final plan approval is approved	All such signs shall be removed upon completion of building construction	Yes
Special event signs for businesses (e.g., grand openings, change of ownership, closeout sale, clearance sale, holiday sale, etc.).	1 per business per event	32 sq. ft. if freestanding, 48 square ft. if attached to wall	10 ft.	Height of wall to which sign is attached	Not permitted	Not permitted	C, I, LI	Such signs may only be used during two (2) consecutive periods per calendar year, not exceeding 30 days total	No
Roadside stand signs for the sale of agricultural products upon a principal farm property.	1 per farm	5 square ft.	5 ft.	Height of wall to which sign is attached	Height of wall to which sign is attached	5 ft.	All	Roadside stand signs shall only be displayed during seasons when products are for sale	No

Table 18 – 2 - Temporary Sign Requirements									
Sign type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Flat Roof and Wall Signs	Maximum Height of Roof and Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Districts	Other Requirements	Permit Required
Proposed development signs for commercial uses, industrial uses, other non-residential uses, or any combination thereof.	1 per street frontage, maximum of 2 signs	1 square ft. per 1,000 square ft. of gross leasable floor area, not to exceed 64 square ft.	10 ft.	Height of wall to which sign is attached	Not permitted	Not permitted	A, RR, C, I, LI, but only after final plan approval is approved	All such signs shall be removed upon completion of building construction	Yes
Special event signs for businesses (e.g., grand openings, change of ownership, closeout sale, clearance sale, holiday sale, etc.).	1 per business per event	32 sq. ft. if freestanding, 48 square ft. if attached to wall	10 ft.	Height of wall to which sign is attached	Not permitted	Not permitted	C, I, LI	Such signs may only be used during two (2) consecutive periods per calendar year, not exceeding 30 days total	No
Roadside stand signs for the sale of agricultural products upon a principal farm property.	1 per farm	5 square ft.	5 ft.	Height of wall to which sign is attached	Height of wall to which sign is attached	5 ft.	All	Roadside stand signs shall only be displayed during seasons when products are for sale	No

Table 18 – 3 - Planned Center Sign Requirements					
Sign type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Permitted Height	Other Requirements	Permit Required
Freestanding Planned Center sign	1 per street frontage with 2 entrances or exits (private or public)	Any Freestanding sign larger than 45 sq. ft. shall require conditional approval A maximum of 240 square ft. (per side)	20 ft.	An additional 20% of the total sign area (per side) can be added for the advertisement of the planned center's name	Yes
Anchor tenant sign for one (1) use containing more than 150 lineal feet of storefront	1 per side facing a street, with a maximum of 2 signs	If sign is less than 300 ft. from facing street, then sign can be up to a maximum of 100 square ft. If sign is more than 300 ft. from facing street, then sign can be up to a maximum of 150 square ft.	Height of wall to which sign is attached	These signs shall only be provided as flat wall, wall projecting or roof signs	Yes
Storefront sign for one (1) use containing up to 150 lineal ft. of storefront	1 per street frontage	2 square ft. per lineal ft. of storefront up to a maximum of 75 square ft.	Height of wall to which sign is attached	This sign shall only be provided as a flat wall or a wall projecting sign	Yes
Storefront under-canopy signs for all principal uses	1 per use with less than 150 lineal ft. of storefront. Two (2) per use with more than 150 lineal ft. of storefront	4 square ft.	To base of canopy, or where no canopy is provided, 10 ft.	No under-canopy sign shall have a vertical dimension of more than 18 in. from its lowest to highest point. The base of an under-canopy sign shall be no less than 8 ft. 6 in. above the finished grade below such sign.	Yes
Sign type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Permitted Height	Other Requirements	Permit Required
Outparcel signs for principal freestanding uses sharing common ingress and egress or in a planned center	3 per principal use, but only 1 per wall	60 square ft. total, not exceeding 20% of wall area to which sign is attached	Height of wall to which sign is attached	These signs shall only be provided as flat wall, wall projecting or roof signs	Yes
Freestanding planned center sign along limited access highway	1 per planned center	Any Freestanding sign larger than 45 sq. ft. shall require conditional approval 165 square ft.	45 ft.	This sign shall devote no less than 50% of the total sign area (per side) to the advertisement of the planned center's name	Yes