

## ARTICLE XVIII

### SIGNS

#### 1801. SCOPE AND APPLICABILITY.

- A. Purposes of this Article.
1. Promote and maintain overall community beautification.
  2. Establish reasonable time, place and manner regulations on the exercise of free speech, without regulating content.
  3. Promote traffic safety by avoiding distractions and sight distance obstructions.
  4. Protect property values and ensure capability with the character of neighboring existing and planned land uses.
  5. Assist in carrying out the goals of the Pennsylvania Outdoor Advertising Act, as amended.
- B. Permit Required. A permit under this Ordinance shall be required for all signs allowed in any Zoning District except for signs listed in Section 1810, Exempt Signs. All signs shall comply with the regulations of this Ordinance. Only signs specifically permitted by this Ordinance shall be allowed.
- C. Changes on Signs. Any lawfully existing sign (including nonconforming signs) may be painted or repaired or changed in message without a new permit under this Ordinance provided that the changes do not increase the sign area or otherwise result in noncompliance with this Ordinance.

#### 1802. NONCONFORMING SIGNS.

- 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. Any nonconforming sign which is damaged to an extent of 25 percent or more of its cost of replacement or that is removed shall be replaced only with a conforming sign, except as below.
- B. The Zoning Hearing Board may allow the voluntary replacement of existing lawful nonconforming freestanding and wall signs by signs with a smaller sign area and lower height as a special exception provided that the new signs would be of such a size, character and illumination that they would not conflict with adjacent uses.

1803. DEFINITIONS OF SIGNS.

- A. Agricultural Products Sign. A sign advertising the seasonal, temporary sale of agricultural products produced on the premises, or the seasonal sale of Christmas trees.
- B. Building Face. The vertical area of a particular side of a building, but not including the area of any slanted roof.
- C. Charitable Event Sign. A sign advertising a special event held a maximum of 7 days in any calendar year that primarily is held to benefit a U.S. Internal Revenue Service recognized charitable nonprofit organization.
- D. Contractors Sign. A sign advertising that a contractor or other building tradesperson is actively conducting significant work on a particular lot that is not the tradesperson's place of business.
- E. Directional Sign. An informational sign indicating traffic direction, entry or exit, loading or service area, fire lanes, parking or closely similar information incidental to the primary use and not itself advertising any use.
- F. Freestanding Sign. A sign which is self-supporting upon the ground or which is supported by means of poles, pylons or standards in the ground and that is not attached to a building, except by secondary supports such as guy wires.
- G. Garage Sale Sign. A temporary sign advertising a garage sale or auction.
- H. 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.
- I. Identification Sign. A sign that only identifies the name and the use of a property but that has no advertising.
- J. Illuminated Sign, Externally. A sign which is designed to be illuminated by artificial light from a source adjacent to, or outside of, the sign in such a manner that the source of the light is not directly visible from the street or any other intended vantage point of the sign.
- K. Illuminated Sign, Internally. A sign which is designed to be illuminated by light from within the sign rather than a source adjacent to or outside of the sign.
- L. Movable Sign. A freestanding sign which is not permanently secured or attached to a structure or to the ground.

- M. Nameplate Sign. A sign indicating only the name and/or address of persons or person residing on the premises.
- N. Official Sign. A sign erected by the State, County, Township or other legally constituted governmental body, or specifically authorized by a Township ordinance or resolution that exists for governmental and not commercial purposes.
- O. Off-Premise Sign. See Article II.
- P. Open House Sign. A temporary sign advertising an open house of a dwelling for sale or rent.
- Q. Political Sign. A sign which advertises a person or party seeking political office or a political cause or opinion on a referendum and which relates to a scheduled election. Any politically-oriented sign that does not meet the requirements of a "political sign" (because of size or some other factor) shall be regulated as an "Off-Premise Sign."
- R. Proposed Development Sign. A sign that may or may not be attached to a supporting wall that announces a proposed subdivision or land development for which a plan has been submitted to the Township, and which involves a total of 10 or more dwelling units or a total of 5 or more office, commercial, industrial or institutional uses.
- S. Public Services Sign. A sign which advertises availability of rest-rooms, telephone, meeting times of service organizations or other similar public convenience.
- T. Real Estate Sign. A sign which advertises the availability of the property on which the sign is located for sale, rent or lease.
- U. Sign. See Article II.
- V. Sign Area. See Section 1813.
- W. Sign on Mobile Stands. A freestanding sign that is attached to a chassis that allows it to be towed from one location to another and that has no permanent foundation.
- X. Temporary Sign. A sign clearly intended to not be permanent in nature and that is displayed for a period normally of less than 30 days on any lot.
- Y. Time and Temperature Signs. A sign or portion of a sign whose sole purpose is to indicate the time and/or temperature.
- Z. Vehicular Sign. A sign affixed or painted on a vehicle, trailer or similar device.

- AA. Wall Sign. A sign posted on, painted on, suspended from or otherwise affixed to a wall or vertical surface of a building which does not project more than 12 inches from the wall or vertical surface to which it is attached.
  - BB. 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.
1804. CONSTRUCTION. Every permanent sign permitted in this section shall be constructed of durable materials and shall be kept in good condition and repair. Any sign which is allowed to become dilapidated may be repaired or removed by the Township at the expense of the owner or lessee of the property on which it is located.
1805. ABANDONED OR OUTDATED SIGNS. Signs advertising a use no longer in existence or a product no longer available shall be removed, painted to be blank or changed to advertise the new use or product within 60 days of the cessation of the original use.
1806. LOCATION. The following shall regulate the location of signs:
- A. Setback From Streets. No sign except Official Signs, Nameplate Signs, Public Service Signs and Directional Signs shall be erected within 5 feet of or project over any existing and/or future street right-of-way.
  - B. Sight Distance. No sign shall be so located or arranged that it interferes with the sight distance requirements of Section 1404.C.
  - C. On-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.
  - D. Setbacks. No sign shall be located within a required side or rear setback for an accessory structure, except along lot lines that abut a commercially or industrially-used or zoned lot (other than a street right-of-way). A sign may be located within a required front yard, provided that the "setback from streets" in this Section is complied with.
  - E. Permission of Owner. No sign shall be posted on any property, unless permission has been received by the owner.
  - F. No sign shall be posted on any utility, telephone pole or any public utility pole.
  - G. No temporary signs advertising a commercial business or contacts shall be placed within Penn Dot or Township legal rights-of way.

1807. ILLUMINATED SIGNS.

- A. See Section 1614, "Light, Glare and Heat Control."
- B. Times of Illumination. Signs within 200 feet of a dwelling or a residential district should not be illuminated between the hours of 10:00 p.m. and 6:00 a.m.

1808. VEHICLE 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 be subject to requirements for freestanding signs in the district in which such vehicle or structure is located.

1809. TEMPORARY SIGNS.

- A. TEMPORARY 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. None of these signs shall be illuminated. If the sign exceeds these requirements, it shall be regulated as an Off-Premise sign and shall be required to have a zoning permit.

TYPE AND DEFINITION OF SIGNS NOT REQUIRING PERMITS	MAX. NO. OF SIGNS PER LOT	MAX. SIGN AREA PER SIGN * IN RESIDENTIAL AND AG DISTRICTS	MAX. SIGN AREA PER SIGN ON LOTS OTHER THAN IN A RESIDENTIAL DISTRICT	OTHER REQUIREMENTS
<u>Agricultural Products Sign</u> – Advertises the sale of agricultural or livestock products clearly primarily produced or raised on the premises of a principal agricultural use, or the seasonal sale of Christmas trees.	2	8	15	Shall only be posted during seasons when such products are actively offered for sale.

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

TYPE AND DEFINITION OF SIGNS NOT REQUIRING PERMITS	MAX. NO. OF SIGNS PER LOT	MAX. SIGN AREA PER SIGN * IN RESIDENTIAL AND AG DISTRICTS	MAX. SIGN AREA PER SIGN ON LOTS OTHER THAN IN A RESIDENTIAL DISTRICT	OTHER REQUIREMENTS
<p><u>Charitable Event Sign-</u>            Advertises a special event held a maximum of 7 days in any calendar year that primarily is held to benefit a U.S. Internal Revenue Service certified tax-exempt nonprofit organization.</p>	2	4	15 for each of 2, or 32 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.
<p><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.</p>	1	8	20** ** Except 5 signs with a maximum sign area of 48 sq. ft. for a project with a total construction cost greater than \$3 million.	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. The sign shall not be illuminated.

TYPE AND DEFINITION OF SIGNS NOT REQUIRING PERMITS	MAX. NO. OF SIGNS PER LOT	MAX. SIGN AREA PER SIGN * IN RESIDENTIAL AND AG DISTRICTS	MAX. SIGN AREA PER SIGN ON LOTS OTHER THAN IN A RESIDENTIAL DISTRICT	OTHER REQUIREMENTS
<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 and shall not be placed within a township or PADOT right-of way.
<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>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

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				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.	1 per candidate (which may have 2 sides)	15	25	Shall not be placed a max. of 45 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>Proposed (Temporary) Development Sign</u> - announces a proposed subdivision or land development for which a	1	8	32	Shall only be placed after the submission of a sketch, preliminary or final subdivision

TYPE AND DEFINITION OF SIGNS NOT REQUIRING PERMITS	MAX. NO. OF SIGNS PER LOT	MAX. SIGN AREA PER SIGN * IN RESIDENTIAL AND AG DISTRICTS	MAX. SIGN AREA PER SIGN ON LOTS OTHER THAN IN A RESIDENTIAL DISTRICT	OTHER REQUIREMENTS
sketch, preliminary or final plan has been submitted to the Township, and which would involve a minimum of 4 dwelling units or a nonresidential principal building. If the applicant has not yet submitted for land development or subdivision approval, the sign must be regulated as permanent development sign. For permanent development signs, see Section 1812.				or land development plan to the Township, and shall be removed when any of the following occur: 1) if such plan is rejected or withdrawn, 2) for a residential development, when all of the approved units are sold or 3) for a nonresidential development, when a permanent sign is placed.
<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 * IN RESIDENTIAL AND AG DISTRICTS	MAX. SIGN AREA PER SIGN ON LOTS OTHER THAN IN A RESIDENTIAL DISTRICT	OTHER REQUIREMENTS
<u>Service Organization/ Place of Worship 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.	2	2	2	Maximum of 2 such signs per such organization or place of worship.
<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.	1	4	

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

1810. EXEMPT SIGNS. The following type of signs are exempt from the regulations of this Ordinance.

- A. Official Signs. These are not regulated in any form by this Ordinance.
- B. Memorial or historic markers when approved by the Board of Supervisors or a State or Federal government agency.
- C. Signs physically carried by a person, which are permitted without regulation by this Ordinance.
- D. Signs Not Visible. Signs that are not visible from a public street or any exterior lot line are permitted without regulation by this Article.
- E. Officially Required Signs. Signs that include only such information as is specifically required to be posted out of doors by a government agency or the Township are permitted without regulation by this Article.

- F. Very Small Signs. Signs of less than one square foot in area that cannot be read by a person of normal eyesight from a public street or any property line are permitted without regulation by this Article.
- G. Window Signs. Window signs that are not of a permanent nature, provided that they meet the other requirements of this Article.
- H. Decorations. Decorations for a Township, County, State or Federal government recognized holiday provided they are posted not more than 20 days (except 60 days prior to Christmas) prior to the event and removed within 10 days after the event.
- I. Flags. Flags of any nation or level of government.
- J. Signs Within Right-of-Way. Signs within the existing right-of-way of a public street when officially authorized by the Board of Supervisors or PennDOT, as appropriate.

1811. SIGNS PROHIBITED IN ALL DISTRICTS. The following signs are prohibited in all zoning districts:

- A. Banners, flags, spinners, pennants, movable sign or any moving object used for a commercial advertising purpose whether containing a message or not except flags and pennants will be allowed only during race week events and must be removed within 7 days of the event.
- B. Flashing, electronically changing message, blinking, twinkling, animated or moving signs of any type, except time and temperature signs. This restriction specifically includes window signs and signs on mobile stands. This section shall not be interpreted to prohibit Christmas lighting or displays.
- C. Signs which emit smoke, visible vapors or particles, sound or odor.
- 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.
- 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.
- F. The outlining of the rooflines, doors, windows or wall edges by illuminated neon light tubing for advertising purposes.
- G. Signs that use reflective materials to give the appearance of flashing, blinking, twinkling or electronically changing messages.

- H. Signs or displays that include words or images that are obscene, pornographic or that an average reasonable person would find highly offensive to public decency.
- I. Balloons of greater than 5 cubic feet that are tethered to the ground or a structure and are primarily intended for advertising purposes.
- J. Any sign on a mobile stand.
- K. Floodlights and Lasers.

1812. SIGNS AND/OR STRUCTURES IDENTIFYING MAJOR RESIDENTIAL OR BUSINESS DEVELOPMENTS.

- A. When Allowed. Signs and any supporting structure (as described in this section) are allowed for developments that have been approved to involve a total of 10 or more dwelling units or a total of 5 or more office, commercial, industrial or institutional uses.
- B. Size and Number. Signs described in this section may have a maximum sign area of 25 square feet and a maximum height of 8 feet. These signs and/or structures may be located at up to 3 of the major entrances to the development from exterior streets. This sign area may be an addition to other sign area limits of this Ordinance. The signs may be attached to a brick or wooden structure with a maximum height of 8 feet and maximum length of 20 feet.
- C. Durability. Such signs shall be designed to be of a durable construction requiring little maintenance.
- D. Message. Such signs may only include the name of the development, and any logo. A phone number may be included during sale or rental of the development. Such signs shall not include any advertising.
- E. Landscaping. Such signs shall be attractively landscaped, with plants and shrubs requiring minimal maintenance.
- F. Location. Such signs and structures shall be located outside of the Future Right-of-Way lines and shall satisfy the sight distance requirements of Section 1404.C.
- G. Maintenance. If such signs are intended to remain beyond the completion of a developer's involvement in a project, the developer shall provide an appropriate method to ensure proper maintenance of the sign.
- H. Illumination. Such signs may not be illuminated.

I. Directional Signs Within a Major Business Development.

1. When Allowed. A directional business sign is allowed at each intersection of 2 or more streets within an office, commercial or industrial development that involves a total of 20 or more acres.
2. Size. Each sign may have a total square footage of 120 square feet. The sign shall be an orderly single structure and may include on it the names and logos of all the businesses located in the development, along with directional arrows and a map.
3. Purpose. The signs allowed by this subsection are to direct visitors to businesses. These signs are not intended for routine advertising purposes.
4. Illumination. Such signs may be externally but not internally illuminated.

J. Directional Signs Within a Townhouse or Garden Apartment Development. Within a development that includes 50 or more townhouse or garden apartment dwelling units, signs with a maximum sign area of 6 square feet each may direct visitors to or identify different buildings or units of the development. These signs may be freestanding or attached to a building or structure.

1813. AREA OF SIGNS. The following regulations shall be used in computing the area of signs:

- A. "Sign area" shall include all lettering, wording and accompanying designs and symbols, together with the background whether open or enclosed 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 total area of each sign on the structure.
- B. The sign area shall not include any structurally supporting framework and bracing, nor wooden framing if such area does not include any display, lettering or sign and if such area is clearly incidental to the display itself.
- C. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest rectangle or other regular shape, including the sign background, which encompasses all of the letters and symbols.
- D. In computing the sign area of a sign with only two faces, only the sign area of one side (the larger of any two if they differ) shall be considered. If the interior angle formed by the two faces of the double-faced sign is greater than 60 degrees, then both sides of such sign shall be considered in calculating the sign area. No sign shall have more than two faces.

E. Unless otherwise specified, all square footages are maximum sizes.

1814. MAXIMUM HEIGHT OF SIGNS.

A. Maximum Height. No sign shall exceed the maximum height restriction for the particular type of sign structure and zoning district established below:

MAXIMUM HEIGHT (FEET)*			
Type of Sign Structure	Residential Districts (AG, LDR, MLDR, MDR, CR)	Commercial Districts (NC, GC)	Industrial and Business Districts (PIC, LI, OP & GI)
Freestanding	8'	10'	8'
Wall	Equal to the height of the building	Equal to the height of the building	Equal to the height of the building

\*See definition of height in Section 1803.

B. Minimum Height. Signs shall be raised above the ground as necessary to ensure proper sight distances along streets. See Section 1404.

C. Bonuses. See Section 1820.

1815. SIGNS PERMITTED IN RESIDENTIAL DISTRICTS.

A. The following type of signs are permitted in all Residential Districts, including AG, CR, LDR, MLDR and MDR:

1. Exempt Signs in Section 1810.
2. Temporary Signs in Section 1809.
3. Signs advertising Major Residential Developments in see Section 1812.

B. The following type of signs, and no others, may be permitted in all Residential Districts for golf courses or uses permitted by Condition or by Special Exception, other than home occupations or accessory uses:

1. One Wall Sign- maximum sign area of 10% of total area of the building face on which it is visible or 32 square feet, whichever is less, and permitted on the front wall of the structure only.
2. One Freestanding Sign - maximum sign area of 15 square feet. Maximum of 1 such sign for each street that the lot has frontage upon.

3. Approval. See Section 1818.
- C. Signs on mobile stands are specifically prohibited.
- D. Home Occupations.

1816. SIGNS PERMITTED IN COMMERCIAL DISTRICTS.

- A. The following types of signs are permitted in the NC and GC Districts:
  1. Exempt Signs in Section 1810.
  2. Temporary Signs in Section 1809.
  3. Signs for only one principal use on a lot, as follows:
    - a. Wall Signs. Maximum total sign area of 10% of total area of the building face on which the sign(s) is located. Such signs shall be located on a maximum of two faces of building.
    - b. Freestanding Sign.
      - (i) Maximum of 1 such sign, with maximum total sign area of 32 square feet. This sign may consist of a structure to which are attached several signs, within the total square footage.
      - (ii) If a use has a total lineal road frontage of more than 300 feet, a second freestanding sign is permitted with a maximum square footage of 50 square feet for the 2 signs together or for the only such sign.
      - (iii) A lot in the GC District may also include 1 additional nonilluminated freestanding sign with a maximum square footage of 6 square feet.
    - c. Window Sign. Maximum total sign area of 20% of the total area of the building face on which the sign is located.
    - d. Bonuses. See Section 1820.
  4. Signs relating to more than one principal commercial use on a lot, as follows:
    - a. Wall Sign. Maximum total sign area on each building face - 15 percent of the total area of the building face on which the signs are located. Such signs shall be placed on a maximum of 2 faces of a building.

b. Freestanding Sign.

- (i) 1 shall be permitted with a total area not to exceed 50 square feet.
- (ii) If a lot has a total lineal road frontage of more than 300 feet or if the lot includes more than 10 establishments, total sign square footage of 80 square feet for 2 signs combined or for the only freestanding sign.
- (iii) A lot in the GC District may also include 1 additional non-illuminated freestanding sign with a maximum square footage of 6 square feet.

c. Window Signs. Maximum sign area of 20% of the total area of the building face on which such sign(s) is located.

d. Bonuses. See Section 1820.

1817. SIGNS PERMITTED IN INDUSTRIAL AND BUSINESS DISTRICTS.

A. The following types of signs are permitted in the following industrial and business districts, including LI, GI, OP and PIC:

- 1. Exempt Signs in Section 1810.
- 2. Temporary Signs in Section 1809.
- 3. Signs Identifying Major Developments in Section 1812.
- 4. Wall Sign. Up to 2 shall be permitted for each establishment. The signs shall have a total sign area of no greater than 10 percent of the total area of each building face on which they are visible, or a total maximum of 200 square feet, whichever is less.
- 5. Freestanding Sign. Maximum of 1 such structure per street frontage. The total area of each freestanding sign shall not exceed 50 square feet.
- 6. Signs on mobile stands are specifically prohibited.

1818. APPROVAL OF SIGNS ASSOCIATED WITH PROPOSED CONDITIONAL USES AND SPECIAL EXCEPTION USES. Any new or expanded sign in Sections 1805 through and including 1817 that is to be associated with a proposed Conditional or Special Exception use or an expansion or change of a nonconforming use shall be reviewed and either be approved or denied at the same time that the Conditional or Special Exception use or nonconforming use is being reviewed. The Zoning Hearing Board shall consider compatibility with adjacent land uses at that time.

1819. OFF-PREMISE SIGNS (Including Billboards).

- A. Intent. Off-premise signs are controlled by this Ordinance to serve the following purposes:
1. To ensure that a physical environment is maintained that is attractive to desirable types of development, especially light industrial and office parks.
  2. To prevent visual pollution in the Township and protect property values, especially in consideration of the fact that most commercial areas of the Township are within close proximity to existing residences.
  3. To prevent glare on adjacent property and streets.
  4. To protect the open space and natural character of areas of the Township planned to remain agricultural or as conservation areas.
  5. To avoid the creation of additional visual distractions to motorists, especially along Route 33 and along busy arterial streets that involve complex turning movements, congestion and numerous traffic hazards.
  6. To recognize the numerous alternative forms of free speech available in the Township, including existing nonconforming off-premise signs, on-premise signs and temporary signs and printed and electronic media.
  7. To recognize that this Ordinance allows every landowner a reasonable use for their land.
  8. To avoid off-premise signs that would have an unfair advantage over on-premise signs in the competition for attention, because off-premise signs typically are higher and larger than on-premise signs.
  9. To carry out the purposes listed in Section 1801.
- B. Nonconforming Off-Premise Signs. This section 1819 is not intended to require the removal of an existing lawfully-placed off-premise sign that is in structurally sound condition.
- C. Commercial and Noncommercial. This section 1819 applies to both commercial and noncommercial off-premise signs except as may be specifically provided for elsewhere in this Ordinance.
- D. State Sign. Signs erected and maintained by the Pennsylvania Department of Transportation are permitted by right in all Districts. Such signs that identify business services available at an interchange are specifically encouraged as an

appropriate and orderly means of providing information without causing visual pollution or traffic hazards.

E. Permitted Off-Premise Signs. Based directly on the intent statements within this Ordinance, only the following off-premise signs are permitted, except for exempt signs under Section 1810.

1. District. An off-premise sign is only permitted in the PIC District.
2. Location. An off-premise sign is only permitted within 500 feet of existing right-of-way of an expressway.
3. Size. No off-premise sign may have a sign area greater than 300 square feet.
4. Spacing. Any off-premise sign shall be separated by a minimum of 1500 feet from any other off-premise sign, including signs on either side of an expressway. No lot shall include more than 1 off-premise sign.
5. Maximum Height - 80 feet. See definition in Section 1803.
6. Attached. No off-premise sign or sign face shall be attached in any way to any other off-premise sign. Off-premise signs shall have a maximum of 1 sign face.
7. Lighting and Glare. See standards in Section 1614.
8. Residences. No off-premise sign shall be located within 1,000 feet of an existing dwelling or residentially zoned land.

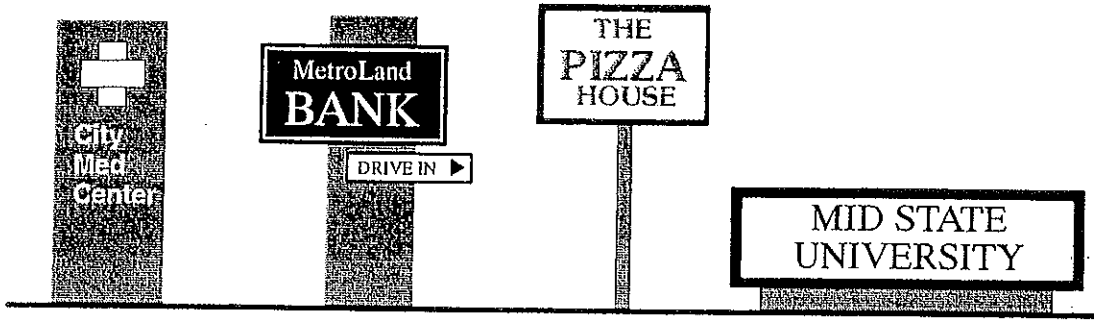
F. Allowance for Peculiar Circumstances.

1. This section recognizes that peculiar and exceptional circumstances may cause a need for an off-premise sign other than those that are permitted.
2. The Zoning Hearing Board may as a special exception allow 1 off-premise sign related towards 1 individual use. Such a sign shall be limited to 10 square feet in sign area on 1 face and with a maximum height of 10 feet.
3. Such a sign may be permitted in any District other than LDR, MLDR, MDR or CR.
4. No approval shall be granted for such a sign unless the applicant proves to the satisfaction of the Zoning Hearing Board that peculiar and exceptional characteristics of both the individual use and the site overwhelmingly require a need for such a sign in order for that use to exist. The applicant shall also

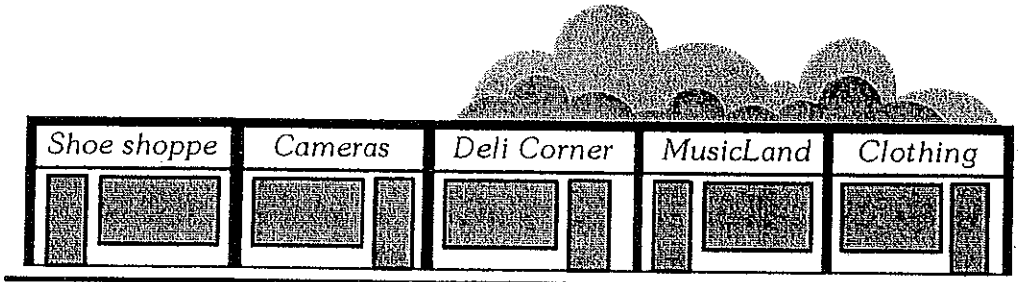
provide that the location of such a sign would be completely compatible with adjacent uses.

1820. SIGN AREA BONUSES.

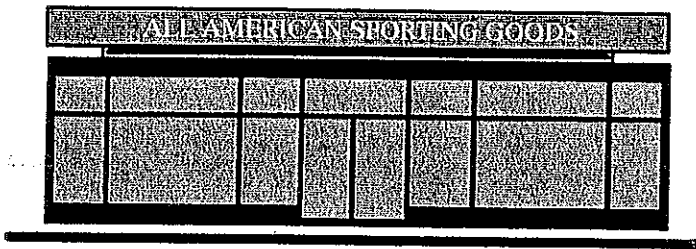
- A. Intent. To encourage designs of signs that will be highly compatible with nearby residences and other attractive natural features and areas.
- B. Applicability. These bonuses may apply to any freestanding on-premise sign in a NC, PIC, OP, GC, LI or GI District.
- C. Wood. 25 percent sign area bonus when a sign area is constructed completely of natural wood (other than required fasteners) and all freestanding signs on the lot have a maximum height of 10 feet.



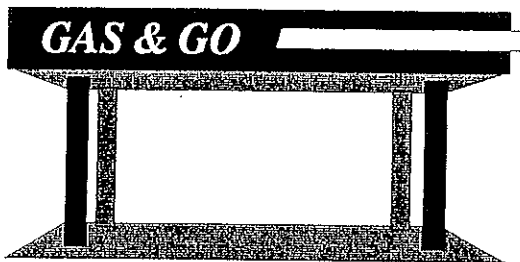
MONUMENT OR BLADE                  PYLON                  POLE                  GROUND OR LOW PROFILE  
 COMMON FREESTANDING SIGN TYPES



WALL OR FASCIA SIGNS ON STOREFRONTS



ROOF SIGN



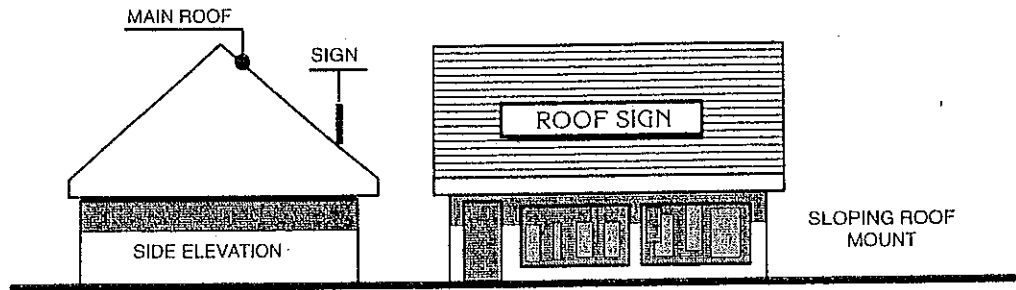
CANOPY SIGN  
 ON FREESTANDING CANOPY



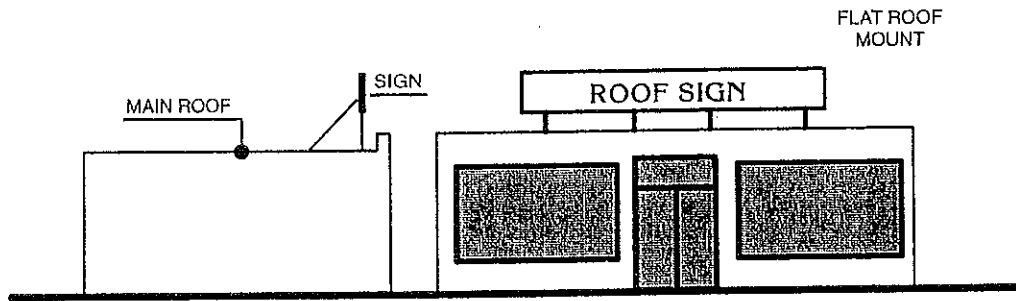
PROJECTING SIGN

GENERAL SIGN TYPES

ROOF SIGNS

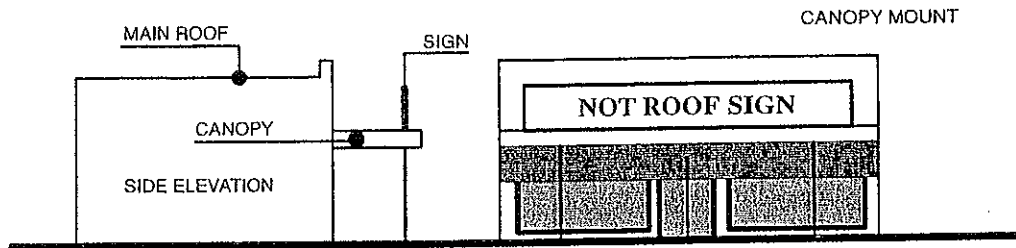


SLOPING ROOF MOUNT

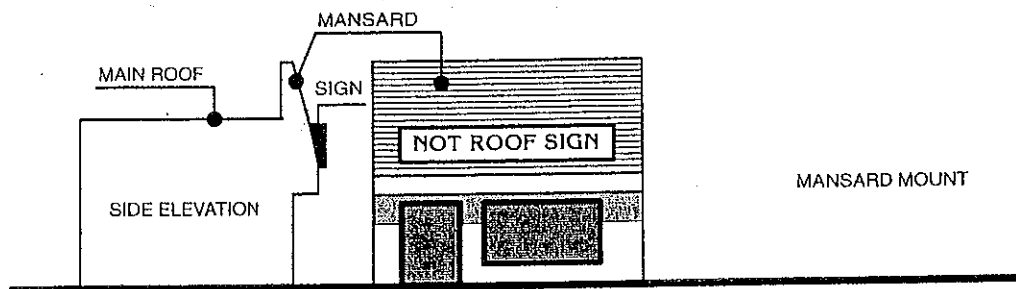


FLAT ROOF MOUNT

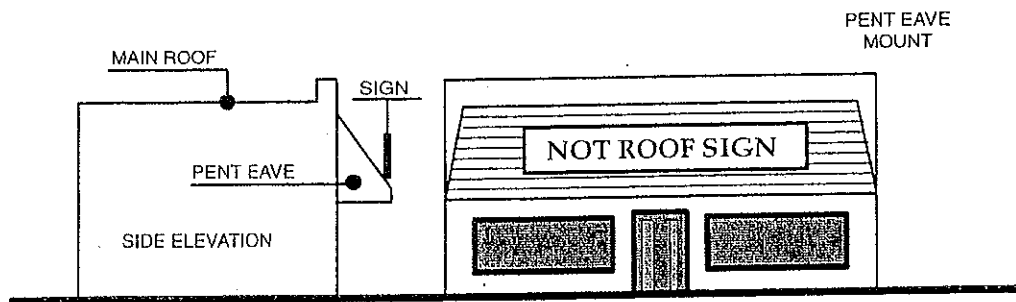
FASCIA SIGNS ON ROOF-LIKE PROJECTIONS



CANOPY MOUNT



MANSARD MOUNT



PENT EAVE MOUNT

COMPARISON—ROOF AND WALL OR FASCIA SIGNS