

		Industrial (IND) District			
		Chapter 245		Township Draft	
Total Number of Signs Permitted	Two signs per lot, except: In the case of multiple street frontages on two or more public or private rights-of-way in which there is vehicular access, a total of three signs may be provided.		Three signs per lot, except: (a) In the case of multiple street frontages on two or more public or private rights-of-way in which there is vehicular access, a total of four signs may be provided. (b) Freestanding signs shall be limited to one per lot, except for a lot that abuts more than one (1) street line in which case one (1) such sign shall be permitted for each separate abutting street line. On the lot line on which the building fronts abuts a street line for a distance equal to or greater than eight hundred (800) lineal feet, one (1) additional sign shall be permitted along that street line.		
		Sign Size	Sign Height	Sign Size	Sign Height
Multi-tenant Signs					
Additional Building Signs for Multi-occupant Non-residential Properties	1 Wall or 1 Projecting Sign for each separate business entrance.	No sign more than 40 SF and total of wall signs for projecting signs not be greater than 20% of wall of the building	n/a	n/a	n/a
Entrance sign for 2+ non-residential or mixed-uses on separate lots that share an entrance.	n/a	n/a	Can only have one free-standing sign for the shared entrance. 40 SF plus 10 SF additional for each tenant, not to exceed 60 SF total.	10 FT	
Freestanding Monument for 2+ multi-occupant non-residential or mixed-use properties.	n/a	n/a	Two+ multi-occupant non-residential or mixed-use properties. 1 Freestanding monument sign. 40 SF + 10 SF addtl per tenant, not to exceed 60 SF.	10 FT	
Buildings with 2+ non-residential uses each with independent exterior access points.	n/a	n/a	1 additional awning, canopy, or marquee, projecting or wall sign for each designated separate business entrance. Wall sign cannot exceed 40 SF. Roof sign permitted in lieu of canopy or marquee sign.	See permitted signs.	
Buildings with 3+ non-residential uses with shared exterior access points	n/a	n/a	1 additional wall, projecting, or window sign per tenant. Window signs cannot exceed 40 SF. Sum of all wall signs cannot exceed 20% of building face. Additional window signs of 32 SF but not more than 15% of total window area of the building.	See permitted signs.	
Lots with more than one building	n/a	n/a	1 additional awning, canopy, or marquee, projecting or wall sign per building. Multi-occupant buildings can have additional signs as noted above.	See permitted signs.	
Multi-tenant Sign for shopping center, mall, plaza, mixed-uses, multi-occupant non-residential uses.	n/a	n/a	1 additional freestanding monument sign at main entrance of lot, development or complex. Max size and height based on what is permitted in the zoning district.		
Properties Abutting Route 15 or PA Turnpike. See Section 245-18.13.Q.					
Wall Sign	n/a	n/a	1 additional sign not to exceed 150 SF. May be illuminated if sign is min 200 ft from a residential property. No digital EMCS.	Cannot extend above the top of the wall or structure to which it is mounted.	