

**§1405. Signs Authorized in Business and Industrial Districts.**

**The following signs shall be permitted in all business and industrial districts:**

**A. Temporary special event signs. Temporary special event signs, as defined by this chapter, shall be permitted, provided that:**

**(1) No more than two signs or banners shall be permitted on any establishment at any one time.**

**(2) The temporary special event signs shall be securely attached to the building or to the supporting structure of a freestanding pole business identification sign.**

**(3) Temporary special event signs shall be displayed for a period not exceeding 30 days, either consecutively or cumulatively, in any twelve-month period.**

**(4) The aggregate surface area of all temporary special event signs shall not exceed 40 square feet per establishment. In the event that there is more than one establishment on a lot, the maximum aggregate surface area of all temporary special event signs on the lot at any one time shall not exceed 100 square feet.**

**(5) Portable signs or wheeled signs may be used as temporary special event signs.**

**(6) Temporary special event signs shall be nonilluminated.**

**B. Changeable-copy signs. In addition to the authorized business identification signs, one nonilluminated or internally illuminated changeable-copy sign (either manual or electronic) shall be permitted per lot, regardless of the number of businesses on the lot, that shall not exceed 30 square feet in area and that shall be permanently affixed to the wall of the building or to the supporting structure of an authorized freestanding sign on the lot. If the sign message is changed electronically, each message shall be displayed for a minimum of three seconds before the message changes.**

**C. Business identification signs.**

**(1) Wall signs. Each business establishment shall be permitted to have wall signs that may be illuminated or nonilluminated. The aggregate area of all wall signs shall not exceed two square feet for each linear foot of width of the front wall of the building, or portion of the building, occupied by the business or a maximum of 100 square feet, whichever is less. The wall identification sign shall not be located on the roof nor extend above the height of the building.**

**(2) Ground signs. In addition to the wall signs, one freestanding ground sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:**

(a) No freestanding pole sign exists or is proposed to be erected on the lot.

(b) The maximum surface area of the ground sign shall not exceed 24 square feet in the B-1 District. In the I-1 District, the maximum surface area of the ground sign shall not exceed 48 square feet.

(c) The height and location of the sign shall be designed so as to not interfere with visibility for vehicular traffic entering or leaving the lot or traveling on any street, and in no case shall the total height exceed six feet.

(d) Ground signs shall be nonilluminated or indirectly illuminated only. Internally illuminated ground signs shall not be permitted.

(e) All freestanding ground signs shall be located at least 10 feet from any property line, except that, where property abuts on a public right-of-way, the ground sign shall be set back at least 10 feet from the right-of-way.

(3) Pole signs. In addition to the authorized wall signs, one freestanding pole sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:

(a) No freestanding ground sign exists or is proposed to be erected on the lot.

(b) The pole sign shall be nonilluminated, indirectly illuminated or internally illuminated.

(c) The maximum height of the top of the pole sign shall be 20 feet.

(d) The minimum height of the bottom edge of the sign shall be eight feet.

(e) The maximum surface area of the freestanding pole sign shall not exceed 40 square feet if there is only one business on the lot and shall not exceed 64 square feet if there is more than one business on the lot. Neither dimension of such sign shall be less than five feet.

(f) No portion of any sign shall project over any public right-of-way, nor shall it be located within the clear sight triangle of any street intersection, as defined by §1203D.

(g) All freestanding pole signs shall be set back at least 10 feet from every property line or public street right-of-way.

(4) **Monument sign.** In addition to the wall signs, ground signs and pole signs authorized for the individual businesses in a shopping center, one monument sign shall be permitted at each entrance to a shopping center, provided that the sign is set back at least 10 feet from any public street right-of-way or property line. The maximum surface area of the sign shall be 150 square feet. The monument sign may be illuminated or nonilluminated. The maximum height of the monument sign shall be 25 feet.

(5) **Arcade signs.** In shopping centers or other multi-tenant buildings or developments that have pedestrian accessways covered by a roof, marquee or exterior arcade, one arcade sign, as defined herein, shall be permitted for each business in the building or development, provided that the maximum surface area of each sign shall not exceed eight square feet.

(Ord. 2007-2, 5/22/2007)

#### **§1406. Billboards.**

Billboards shall not be permitted in any C-D, R-1, R-V or B-1 Zoning District. Billboards shall be permitted only as uses by special exception on property located in the I-1 District, provided that all of the following requirements are met:

A. **Location.** Billboards may be authorized as a use by special exception in the I-1 District, provided that all of the following requirements are met:

(1) Billboards shall be located within 500 feet of the right-of-way of an arterial street, as defined by this chapter.

(2) Billboards shall not be erected within 500 feet of the boundary line of any R-1 or R-V Zoning District or within 500 feet of any public or private school, church or cemetery, said 500 feet being measured along the radius of a circle from the centermost point of the billboard structure extending in all directions.

(3) On interstate and limited access highways, billboards shall not be erected within 500 feet of an interchange or safety rest area, measured along the interstate or limited access highway from the beginning or ending of the pavement widening at the exit from or entrance to the main traveled way.

(4) Billboards shall maintain a lateral minimum spacing between any existing or proposed billboard structure of 1,000 feet. Required spacing shall be measured along both sides of the same roadway frontage from the centermost point of the billboard structure along a line extending from the centermost point of the billboard, which line is parallel to the center line of the roadway to which the billboard is oriented.

(5) No billboard shall be located closer than 10 feet to any public street right-of-way

(6) The minimum side and rear yard requirements applying to a principal structure as set forth within the zoning district in which the billboard is to be located shall apply to each billboard structure.

(7) No billboard shall be erected in such a manner as to block the view from the road or street of any existing business identification sign or residential or nonresidential structure or limit or reduce the light and ventilation requirements for any occupied structure.

(8) No billboard shall be constructed within the clear sight triangle, as defined in §1203D of this chapter, on the public street on which it is situated, and it shall not in any case obstruct or impede traffic safety.

(9) No billboard shall be erected over any sidewalk or public right-of-way.

(10) Billboards shall not be part of a roof or wall, nor shall they be mounted on the roof, wall or other part of a building or any other structure.

(11) If the message on the billboard is designed to change, either mechanically or electronically, each message shall remain stationary for at least three seconds before the message changes.

**B. Size and height.** A billboard shall have a maximum allowable gross surface area of 300 square feet per sign face. This gross surface area shall be permitted, provided that all of the following additional requirements are met:

(1) A billboard shall have no more than two sign faces per billboard structure, which may be placed back-to-back or in a V-shaped configuration having an interior angle of 90° or less.

(2) The dimensions of the gross surface area of the billboard's sign face shall not exceed 15 feet in total height or 25 feet in total length, provided that the total allowable gross surface area for the sign face is not exceeded.

(3) A billboard structure shall have a maximum height above the curb of the street from which it is intended to be viewed of 40 feet.

**C. Construction methods.** Billboards shall be constructed in accordance with applicable provisions of the Uniform Construction Code<sup>28</sup> and shall meet all of the following additional requirements:

(1) A billboard sign face shall be independently supported and have vertical supports of metal that are galvanized or constructed of approved corrosive-resistant, noncombustible materials. Structures constructed with galvanized metal shall be painted.

(2) The vertical supports shall be capable of enabling the entire sign face to be able to withstand a minimum one-hundred-mile-per-hour wind load. Structural design computations shall be made and certified by a registered engineer and shall be submitted to the Township with the application for approval of the use by special exception.

(3) The entire base of the billboard structure parallel to the sign face shall be permanently landscaped with suitable shrubbery and/or bushes, a minimum height of three feet, placed in such manner as to screen the foundation of the structure.

(4) Landscaping shall be maintained by the sign owner in an attractive and healthy manner in accordance with accepted conservation practices.

(5) No bare cuts shall be permitted on a hillside.

(6) All cuts or fills shall be permanently seeded or planted.

(7) A billboard with display lighting shall be constructed so that it does not glare upon adjoining property and shall not exceed a maximum of 1.5 footcandles upon the adjoining property.

(8) If a billboard is located within 300 feet of an existing dwelling, display lighting shall not operate between 12:00 midnight and 5:00 a.m., prevailing local time.

(9) No billboard structure, sign face or display lighting shall move, flash or emit noise. No display lighting shall cause distractions, confusion, nuisance or hazard to traffic, aircraft or other properties.

(10) The use of colored lighting shall not be permitted.

#### **D. Maintenance.**

(1) A billboard structure shall be entirely painted every three years, unless constructed of an approved corrosive-resistant material.

(2) Every 10 years, the owner of the billboard shall have a structural inspection made of the billboard by a qualified Pennsylvania registered engineer and shall provide to the Township a certificate from the engineer certifying that the billboard is structurally sound.

(3) Annual inspections of the billboard may be conducted by the Township to determine compliance with this chapter.

(4) Billboards found to be in violation of this chapter shall be brought into compliance or removed within 30 days, upon proper notification by the Township.

**(5) Billboards using removable paper or other materials shall be maintained in such condition as to eliminate loose or frayed material protruding or hanging from the structure. All paper and other waste materials shall be removed from the site and disposed of properly whenever any sign face is changed.**

**E. Liability insurance. The applicant for a sign permit to erect a billboard shall provide a certificate of insurance for public liability and property damage that holds the Township harmless.**

**F. Permits.**

**(1) Prior to submission of an application for a sign permit, the applicant for a billboard shall obtain and submit with the application approval from the Federal Aviation Administration (FAA), when applicable.**

**(2) Approval of the use by special exception shall be valid for six months from the date of action by the Zoning Hearing Board granting the use by special exception. If the applicant fails to obtain a sign permit for the approved billboard within the six-month period, approval of the use by special exception shall expire automatically, without written notice to the applicant.**

**(3) The issuance of a sign permit for a billboard to be erected along a State highway that has been granted approval of a use by special exception shall be conditioned upon the approval of the Pennsylvania Department of Transportation (PennDOT). If the applicant fails to submit evidence of the required approval by PennDOT within 30 days of the issuance of the conditional sign permit, the sign permit shall be revoked by the Township Zoning Officer, who shall provide written notice to the applicant.**

**(4) The applicant may reapply for the required sign permit, upon submission of evidence of PennDOT approval, without payment of any additional sign permit fee, provided that the application is filed within the six-month period during which the approval of the use by special exception is valid.**

**G. Application fees. The application for a sign permit for a billboard that has been granted approval of a use by special exception shall be accompanied by an application fee in an amount equal to that set from time to time by resolution of the Board of Supervisors.**

**H. Nonconforming billboards.**

**(1) Any billboard that does not conform to the requirements of this section shall not be enlarged or moved unless the billboard complies with all provisions of this section.**

**(2) Any billboard that is damaged or destroyed by more than 51% of its replacement value at the time of damage or destruction shall be reconstructed only in compliance with all provisions of this section.**

**(Ord. 2007-2, 5/22/2007)**