

**Article XVIII  
SIGNS**

**§ 245-18.1. Purpose.**

The regulations of this Article are made in accordance with the Comprehensive Plan of Upper Allen Township and are intended to balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication and advertising. The regulations for signs have the following specific objectives to:

- A. Ensure that signs are designed, constructed, installed and maintained according to minimum standards to safeguard life, health, property, property values, and public welfare;
- B. To encourage the effective use of signs as a means of reasonable and appropriate communication and identification;
- C. Reflect and support the desired ambience and development patterns of the various zoning districts and overlay districts and promote an attractive built environment;
- D. Avoid excessive conflicts from large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion;
- E. Acknowledge adequate and effective signs whose dimensional characteristics further the interests of advertising and public safety without the proliferation of sign clutter;
- F. To minimize the possible adverse effects of signs on nearby public and private properties;
- G. Ensure that the constitutionally guaranteed right of free expression is protected and allow audiences to receive such information;
- H. Establishing reasonable standards for businesses, organizations, and other advertising through the use of signs in order to maintain and encourage business activity and area development; and
- I. To enable the fair and consistent enforcement of these sign regulations.

**§ 245-18.2. General provisions, permit requirements, applicability.**

- A. It shall be unlawful to display, erect, place, establish, paint, or maintain a nonexempt sign except in conformance with the standards, requirements, limitations, and procedures of this Chapter.
- B. Except as otherwise permitted in these regulations, no sign shall be erected, affixed, or displayed without a zoning, building, or other required sign permit. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection and maintenance in a safe manner and in a manner in accordance with all the other provisions of this Chapter.
- C. Sign application package. All landlord, agent, or owner controlled multi-occupant nonresidential and/or mixed-use properties or establishments, including but not limited to shopping centers or plazas, planned business parks and industrial parks, business or retail centers, professional office buildings, etc., shall submit a comprehensive sign application package prior to the issuance

of any new sign permit. The sign application package shall establish standards and criteria as set forth herein for all signs in the complex that require permits and shall address, at a minimum, the following:

- (a) A site plan drawn to legible scale, indicating the location of all buildings, driveways, pavement areas, landscaped areas, and any easements on the property, as well as any abutting streets.
  - (b) Elevation drawings of each building on a site that indicate proposed sign locations on each of the buildings.
  - (c) All existing and proposed signs, including locations, quantity, dimensions, type, design, and materials.
  - (d) Type of illumination and any impact on adjoining or abutting properties and rights-of-way.
  - (e) Any information or agreement set forth by the landlord, agent, or owner for a building or site's overall sign design, color scheme, lettering or graphic style, use of directional signs or any other permitted signs, which then provides direction to future tenants.
  - (f) One application form.
  - (g) Amendments. Any change to the comprehensive sign application package, including uniform standards, must be signed and approved by the owner(s) of the development complex before such changes become effective.
  - (h) Additional information as deemed necessary for the review and approval of building and/or zoning permits.
  - (i) Payment of the applicable fees set by resolution of the Board of Commissioners.
- D. Every sign and all parts thereof, including framework, supports, background, anchors, and wiring systems, shall be constructed and maintained in compliance with the Pennsylvania Uniform Construction Code.
- E. No sign or sign structure shall be placed on private or public property without the written consent of the owner or agent thereof.
- F. Messages and structures shall be constructed in accordance with all applicable codes and shall be maintained in good repair and condition at all times. Maintenance shall include replacing or repairing worn or damaged parts of a sign or sign structure to maintain the message and structure in good repair and conditions at all times.
- G. Where there is a conflict between a sign and another regulation in this Chapter, or other conflicts not otherwise addressed by this Article, the most restrictive applies.

**§ 245-18.3. Specific sign-related words and definitions.**

Terms not specifically defined herein shall have the meaning attributed to them by this Chapter or as otherwise provided by law. As used in this Article, the following terms shall have the meanings indicated in this section, notwithstanding definitions for the same or similar terms attributed to them by this Chapter:

**ABANDONED SIGN** – A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 180 days in the case of off-premise signs, or at least 360 days in the case of on-premise signs. Also known as an outdated sign.

**ALTERATION** – A change in the size or shape of, or addition of an EMC to, an existing sign. Copy or color change of an existing sign is not an alteration. Changing or replacing a sign face or panel is not an alteration.

**ANIMATED SIGN** – A sign employing actual motion, the illusion of motion, or light and/or color changes achieved through mechanical, electrical, or electronic means. Animated signs, which are differentiated from Changeable Signs, include the following types:

- (1) **ENVIRONMENTALLY ACTIVATED** – Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.
- (2) **MECHANICALLY ACTIVATED** – Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.
- (3) **ELECTRICALLY ACTIVATED** – Animated signs producing the illusion of movement by means of electronic, electrical, or electromechanical input and/or illumination capable of simulating movement through employment of the characteristics of one (1) or both of the classifications noted below:
  - (a) **FLASHING** – Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds four (4) seconds.
  - (b) **PATTERNED ILLUSIONARY MOVEMENT** – Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

**ARCHITECTURAL PROJECTION** – Excluding signs, as defined herein, any projection from a building that is decorative and/or functional and not intended for occupancy, and that extends beyond the building façade. See also: Awning; Back-lit Awning; Canopy, Attached; and Canopy, Freestanding.

**AWNING** – An architectural projection or shelter projecting from and supported by the building façade and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

**AWNING SIGN** – A sign displayed on or attached flat against the surface or surfaces of an awning. See also Wall Sign. See also § 245-18.5. for visual reference example.

**BACK-LIT AWNING** – An awning comprised of covering material exhibiting the characteristic of luminosity obtained by means of a source of illumination contained within its framework.

**BANNER** – A flexible substrate on which copy may be displayed.

**BALLOON SIGN** – A nonpermanent sign that is air or gas inflated, tethered in a fixed location, which contains an advertisement message on its surface or attached to a balloon in any manner.

**BANNER SIGN** – A temporary sign utilizing a banner as its display surface.

**BILLBOARD** – A permanent sign erected, maintained or used for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed. Also known as an off-premise sign.

**BUILDING FACADE** – That portion of any exterior elevation of a building extending vertically from grade level to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation, including any doors and/or windows.

**CANDELA** – The basic unit of measurement of light in SI (metric) units. See ‘SI’ for definition.

**CANDELA PER SQUARE METER (cd/m<sup>2</sup>)** – The SI (metric) unit used to describe the luminance of a light source or of an illuminated surface that reflects light. Also referred to as Nits.

**CANDLE OR CANDLEPOWER** – Synonymous with Candela, but in English, not SI, terms.

**CANOPY, ATTACHED** – A multi-sided overhead structure or architectural projection supported by attachment to a building on one (1) or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. Similar to a Marquee.

**CANOPY, FREESTANDING** – A multi-sided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

**CANOPY SIGN** – A sign affixed to the visible surface(s) of an attached canopy or freestanding canopy. May be internally or externally illuminated. Similar to a Marquee Sign. See also § 245-18.5. for visual reference example.

**CHANGEABLE SIGN** – A sign with the capability of content change by means of manual or remote input, includes the following types:

- (1) **MANUALLY ACTIVATED** – Changeable sign whose copy can be changed manually on a display surface.
- (2) **ELECTRICALLY ACTIVATED** – Changeable sign whose copy can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also: Electronic Message Center.

**CHANNEL LETTER, OPEN FACED** – A dimensional letter with a back and sides but no face at the front of the letter. Open Faced Channel Letters may be non-lit, externally illuminated, or illuminated by a light source contained inside the open channel of the letter itself, such as a neon tube.

**CHANNEL LETTER, INTERNALLY ILLUMINATED** – A dimensional letter with a back, sides and a translucent front face capable of transmitting light from an internal light source within the letter.

**CHANNEL LETTER, REVERSE** – A dimensional letter with a face and sides but no back, opposite to an Open Faced Channel Letter. A Reverse Channel Letter has an open channel facing the wall or building façade to which it is affixed. A Reverse Channel Letter may contain a source of illumination designed to project lighting against the surface behind the letter, commonly referred to as a Backlit Channel Letter; also referenced as a halo or silhouette lighted channel letter. The face of a Reverse Channel Letter does not illuminate.

**CLADDING** – A non-structural covering designed to conceal the actual structural supports of a sign. See also pole or pylon cover.

**COMMERCIAL MESSAGING** – Any communication by means of any lettering, wording, reading matter, illustration, logo, logogram, symbol, emblem, insignia, trademark, poster, picture, character, or other representation with or without letters or numerals that directly or indirectly advertises or calls attention to a business, business or professional person, product, sales event, service, or any other business solicitation, including any brand presentation. Also known as advertising or commercial advertising.

**CONFORMING SIGN** – A sign that is legally installed in conformance with all prevailing jurisdictional laws and ordinances.

**COPY** – The graphic content or message of a sign.

**DEVELOPMENT ENTRANCE SIGN** – A permanent, major feature sign which the owner or developer has constructed at the entrance of the development, complex, or office, industrial, or business park for identification purposes. The sign shall include only the name and/or address of the development or complex. No commercial advertising shall be permitted.

**DIMENSIONAL LETTER, SYMBOL, OR GRAPHIC** – A letter, symbol, or graphic that is three (3) dimensional in character, containing height, width, and depth.

**DIRECTIONAL SIGN** – Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

**DISPLAY TIME** – The amount of time a message and/or graphic is displayed on an Electronic Message Sign.

**DISSOLVE** – A mode of message transition on an Electronic Message Sign accomplished by varying the light intensity or pattern, in which the first message gradually appears to dissipate and lose legibility with the gradual appearance and legibility of the second message.

**DOUBLE-FACED SIGN** – A sign with two (2) faces, back to back. Also known as a double-sided sign.

**DOUBLE-SIDED SIGN** – See “double-faced sign”.

**DRIVE-THROUGH MENU SIGN** – A permanent sign for displaying the bill of fare available at a restaurant, or other use serving food or beverages.

**DYNAMIC FRAME EFFECT** – An Electronic Message Sign frame effect in which the illusion of motion and/or animation is used.

**ELECTRIC SIGN** – Any sign activated or illuminated by means of electrical energy.

**ELECTRONIC MESSAGE CENTER OR SIGN (EMC)** – An electric sign that is changeable and whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Also known as an EMC. EMCs typically use light emitting diodes (LEDs) as a lighting source. (See also following terms principally associated with Electronic Message Centers: Display Time, Dissolve, Dynamic Frame Effect, Fade, Frame, Frame Effect, Scroll, Transition, Travel)

**EXTERNALLY ILLUMINATED SIGN** – See Illuminated Sign.

**FADE** – A mode of message transition on an Electronic Message Sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

**FESTOON LIGHTING** – A type of illumination comprised of either: (a) strings of hanging light bulbs, globes, lanterns or lanterns on a flexible cable or other similar surface which creates a chain, string, garland, or wreath, that hangs from one or more points overhead or on a building or other structure. Also known as string lights or party lights; or (b) light bulbs not shaded or hooded or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.

**FLASHING SIGN** – See Animated Sign, Electrically Activated.

**FOOT CANDLE** – An English unit of measurement of the amount of light falling upon a surface (illuminance). One (1) foot candle is equal to one (1) lumen per square foot. Can be measured by means of an illuminance meter.

**FOOT LAMBERT** – An English unit of measurement of the amount of light emitted by or reflecting off a surface (luminance) equivalent to 3.4262591 candelas per square meter.

**FRAME** – A complete, static display screen on an Electronic Message Sign.

**FRAME EFFECT** – A visual effect on an Electronic Message Sign applied to a single frame. See also Dynamic Frame Effect.

**FREESTANDING SIGN** – A sign principally supported by structures or supports that are placed on, or anchored in, the ground; and that is independent and detached from any building or other structure. See also § 245-18.5. for visual reference examples. The following are subtypes of freestanding signs:

- (1) **GROUND POLE SIGN** – A freestanding sign supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or base structure.

(2) **MONUMENT SIGN** – A freestanding sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole, pylon, column, etc. or attached to any part of a building.

**GAS STATION CANOPY** – A freestanding, open-air structure constructed to shield service station islands from the elements.

**GAS STATION CANOPY SIGN** – Any sign that is part of, or attached to, the vertical sides of the gas station canopy roof structure. For the purposes of this Article, gas station canopy signs shall be considered canopy signs.

**ILLUMINANCE** – The amount of light falling upon a surface, commonly called “light level” or “illumination”. Measured in foot candles (lumens/square foot) in the English system, and lux (lumens/square meter) in the SI (metric) system.

**ILLUMINATED SIGN** – A sign characterized by the use of artificial light, either projecting through its surface(s) [Internally or trans-illuminated]; or reflecting off its surface(s) [Externally illuminated].

**INTERNALLY ILLUMINATED SIGN** – See Illuminated Sign.

**INTERIOR SIGN** – Any sign placed within a building and only intended to be visible from within the interior of the building, but not including Window Signs. Interior signs, with the exception of Window Signs, are not regulated by this Article.

**LIGHT POLE BANNER SIGN** – A banner sign attached to a single light pole.

**LUMINANCE** – The light that is emitted by or reflected from a surface. Measured in units of luminous intensity (candelas) per unit area (square meters in SI measurement units or square feet in English measurement units.) Expressed in SI units as  $\text{cd/m}^2$ , and in English units as foot lamberts. Sometimes also expressed as “nits”, a colloquial reference to SI units. Can be measured by means of a luminance meter.

**LUX** – The SI (metric) unit for illuminance. One (1) lux equals 0.093 foot candles.

**MANSARD** – A roof-like building façade comparable to an exterior building wall. See § 245-18.7. for visual reference.

**MARQUEE** – See Canopy, Attached.

**MARQUEE SIGN** – See Canopy Sign.

**MULTI-TENANT SIGN** – A freestanding monument style sign used to advertise businesses, goods or services sold or provided by businesses or tenants located within the same shopping center, mall, or plaza. Multi-tenant signs shall not apply to office, industrial, or business parks (see “development entrance sign”).

**MULTIPLE-FACED SIGN** – A sign containing three (3) or more faces.

**NIT** – A photometric unit of measurement referring to luminance. One (1) nit is equal to one (1)  $\text{cd/m}^2$ .

**NONCONFORMING SIGN** – A sign that was legally installed in conformance with all Township sign regulations and ordinances in effect at the time of its installation, but which does not comply with subsequently enacted laws and ordinances, including this Article, having jurisdiction over the sign.

**ON-PREMISE SIGN** – A sign erected, maintained or used in the outdoor environment for the purpose of the display of messages appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed, or on an abutting property that is under ownership in common with the aforementioned property.

**PARAPET** – The extension of a building façade above the line of the structural roof.

**POLE COVER OR PYLON COVER** – An enclosure designed to conceal poles and/or other structural supports of a sign. See also Cladding.

**POLITICAL SIGN** – A temporary sign intended to advance a political statement, cause, or candidate for office.

**PORTABLE SIGN** – Any temporary sign not permanently attached to the ground, a building, or other structure. A sandwich board is considered a type of portable sign.

**PROJECTING SIGN** – A sign other than a Wall Sign that is attached to or projects more than eighteen (18) inches from a building façade or wall or from a structure whose primary purpose is other than the support of a sign. See also § 245-18.5. for visual reference example.

**REAL ESTATE SIGN** – A temporary sign advertising the sale, lease, or rental of the property or premises upon which it is located.

**ROOF LINE** – The uppermost line of the roof of a building or, in the case of an extended building façade or parapet, the uppermost point of said building façade or parapet.

**ROOF SIGN** – A sign mounted on the main roof portion of a building or on the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard building facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs. See also § 245-18.7. for visual reference example of roof signs, and comparison of differences between roof signs and wall signs. Includes sloping or pitched roof signs.

**SANDWICH BOARD SIGN** – A temporary portable sign consisting of two (2) faces connected and hinged at the top.

**SCROLL** – A mode of message transition on an Electronic Message Sign in which the message appears to move vertically across the display surface.

**SI (INTERNATIONAL SYSTEM OF UNITS)** – The modern metric system of measurement; abbreviated SI for the French term “Le Systeme International d’Unites.”

**SIGN** – Any device, object, display, fixture, painting, emblem, or structure, or part thereof, or visual that uses words, graphics, colors, illuminations, symbols, numbers, or letters, situated outdoors or indoors, whose essential purpose and design is to convey a message. This excludes national or



state flags, graffiti, athletic scoreboards, or the official announcements or signs of government. A sign includes the sign faces and any sign supporting structure.

**SIGN COPY** – The words, letters, numerals, figures, symbols or logos comprising the graphic content or message of a sign. Numerals identifying a street address only, and any decorative graphic treatments or embellishments (e.g., colors, striping, patterns) void of words, letters, numerals, figures, symbols or logos, are not considered sign copy; and therefore, these features are not included in any sign area calculation.

**SIGN FACE** – The surface upon, against or through which the sign copy is or can be displayed, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.

**SIGN STRUCTURE** – Any structure designed for the support of a sign.

**TEMPORARY SIGN** – A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable Signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

**TRANS-ILLUMINATED SIGN** – See Internally Illuminated Sign.

**TRANSITION** – A visual effect used on an Electronic Message Sign to change from one (1) message to another.

**TRAVEL** – A mode of message transition on an Electronic Message Sign in which the message appears to move horizontally across the display surface.

**V-SHAPED SIGN** – A sign containing two (2) faces, positioned at an interior angle subtending less than one hundred forty-five degrees (145°) at the point of juncture of the individual faces.

**WALL SIGN** – A sign that is in any manner affixed to any building façade, wall or structure. Also includes signs affixed to architectural projections that project from a building provided the area used for sign copy remains on a parallel plane to the building façade or to the face or faces of the architectural projection to which it is affixed. See also to § 245-18.5. for visual reference examples, and § 245-18.7. for comparison examples of differences between wall signs and roof signs.

**WINDOW SIGN** – Any sign that is applied, painted, or affixed to a window or door, or placed inside or outside a window or door, within three (3) feet of the glass, facing the outside of the building, and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs. In the event a window has muntins, mullions, stiles, grilles, or other grids or dividers, the window area shall be considered as one window.

**YARD SIGN** – A temporary freestanding sign supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or base structure.

**§ 245-18.4. Computation of sign area and number of signs.**

A. Computation of area of individual signs.

The area of a sign shall be the smallest standard geometric shape, or the sum of the combination of standard geometric shapes, which comprise the sign face. The area of any double-faced or V-shaped sign shall be the area of the largest single face.

- (1) In the case of signs with individual panels or cabinets, the sign area shall include the entire area of the sign panel, cabinet or face substrate upon which the sign copy is displayed, but not the open space between separate panels, cabinets or face substrate.
- (2) In the case of sign structures with routed areas of sign copy, the sign area shall include the entire area of the surface that is routed, except if interrupted by a reveal, border or contrasting surface or color.
- (3) In the case of sign copy enclosed within a clearly defined border, or displayed on a background contrasting in color with the color of the building or structure, the sign area shall comprise the area contained within the clearly defined border or contrasting background, as applicable.
- (4) In the case of sign copy not enclosed within a clearly defined border, or not displayed on a background contrasting in color with the color of the building or structure, the sign area shall comprise the sum of the standard geometric shapes drawn closest to the edge of the sign copy elements, but not the open space between separate groupings of sign copy on the same building or structure.
- (5) In the case of signs in which multiple sign face or background areas or individual sign copy groupings are separated by open space, sign area shall be calculated based on the sum total of the individual sign face or background areas or individual groupings of sign copy, but without regard for any open space between the separate sign face or background areas or sign copy groupings.

B. Computation of area of multifaced signs.

- (1) The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point.
- (2) When two sign faces are placed back-to-back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 18 inches apart for on-premise signs or five (5) feet apart for off-premise signs, the sign area shall be computed by the measurement of one of the faces. In the event the sign faces are different size, the largest sign face size applies. In the event such sign faces are more than 18 inches apart for on-premise signs or five (5) feet apart for off-premise signs, each sign face shall be counted as a separate sign.
- (3) V-Shaped signs. When the sign faces of a V-shaped sign are not more than 25 degrees apart, the sign area shall be computed by the measurement of one of the faces. In the event the sign faces are different size, the largest sign face size applies. In the event such sign faces are more than 25 degrees apart, each sign face shall be counted as a separate sign.

- (4) Multiple-faced signs. For multiple-faced signs, the sign area is the sum of two adjacent vertical faces of the smallest cube encompassing the sign or object.

C. Computation of number of signs.

All signs contained within a single frame, structure, cabinet, or integrated background shall be counted as one sign. If a display is not so contained, a single message or business name shall be counted as one sign. A business name with a brief slogan, insignia, or other image may be counted as one sign if the elements are visually integrated. In addition:

- (1) Each pennant or streamer or line containing multiple pennants or streamers shall be considered one sign.
- (2) One banner shall be considered one sign.
- (3) One single-tethered balloon or one bunch of two or more balloons tethered together in a single location shall be considered one sign.
- (4) Trademark symbols for a business shall be considered commercial messaging and counted towards the aggregate area or number of sign computations.

D. If elements of a sign are movable or flexible, the measurement is taken with the elements are fully extended and parallel to the plane of view. Examples include, but are not limited to, a flag or banner.

E. See also § 245-18.6. for sign area computational illustrations.

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§ 245-18.5. Typical on-premise sign types.

**FREESTANDING SIGNS**

usually perpendicular to viewer's line-of-sight. May be double or multi faced and contain thematic embellishment and integral covers or cladding to conceal structural supports.



PYLON

POLE WITH CLADDING

MULTI PANEL PYLON

POLE



MONUMENT



CANOPY



MONOLITH

**BUILDING SIGNS**



AWNING



ROOF

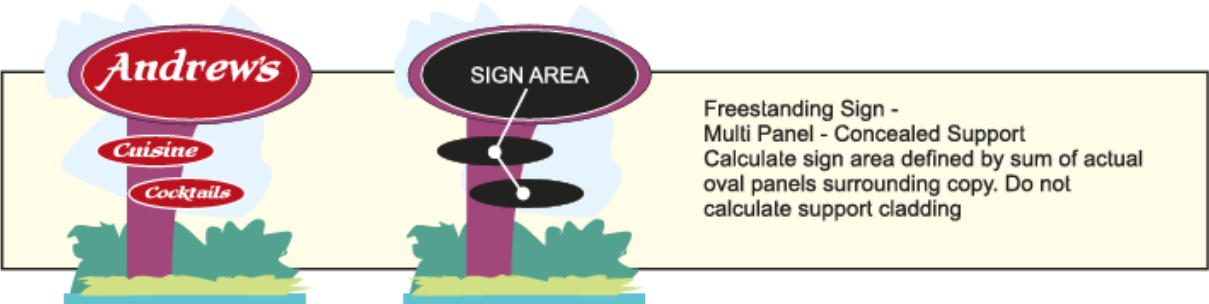
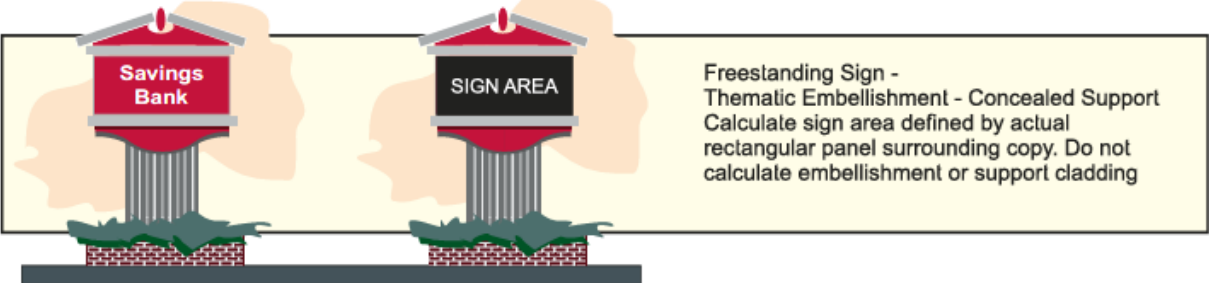


PROJECTING

WALL / FASCIA



§ 245-18.6 Sign area computational methodology signs.



Freestanding Sign - Monument  
Thematic Pediment.  
Calculate sign area defined by sum of imaginary panels drawn around graphic and copy. Do not calculate embellishment or monument background.

Freestanding Canopy Sign  
Calculate sign area by imaginary panel drawn around copy. Do not calculate decorative graphics. Calculation similar for attached canopy and/or marquee.

**Wall / Fascia Signs**

Mixed Case Lettering. Draw imaginary panel around either ascenders or decenders, but not both.

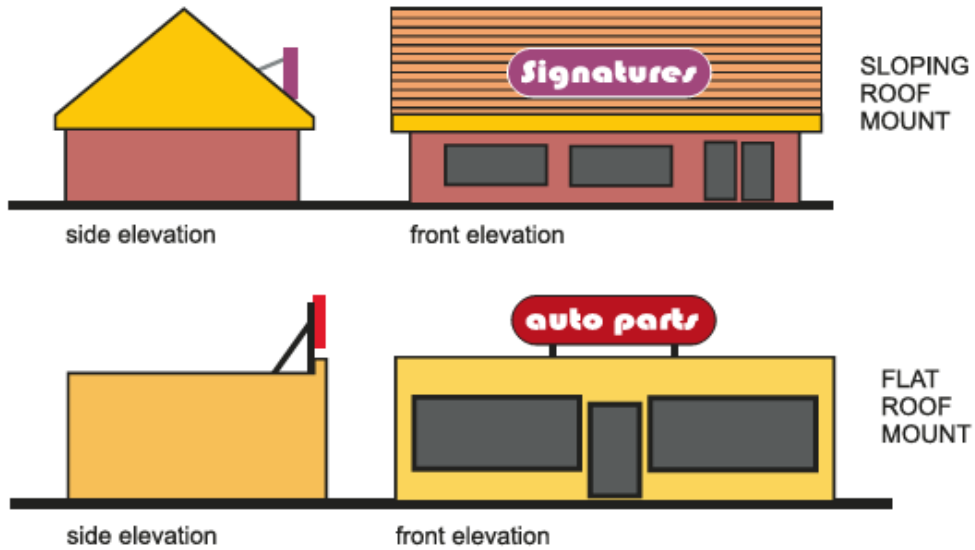
Signs without integral background. Calculate sign area by imaginary panel drawn around sign copy.

Signs with integral background panel. Calculate sign area by area of actual background panel surrounding sign copy.

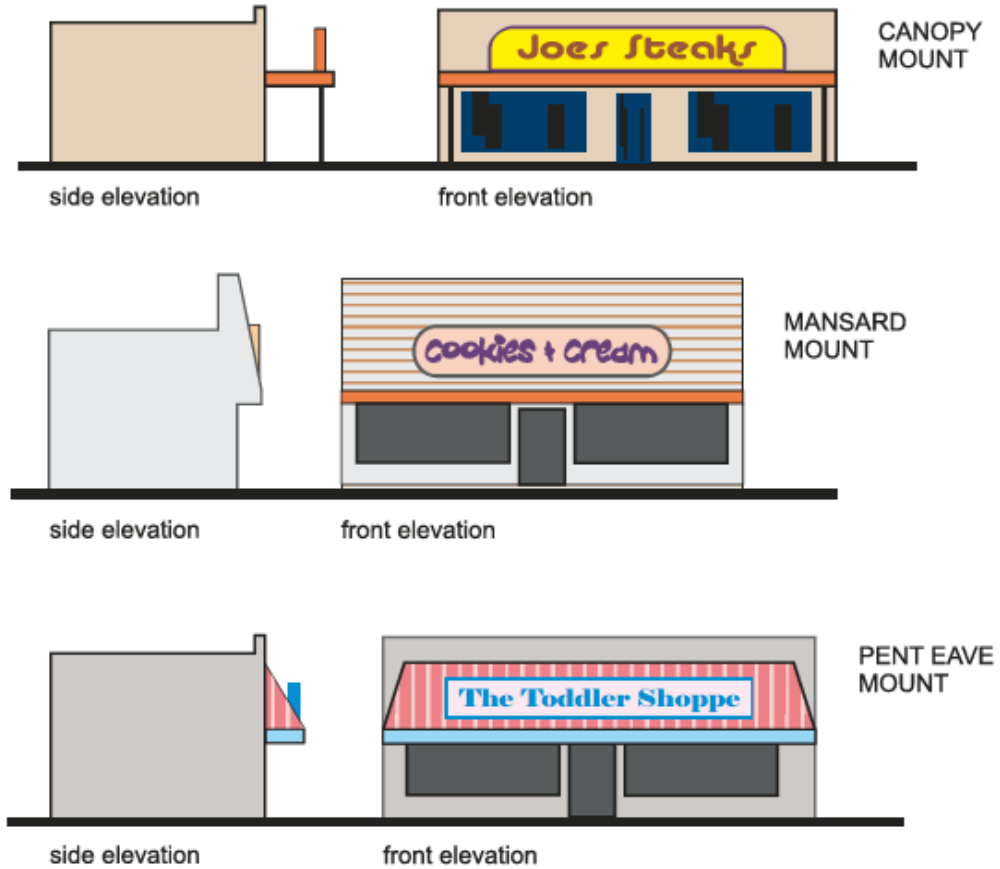
Awnings - Calculate sign area by imaginary panel drawn around copy. Do not calculate decorative graphics

§ 245-18.7 Comparison: Roof and wall sign distinctions.

ROOF SIGNS

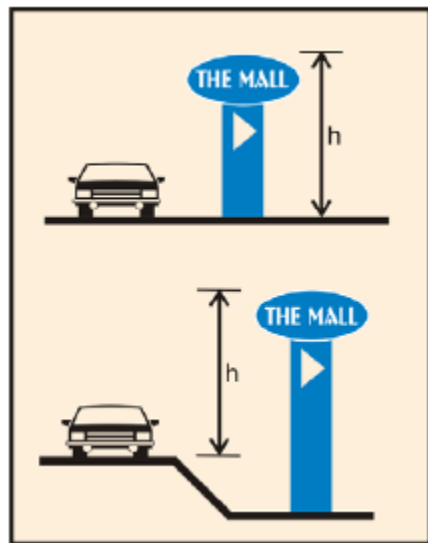


Fascia Signs on Roof-Like Projections  
NOT ROOF SIGNS



**§ 245-18.8. Height of signs.**

- A. The overall height of a freestanding sign or sign structure is measured from the lowest point at the base of the sign or sign structure to the highest point of the freestanding sign or sign structure. The use of berms, grading, or other means in order to achieve a greater sign height shall not be permitted.
- B. Exception. Where a freestanding sign or sign structure is located within 10 feet of a street line that has a higher grade level as compared to the grade level directly below the freestanding sign or sign structure, then the freestanding sign or structure's height will be measured from the elevation of the centerline of the nearest travel lane of the street or highway to which the sign is oriented. When a sign or sign structure is located within 10 feet of two or more street lines that are at a higher grade level as compared to the grade level directly below the freestanding sign or sign structure, then the freestanding sign or structure's height will be measured from the closer abutting street line's grade level to the highest point of the freestanding sign or sign structure.



**§ 245-18.9. Exemptions.**

The following signs are exempt from the regulations of this Article and therefore do not require a zoning permit, but may be subject to other regulations and standards enacted by the Township where applicable. The following signs and displays are not counted in any aggregate area or number of sign computations:

- A. Interior Signs.
- B. Signs required by federal, state, or Township law, or a municipal authority.
- C. Any signs or notices issued by any court, officer or other person or organization in performance of a public duty or required by law to be posted.
- D. Flags and individual pennants (not on a string) that do not include any commercial advertising. If a flag or pennant sign is to contain any commercial advertising, it shall be considered a



projecting sign and meet the applicable requirements herein for projecting signs within the underlying zoning district.

- E. Painted and/or applied or erected building façade or wall accents and decorations that do not contain any commercial advertising. Building accents and decorations may be illuminated.
- F. Public Art that does not contain any commercial advertising, including Permitted Original Art Murals.
- G. Name and Address.
  - (1) Single-family residential dwellings. Up to two (2) wall or projecting signs, indicating address, number and/or name of occupants of the premises, that do not exceed three (3) square feet in area, and do not include any commercial advertising or other identification.
  - (2) Multi-family dwellings and non-residential uses. Up to two (2) freestanding (ground pole or monument), projecting, or wall signs indicating address and/or building number of the premises, that do not exceed sixteen (16) square feet in area.
- H. Decals. Decals and/or logos affixed to windows or door glass panels, indicating hours of operation, membership in a professional or business group or identifying credit cards accepted at the establishment.
- I. Handicapped Parking Space. Signs not exceeding two (2) square feet in area reserving parking for handicapped individuals. Decals and signs stenciled or painted inside parking spaces are also exempt.
- J. Private Drive Signs. On-premise private drive signs are limited to one (1) per driveway entrance, not exceeding two (2) square feet in area.
- K. Public Signs. Signs erected by government agencies or utilities, including traffic, utility, safety, railroad crossing and identification signs for public facilities.
- L. Any signs erected by the Township or its authorized authority for uses operated on Township-owned property.
- M. Security and Warning Signs. On-premise signs regulating the use of the premises, such as “no trespassing”, “no hunting” and “no soliciting” signs, of not more than two square feet in area in residential districts and five square feet in all other districts.
- N. Sign face changes where there is no change to the structure including change in sign face area, height, or alteration of the sign cabinet, if applicable (e.g. replacement of a sign face, repainting of a sign face, etc.).
- O. Signs on or integral to vending machines, fuel dispensing machines or pumps, or fuel storage tanks. Signs for fuel dispensing machines or pumps may also contain a digital display board of no more than two square feet in size per side of each machine.
- P. Signs on or integral to electronic vehicle charging stations. The charging stations may also contain a digital display board of no more than two square feet in size per side of each machine.

- Q. Signs or images permanently embroidered, screened, dyed, stenciled, or painted into the fabric of umbrellas which are set up for outdoor dining. Such signs shall not be counted towards permanent or temporary sign requirements if removed or protected during inclement weather and removed during non-use.
- R. Holiday decorations. Decorations that commemorate a holiday recognized by the Township, County, State, or Federal Government which do not include any commercial messaging.
- S. Sandwich Board Signs.
- (1) The provisions of § 245-18.14. shall not apply to sandwich board signs.
  - (2) A sandwich board sign shall be displayed only during the hours the establishment is open or operating.
  - (3) Sandwich board signs are not permitted for residential uses nor residential home occupations or home-based businesses.
  - (4) Sign messages must advertise only goods and services available on the premises.
  - (5) One (1) sandwich board sign is allowed per establishment. For the purposes of this subsection, a parking garage or parking lot shall also be considered an establishment.
  - (6) The maximum sign area is 8 square feet.
  - (7) The maximum sign height is 3.5. feet.
  - (8) The minimum horizontal spacing distance between sandwich board signs is 15 feet.
  - (9) Signs cannot be illuminated or digital or electronic EMC signs.
  - (10) Sign placement.
    - (a) No sign shall be placed on or along a public sidewalk or walkway, a street or street right-of-way.
    - (b) The sign shall not obstruct or pose hazardous to vehicular and pedestrian traffic.
    - (c) Signs may be placed internally to a business, or along a private area used by pedestrians. If the sign is located on a private sidewalk, walkway, or other private space used by pedestrians, a minimum of 36 inches of unobstructed sidewalk or pedestrian pathway clearance must be maintained between the sign and any building or other obstruction.
    - (d) The sign must be located on or near the premises, and within 12 feet of the primary public entrance of the establishment it advertises.
    - (e) The signs shall be weighted, temporarily secured, or strategically placed to avoid being carried away by high winds.

(11) The Township shall be indemnified and held harmless from any liability resulting from accident or injury caused by erection and maintenance of such signs.

**§ 245-18.10. Prohibitions.**

The following signs are prohibited:

- A. Signs containing strobe lights, floodlights, outdoor lasers, flashing lights or changing colors, mirrors or other reflective devices. Seasonal holiday lighting or displays are excluded so long as they otherwise comply with the provisions of this Chapter.
- B. Abandoned and outdated signs and sign structures, as defined in § 245-18.3.
- C. Deteriorated signs and sign structures that are unsafe and/or unsecure.
- D. Signs that imitate, resemble or may be confused with official traffic lights, signs or signals or signs that interfere with the effectiveness of any official traffic light, sign or signal, or signs or signals used for the regulation of parking.
- E. Physically animated signs or digitally animated signs, or signs with any moving parts.
- F. Inflatable and Stuffed Signs. Balloons of greater than 30 cubic feet that are tethered to the ground or a structure and stuffed, air activated, or inflated as animals or other signs, unless otherwise permitted as a temporary sign within this Article.
- G. Posters and Handbills. Any signs painted on, attached or affixed to, or supported by any structures, bus shelters, utility poles, benches, trash receptables, trees or other natural vegetation, rocks or poles or any other unapproved supporting structure, or otherwise placed in the public right-of-way.
- H. Signs Obstructing Visibility. Any sign which may obstruct the view of, or be confused with any authorized traffic sign or signal, or device, or use yellow or red blinking or intermittent lights resembling danger or warning signals; obstruct the sight-distance triangle at any street intersection or impair sight distance. No sign shall extend into any right-of-way, planting strip or easement, unless otherwise permitted within this Article. See also § 245-18.13.B. herein.
- I. Signs or Sign Structures Adversely Affecting Safety. Signs or sign structures which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part. No sign other than a permitted safety sign shall be attached to a stand-pipe or fire escape.
- J. Obstruction of Windows and Ventilation. Signs or sign structures installed in any way that obstructs any building openings to such an extent that light, ventilation or exhaust are reduced to a level below that required by any other Township regulation, as applicable.
- K. Signs Creating Emissions. Signs which emit smoke, visible vapors, particles, sound or odor. Open flames used to attract public attention to a place of business or to an advertising sign shall not be permitted.

- L. Signs Incorporating Video. Signs, including billboards, incorporating full motion video or film display via an electronic file imported into the sign software or streamed in real time into the sign are prohibited.
- M. Signs on public property or a public right-of-way, unless erected by a governmental body or required to be so located by order of a governmental body.
- N. Signs or displays visible from a lot line that include words or images that are obscene or pornographic.
- O. Festoon lighting which is unshielded from off the property on which they are located.
- P. Vehicle signs viewed from a public road with the primary purpose of providing signage not otherwise allowed by this Ordinance. Vehicle signs include those attached to or placed on a vehicle or trailer, which may or may not be continuously parked in one location and are to be used primarily as advertising signs. When any vehicle or structure to which a sign is affixed for the carrying or display of such sign or signs is no longer incidental to the primary purpose of the vehicle or structure, it shall be considered a freestanding pole sign and shall be subject to the requirements for such freestanding pole signs in the district in which such vehicle or structure is located. This does not apply to a vehicle parked at a place of business or an owner's/driver's residence and is the primary means of transportation to and from a place of employment. Furthermore, this does not apply to any signage for vehicles or trailers required by state or federal law.
- Q. Beacons and searchlights, except for emergency purposes.
- R. Signs which promote illegal activity or contain information that states or implies a lot may be used for any purpose not permitted under the applicable provisions of this Chapter.
- S. Signs mounted above the roofline of a building, except for permitted roof signs
- T. Any banner or sign of any type suspended across a public street, without the permission of the owner of the property and the owner of the road.
- U. Pennants, spinners, banners, and streamers, except for those permitted with a temporary sign permit.
- V. Any other sign, including portable signs, otherwise not specifically permitted in this Chapter.

**§ 245-18.11. Sign standards in the Agricultural, Residential, and the Planned Residential Development Overlay Districts.**

- A. General standards. The standards for permitted, permanent on-premise signs in the Agricultural and Residential Districts, and for the Planned Residential Development (PRD) Overlay District are described below.
- B. Additional standards. All permitted on-premise signs shall comply with § 245-18.13. herein.
- C. Address and occupant name signs shall be in accordance with § 245-18.9.G. herein.

D. Permitted signs for individual residential dwelling units.

- (1) Home based business or home occupation sign. Any number of wall signs, window signs, or projecting signs are permitted per dwelling unit so long as the total area of all signs does not exceed eight (8) square feet. Window signs shall not occupy more than 25% of the transparent glazed area of a door or window. No sign shall be illuminated.

E. Signs located at residential subdivisions, apartment or multifamily dwelling developments or complexes, or mixed-use developments.

- (1) Development Entrance Sign. A maximum of one freestanding monument sign on each side of the street used for vehicular access into the overall development or complex containing six or more lots or buildings. If a development or complex has more than one vehicular entrance, then an additional two freestanding monument signs (one on each side of the street for vehicular access) are permitted to be located at another entrance if such entrance is more than 1,000 lineal feet from the other entrance.

- (a) All signs shall be set back 10 feet from the public or private street right-of-way and 10 feet from any adjacent lot lines.
- (b) The maximum sign area shall not exceed 36 square feet.
- (c) No such sign or any portion of the sign structure shall exceed eight feet in height.
- (d) Wall signs on retaining walls, entry walls, or fences. A wall sign may be mounted to a retaining wall, a decorative wall, or a fence that generally runs parallel with the street in lieu of a monument sign. The maximum sign area shall not exceed 36 square feet. The sign area shall not include the area of the wall or fence. The length of the wall or fence shall not exceed 100 linear feet unless part of a required retaining wall. The height of the decorative wall or fence shall not exceed five feet. Walls, fences, and their signs shall comply with all other applicable provisions of this Chapter and any applicable provisions of the Pennsylvania Uniform Construction Code.

- (2) Light Pole Banners are permitted per § 245-18.13.L. herein.

- (3) Wall or projecting sign. A maximum of one sign shall be permitted per apartment, multifamily, or mixed-use building. The total sign area shall not exceed 36 square feet.

- (4) Directional signage is permitted per § 245-18.13.I. herein.

F. Signs located at nonresidential uses.

- (1) Freestanding (monument style) sign. One freestanding monument sign is permitted per lot. If a lot has more than one street frontage in which there is vehicular access along a public or private right-of-way, then one additional monument sign may be permitted for each additional street frontage.

- (a) The sign shall be set back 10 feet from public or private street right-of-way and 10 feet from any adjacent lot lines.

- (b) The maximum sign area shall not exceed 32 square feet.
- (c) No such sign or any portion of the sign structure shall exceed eight feet in height.
- (d) If two or more non-residential uses are on separate lots but share an entrance, then only one freestanding monument sign shall be permitted for the shared entrance, not per lot. The maximum sign area shall not exceed 40 square feet. No portion of the sign or the sign structure shall exceed eight height feet in height.

(2) Wall or projecting sign. A maximum of one wall or projecting sign per building. The total sign area shall not exceed 40 square feet.

(3) Directional signage is permitted per § 245-18.13.I. herein.

G. Illumination. All signs permitted in this Section may only be illuminated through an internal or external light source unless otherwise stated herein. External and internal illumination must be shielded by covers. Digital signs or EMCs are not permitted. All illumination shall be subject to the requirements in this Chapter.

**§ 245-18.12. Sign standards in the Commercial, Mixed-Use, Institutional, and the Industrial Districts.**

- A. General standards. The standards for permitted, permanent on-premise signs in the Commercial, Mixed-Use, Institutional, and Industrial Districts are described below.
- B. Additional standards. All permitted on-premise signs shall comply with § 245-18.13. herein.
- C. Permitted signs. Table XVIII-1 (Signs Permitted by Zoning District) lists all permitted signs within the Village (VIL), Neighborhood Commercial (C-1), Highway Commercial (C-2), Professional Office (PO), Institutional (INS), and the Industrial (IND) Districts. The number of signs, types of permitted signs, and illumination are specific for each district, unless otherwise noted herein.
- D. Residential buildings, dwellings, developments, or subdivisions in any district shall be subject to the permanent sign allowances established in § 245-18.11. herein.
- E. Address and occupant name signs shall be in accordance with § 245-18.9.G. herein.
- F. Development Entrance Sign. Development complexes consisting of residential, a mix of residential and non-residential uses, or a non-residential development, all of which contain six or more lots or buildings, may have development signs in accordance with the provisions of § 245-18.11.E. herein.
- G. If two or more non-residential or mixed-use uses are on separate lots but share an entrance, only one free-standing monument sign shall be permitted per shared entrance, not per lot. The maximum sign area shall not exceed 40 square feet plus an additional 10 square feet per tenant, not to exceed 60 square feet. The maximum height of the sign area or any portion of the sign structure shall not exceed 10 feet in height.
- H. Properties that abut the Pennsylvania Turnpike (SR 0076) or US Route 15 (SR 0015) may be permitted to have additional signage subject to § 245-18.13.Q. herein.

- I. Light Pole Banners are permitted per § 245-18.13.L. herein.
- J. Illumination. Signs may be illuminated unless otherwise stated herein. External and internal illumination must be shielded by covers. All illumination shall be subject to the requirements in this Chapter.
- K. Signs for multi-occupant nonresidential and mixed-use properties (containing both residential and non-residential uses) within the Neighborhood Commercial, Highway Commercial, Professional Office, Institutional, and Industrial Districts may have the following signage in addition to the signage permitted in § 245-18.12.C above:
  - (1) Buildings designed to accommodate two or more non-residential establishments, each of which has independent exterior public access points, one additional awning, canopy or marquee, projecting, or wall sign may be provided for each designated separate business entrance. Additional awning, canopy or marquee, and projecting signs shall not exceed the size permitted for the applicable zoning district. Roof signs shall not be permitted in lieu of a canopy or marquee sign. Additional wall signs shall not exceed 40 square feet in size.
  - (2) Buildings designed to accommodate three or more non-residential establishments, which only provide for shared exterior public access points, one additional projecting, wall, or window sign may be provided for each separate tenant, provided:
    - (a) The additional signs are limited to the side of the building to which there is a public access point.
    - (b) Additional wall signs shall not exceed 40 square feet in size. The sum of all wall signs cannot exceed 20% of the building face to which they are attached.
    - (c) Additional window signs shall not exceed 32 square feet in size, nor cover more than 15% of the total transparent glazed area of the door or window area of a building.
  - (3) For lots with more than one building, each single-occupant building may have one additional awning, canopy or marquee, projecting, or wall sign. Multiple-occupant buildings shall be permitted to have additional signs as defined in subsections (1) and (2) above.
  - (4) Multi-Tenant Sign. In the case of a shopping center, mall or plaza, with mixed uses or multiple non-residential tenants or establishments on a lot held in single or separate ownership (e.g., office, industrial or business park), one (1) additional freestanding monument sign shall be permitted when located at the main entrance into the lot, development, or complex. The sign shall not exceed the maximum allowable size (square footage and height) of a freestanding monument style sign permitted in the zoning district to which the sign will be located.
- L. Signs for certain uses. Signs for certain non-residential and mixed-use developments may apply for a Master Sign Plan in accordance with § 245-18.18. herein.

**Table XVIII-1 Signs Permitted by Zoning District\***

Zoning Districts						
	VIL	C-1	C-2	PO	INS	IND
<b>Number of Signs</b>	Two signs per lot, plus one awning, wall, or projecting sign for each side or rear access for the public	Two 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 three 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.	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. If 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.	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. If 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.	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. If 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.	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. If 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 ORDINANCE, CH. 245. ARTICLE 18. TOWNSHIP DRAFT – JANUARY 2024**

<b>Sign Type</b>	<b>VIL</b>		<b>C-1</b>		<b>C-2</b>		<b>PO</b>		<b>INS</b>		<b>IND</b>	
<b>Awning</b>	20% of the awning to which it is attached		20% of the awning to which it is attached		20% of the awning to which it is attached		20% of the awning to which it is attached		20% of the awning to which it is attached		20% of the awning to which it is attached	
<b>Canopy or Marquee</b>	40% of the area of the face of the canopy/marquee to which the sign is attached		40% of the area of the face of the canopy/marquee to which the sign is attached		40% of the area of the face of the canopy/marquee to which the sign is attached		40% of the area of the face of the canopy/marquee to which the sign is attached		40% of the area of the face of the canopy/marquee to which the sign is attached		40% of the area of the face of the canopy/marquee to which the sign is attached	
<b>Directional Sign</b>	See § 245-18.13.I.											
<b>Drive-through Menu Sign</b>	See § 245-18.13.J.											
<b>Freestanding (Monument Style) Sign</b>	40 SF	8 FT	40 SF	10 FT	50 SF	10 FT	50 SF	10 FT	50 SF	10 FT	50 SF	10 FT
<b>Freestanding (Ground Pole Style) Sign</b>	Not Permitted		Not Permitted		60 SF	25 FT	60 SF	25 FT	Not Permitted		60 SF	25 FT
<b>Projecting Sign</b>	20 SF		20 SF		20 SF		20 SF		20 SF		20 SF	
<b>Roof Sign.</b> <i>Roof signs, if permitted, are in lieu of a canopy or marquee sign.</i>	Not Permitted		Not Permitted		60 SF		60 SF		60 SF		60 SF	
<b>Wall Sign</b>	40 SF		60 SF		100 SF		60 SF		100 SF		100 SF	
<b>Window Sign</b>	Not Permitted		Any number of signs totaling 32 SF. Signs cannot cover more than 15% of total transparent glazed area of the door/window area of a building		Any number of signs totaling 32 SF. Signs cannot cover more than 15% of total transparent glazed area of the door/window area of a building		Any number of signs totaling 32 SF. Signs cannot cover more than 15% of total transparent glazed area of the door/window area of a building		Any number of signs totaling 32 SF. Signs cannot cover more than 15% of total transparent glazed area of the door/window area of a building		Any number of signs totaling 32 SF. Signs cannot cover more than 15% of total transparent glazed area of the door/window area of a building	

*Note: SF equals maximum square footage permitted, unless otherwise noted. FT equals maximum height permitted, unless otherwise noted. \*See § 245-18.12. for additional standards of signs applicable to all districts.*

<b>Illumination</b>	<b>VIL</b>	<b>C-1</b>	<b>C-2</b>	<b>PO</b>	<b>INS</b>	<b>IND</b>
	Signs may only be illuminated through an internal or external light source. Digital signs or EMCs are not permitted.	See § 245-18.12.J.	See § 245-18.12.J.	See § 245-18.12.J.	See § 245-18.12.J.	See § 245-18.12.J.

**§ 245-18.13. Additional standards in all districts.**

- A. Where these regulations apply. These regulations apply to all signs regulated by this Article.
- B. Sign placement and clearances.
  - (1) All signs and sign structures must be erected and attached totally on or within the site or lot.
  - (2) No sign shall be permitted to extend into, over, or be placed within any legal right-of-way, planting strip, or easement, unless otherwise permitted within this Article.
  - (3) No sign of any type shall be set back less than 10 feet from any legal right-of-way, unless otherwise permitted within this Article.
  - (4) No sign shall be permitted to obstruct the sight-distance triangle (or clear sight triangle) at any street intersection or impair sight distance.
  - (5) Vehicle area clearances. In areas outside of rights-of-way, when a sign, canopy, or awning extends over an area in which vehicles travel or are parked, the bottom of the structure must be at least fourteen (14) feet above the grade level directly below the sign. Vehicle areas include access drives, driveways, alleys, parking areas, and loading and maneuvering areas.
  - (6) Any sign erected on a property or building within a historic district shall comply with Chapter 155, Historic Districts.
- C. Signs may be double-sided, unless otherwise stated in this Article.
- D. Signs located along state roadways. Signs located along or within the right-of-way of a state-owned road or highway shall be sited, constructed, and maintained in accordance with all applicable PennDOT and PA Turnpike regulations.
- E. Multiple zoning districts. For any lot, building, or use which is located in more than one zoning district, the most restrictive sign regulations apply.
- F. Multiple lots. In the case where a single building or business has multiple adjoining or abutting lots for its use, the total number of signs shall not exceed the maximum number permitted for one lot, unless it meets the provisions of § 245-18.12. herein.
- G. Awning signs. Sign copy attached to the face or side surfaces of an awning or backlit awning are permitted provided that the sign area does not exceed the limitations set forth in this Article.
  - (1) Awning signs must be centered within or over architectural elements such as doors or windows.

- (2) For multi-tenant buildings. If the awning sign is mounted on a multi-tenant building or buildings, all awnings shall be similar in terms of height, projection, color, and style across all tenants in the building.
- (3) No awning sign shall be wider than the building wall or tenant space or establishment it identifies.
- (4) The lowest edge of the canopy or awning sign shall be at least 10 feet above the finished grade.
- (5) Any ground floor awning that projects onto a public walkway must be retractable and may not project more than four feet from the face of the building nor extend into the street right-of-way.
- (6) An awning without letters or other commercial messaging shall not be regulated as a sign.

H. Canopy or marquee signs.

- (1) Canopy signs and marquee signs are signs, other than projecting signs, which are mounted to either:
  - (a) An attached canopy or marquee that projects from the building façade at least eighteen (18) inches; or
  - (b) A freestanding canopy not attached to a building.
- (2) Signs that are attached to a building façade or face of a canopy or marquee are permitted provided that the sign area does not exceed the greater of the limitations set forth in this Article.
- (3) Canopy or marquee signs shall be limited to one (1) per building façade or separate tenant space or establishment on each separate street on which such building façade fronts, unless otherwise permitted herein. No canopy or marquee shall be wider than the building wall or tenant space or establishment it identifies.
- (4) Canopy or marquee signs must be centered within or over architectural elements such as doors or windows. No canopy or marquee shall extend past the eave line.
- (5) For multi-tenant buildings. If the canopy or marquee sign is mounted on a multi-tenant building or buildings, all canopies and marquees shall be similar in terms of height, projection, color, and style across all tenants in the building.
- (6) No canopy, marquee or sign attached thereto shall extend past a curb or into the street right-of-way.
- (7) The lowest edge of the marquee sign shall be at least ten (10) feet above the finished grade.

(8) A canopy or marquee sign shall be permitted in lieu of roof signs.

(9) A canopy without letters or other advertising shall not be regulated as a sign.

I. Directional signs.

(1) General standards. Directional signs are allowed in all districts and are not counted in the total square footage of permanent signage allowed on any lot or site.

(2) Directional signs may contain commercial advertising not to exceed 25% of the total sign area.

(3) All free-standing and wall type directional signage shall not exceed six (6) square feet for each sign. Freestanding directional signs shall have a maximum permitted height of five feet.

(4) Directional signs in any district may have internal or external illumination. External and internal illumination must be shielded by covers. Digital signs or EMCs are not permitted.

J. Drive-through menu sign.

(1) General standards. Drive-through menu signs shall only be permitted where drive-in/drive-through facilities have been permitted in accordance with this Chapter. Drive-through menu signs shall not be included in the total number of signs permitted for a property, building, or lot.

(2) Two freestanding (monument or pole sign) shall be permitted for each stacking lane in a drive-through facility provided each sign does not exceed 36 square feet in sign area. If the sign is completely screened from view from any right-of-way and any adjacent or abutting residential use or residentially zoned property, there shall be no maximum sign area.

(3) The sign shall not exceed 10 feet in height measured from the grade of the adjacent driving surface to the top of the sign.

(4) The sign may be internally illuminated, externally illuminated, or digital. External and internal illumination must be shielded by covers.

(5) No drive-through menu sign shall be permitted in any front yard.

K. Freestanding signs. The area and height of any freestanding sign (monument or ground pole) shall be in conformance with this Article and as provided herein.

(1) A freestanding sign shall be set back 10 feet from public right-of-way and 10 feet from any adjacent lot lines, except for official traffic signs and government/regulatory signs.

(2) The height of a freestanding sign or any portion of the structure shall not exceed 25 feet unless otherwise noted in this Article.

- (3) The overall sign structure shall not exceed a 3:1 ratio to the maximum sign area permitted.

L. Light pole banner signs.

- (1) General standards. Light pole banner signs that meet the standards herein are allowed in all districts and are not counted in the total square footage of permanent signage allowed on any lot or site.
- (2) Light pole banner signs must include wind slits.
- (3) The maximum sign area is 18 square feet.
- (4) The maximum width is three (3) feet.
- (5) A maximum of one light pole banner signs shall be permitted per light pole.
- (6) A minimum vertical clearance of three (3) feet shall be maintained between the top of a light pole banner sign and the bottom of luminaire located on the pole as measured from where the ballast connects to the pole.
- (7) The bottom of the banner must hang at least 18 feet above a public street and at least 14 feet above a public sidewalk or other walkway.
- (8) Light pole banner signs shall not be illuminated. Digital signs or EMCs are not permitted.
- (9) Applications for signs on poles must be accompanied by written authorization from the pole owner.

M. Projecting signs.

- (1) Projecting signs shall be limited to one (1) per building façade or separate tenant space or establishment on each separate street on building façade fronts, unless otherwise permitted herein.
- (2) No projecting sign shall extend in a vertical dimension above the highest architectural point of the building façade to which it is mounted. Further, no projecting sign shall be located above a roof line or on a roof.
- (3) No projecting sign shall extend in a horizontal dimension more than five (5) feet from the building façade to which it is mounted.
- (4) No portion of a projecting sign shall be less than ten (10) feet above the finished grade level.

N. Roof signs.

- (1) A roof sign may be permitted in lieu of a canopy and/or marquee sign.
- (2) Roof signs are permitted on sloping roofs, but not on flat roofs.
- (3) Notwithstanding the general height limitation of this Section, the height of any roof sign shall not exceed the highest architectural point of the building to which it is mounted.
- (4) Support structures. Support structures must be designed so that there is no visible support structure above the sign.

O. Wall signs.

- (1) Signs incorporated into a building as an architectural element shall be classified as wall signs.
- (2) Vertical extensions. Wall signs shall not extend above any roof line of the last finished floor of the wall or structure upon which they are mounted.
- (3) Horizontal extensions. Wall signs shall not extend:
  - (a) More than eighteen (18) inches perpendicular from the building façade, wall, or structure to which they are attached; or
  - (b) Beyond the edge of the wall or structure to which they are attached.
- (4) Reflectors on externally lit wall signs must be 10 feet above the ground level, equipped with mesh guards, and no part may extend more than two feet from the wall of the building.

P. Window signs.

- (1) No window sign may be illuminated. No digital or EMC window signs are permitted.
- (2) No window sign shall be placed higher than 12 feet from grade.
- (3) Window signs shall only be permitted on the side of the building or dwelling to which there is public access.

Q. Properties which abut the Pennsylvania Turnpike (SR 0076) or US Route 15 (SR 0015).

- (1) Properties with one or more non-residential uses located in the Neighborhood Commercial, Highway Commercial, Professional Office, Institutional, and Industrial Districts, which abut the street line of the Pennsylvania Turnpike (SR 0076) and/or US Route 15 (SR 0015) may have one additional wall sign, provided:
  - (a) The sign shall not exceed 150 square feet in size.
  - (b) The sign shall be designed and directed to face the abutting Pennsylvania Turnpike (SR 0076) and/or US Route 15 (SR 0015)

- (c) The wall sign shall meet all standards set forth in § 245-18.13.O. herein.
- (2) The sign may be illuminated so as the face of the sign is a minimum distance of 200 feet from a residential use or residential property, measured between the two closest points. The sign may only be illuminated through an internal or external light source. Digital signs or EMCs are not permitted.

**§ 245-18.14. Temporary signs.**

Signs that meet the standards herein for temporary signs are exempt from the standards for permanent signs and are not counted in the total square footage of signage allowed on any lot or site. Signs that do not meet the standards herein are subject to the standards for permanent signs, unless otherwise noted in this Article.

**A. Temporary sign requirements.**

- (1) A temporary sign shall be a sign intended to be displayed for a limited period of time. Permits for temporary signs are valid for a maximum of 90 days. One permit for temporary signs shall be issued per lot or use within any twelve-month period.
- (2) Temporary signs shall not be permitted within the public rights-of-way nor within any easement nor clear sight triangle.
- (3) Temporary signs shall not create a safety hazard for pedestrian or vehicular traffic.
- (4) Illumination. Illumination of temporary signs is prohibited. No digital or EMC signs are permitted.
- (5) Temporary signs placed on private property are permitted in all zoning districts in compliance with the following standards:
  - (a) Yard signs. An unlimited number of yard signs are permitted on each property provided that the maximum area (total square footage of all the temporary yard signs) shall not exceed 20 square feet for residential uses and 40 square feet for all other uses.
  - (b) Wall signs. A maximum of four (4) wall signs not exceeding a total square footage (maximum area of all signs) of forty (40) square feet are permitted on each property. Temporary wall signs shall conform to the applicable requirements for wall signs.
  - (c) Banner signs. A maximum of four (4) banner signs not exceeding a total square footage (maximum area of all signs) of forty (40) square feet are permitted on each property.
  - (d) Application for a permit for a temporary sign shall be made through a Zoning Permit Application. A permit for temporary signs must be kept on the premises

where signs are displayed and must be shown to the Zoning Officer upon request.

- (6) Temporary signs posted without a permit or erected past the expiration date are installed in violation of this Chapter. The property owner or the municipality may remove the sign(s) without notifying the sign owner.

B. Temporary signs on properties for sale, rent, or lease.

- (1) Temporary signs for the sale, rent, or lease of property shall not be subject to time limitations for temporary signs and shall not require a permit.

- (2) Temporary signs on residential properties.

- (a) For a single-family residential property, lot, or unit, one sign is permitted per street frontage, not to exceed four square feet in size and four-square feet in height.

- (b) For single-family residential properties or lots ten acres in size or larger, one sign is permitted per street frontage, not to exceed 16 square feet in size and six feet in height.

- (c) For multi-family residential properties or the sale, rent, or lease of six or more single-family lots or units in a subdivision, then one additional entrance sign is permitted for the entire subdivision. No sign shall exceed 32 square feet in size. All signs shall be removed when 75% of the lots or units in the subdivision have been sold or leased.

- (d) Such signs shall be limited to yard signs, wall signs, or window signs.

- (e) Illumination. Illumination of temporary signs is prohibited. No digital or EMC temporary signs are permitted.

- (3) Temporary signs on non-residential and mixed-use properties.

- (a) For non-residential or mixed-use properties, one sign is permitted per street frontage, not to exceed 32 square feet in size.

- (b) In the case of a property where the street frontage exceeds 1,000 linear feet, one additional sign may be permitted, not to exceed 32 square feet in size.

- (c) For non-residential or mixed-use developments containing six or more lots or units, one additional entrance sign is permitted. No sign shall exceed 32 square feet in size. All signs shall be removed when 75% of the lots or units in the development have been sold, rented, or leased.

- (d) Such signs shall be limited to yard signs, wall signs, or window signs.



- (e) Illumination. Illumination of temporary signs is prohibited. No digital or EMC temporary signs are permitted.

**§ 245-18.15. Electronic message centers.**

- A. EMC signs are only permitted in the following districts: Neighborhood Commercial, Highway Commercial, Professional Office, Institutional, and Industrial Districts.
- B. EMC signs shall be limited to one (1) per lot or separate tenant space or establishment. This limitation shall include any billboard located on the same lot.
- C. EMC signs may be a portion or the entirety of a permitted wall sign or freestanding sign.
- D. The separation from any residentially zoned or residentially used property shall be 200 feet. The distance separations shall be measured radically.
- E. The following EMC display features and functions are prohibited: scrolling, traveling, flashing, spinning, rotating, fade, dissolve, any other moving effects, and all dynamic frame effects or patterns of illusionary movement or simulated movement.
- F. EMC signs shall have a minimum display time of ten (10) seconds. Time and temperature displays may change more frequently. The transition time between messages and/or message frames is limited to one (1) second.
- G. On-premise EMC signs shall be turned off between the hours of 11:00 p.m. and 5:00 a.m.
- H. All EMC signs shall have automatic dimming controls, either by photocell (hardwired) or via software settings, in order to bring the EMC lighting level at night into compliance with § 245-18.16. herein.
- I. Brightness (luminance). The brightness of the EMC shall not exceed 0.3 foot-candle of light above the normal ambient light levels. Such signs shall be equipped with automatic dimming technology which automatically adjusts the sign's brightness based on ambient light conditions. See § 245-18.16. herein.
  - (1) The luminance specification shall be determined by a foot-candle metering device held at a height of five (5) feet and aimed towards the EMC, from a distance of 150 feet.
  - (2) The metering device should be at a location perpendicular to the EMC center (as seen in plain view) as this angle has the highest luminance.
  - (3) This check shall include the measurement of an all-white image displayed by the EMC to evaluate the worst-case condition.
  - (4) If the difference in illuminance between the EMC-on and the EMC-off conditions is 0.3 foot-candle or less, then the luminance is in compliance.
- I. Message default mechanism. EMC signs must be equipped with a properly functioning default mechanism that will stop the sign in one (1) position should a malfunction occur.

J. Audio or pyrotechnics. Audio speakers and/or any form of pyrotechnics are prohibited.

**§ 245-18.16. Sign illumination standards.**

Signs may be illuminated consistent with the following standards:

- A. A sign in any district may be illuminated at night, unless otherwise prohibited in this Chapter. Signs that are illuminated at night shall not exceed a maximum luminance level as set forth in § 245-18.16.D. herein below.
- B. Signs that have external illumination, whether the lighting is mounted above or below the sign face or panel, shall have lighting fixtures or luminaires that are fully shielded.
- C. The illumination and/or intensity of the illumination shall be controlled so as to not create glare, hazards or nuisances, and shall also comply with the additional standards set forth in § 245-16.10.G. in this Chapter.
- D. All illuminated signs must comply with the maximum luminance level of five hundred (500) cd/m<sup>2</sup> or Nits at least one-half hour before Apparent Sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA), US Department of Commerce, for the specific geographic location and date. All illuminated signs must comply with this maximum luminance level throughout the night, if the sign is energized, until Apparent Sunrise, as determined by the NOAA, at which time the sign may resume luminance levels appropriate for daylight conditions, when required or appropriate.
- E. Externally illuminated signs shall comply with additional standards set forth in § 245-16.10.G.(6) in this Chapter.
- F. See the outdoor lighting standards of § 245-16.10.G. in this Chapter.

**§ 245-18.17. Billboards.**

- A. Billboards are permitted only in the Industrial District.
- B. Billboards are subject to the following standards:
  - (1) Only one billboard shall be permitted per property or lot.
  - (2) The sign area of a billboard must be directed to face either the Pennsylvania Turnpike (SR 0076) or US Route 15 (SR 0015). No billboard shall be directed to face any other public or private streets or ways.
  - (3) The maximum sign area of any one sign shall be 725 square feet with a maximum height of 25 feet and a maximum length of 60 feet, inclusive of any border and trim but excluding the base or apron, supports and other structural members.
  - (4) Signs which exceed 600 square feet in area may not be double-sided, double-faced (abutting and facing the same direction), multi-faced, back-to-back, or V-shaped.

- (5) No two (2) sign structures shall be spaced less than 500 feet apart, and no such structures may be erected adjacent to or within 500 feet of any interchange or safety rest area, measured along the applicable abutting street line from the beginning or ending of pavement widening at the exit from or entrance to the main traveled way.
- (6) The distance between sign structures shall be measured along the nearest edge of the pavement between points directly opposite the signs along the same side of the right-of-way.
- (7) No billboard shall be located within 200 feet from a lot line of an existing residential dwelling.
- (8) No sign shall be closer than 25 feet from any property line nor extend over any public property nor public right-of-way.
- (9) No billboard shall be closer than 50 feet from any building or structure located on the same property.
- (10) No sign shall be located within or over any easement nor on a bridge.
- (11) EMC billboards. No EMC billboard shall directly face a residential neighborhood or residence. Any EMC billboard shall comply with the standards set forth in § 245-18.15. and § 245-18.16. herein.
- (12) Applicant for an EMC billboard shall permit message access for local, regional, state and national emergency services during emergency situations. Emergency messages are not required to conform to message standards listed herein.
- (13) Condition. All billboards shall be maintained in a good and safe condition. The area around the sign shall be kept free of debris, weeds, and other noxious vegetation.
- (14) Discontinuance. See definition of Abandoned Sign.

**§ 245-18.18. Master Sign Plan.**

- A. Conditional Use. The Board of Commissioners may, by conditional use approval, permit a master sign plan which provides for additional permanent signage or modifications to the sign standards of this Article to encourage creativity and flexibility in establishing a cohesive and aesthetically pleasing overall design of signage within a development complex.
- B. The master sign plan may apply to the following non-residential or mixed-use developments (developments containing both residential and non-residential uses) located in the Neighborhood Commercial, Highway Commercial, Professional Office, Institutional, and Industrial Districts:
  - (1) Schools, colleges, or universities within the Institutional District containing more than one building on an institutional campus.

- (2) Shopping centers, malls, plazas, or planned business or industrial parks designed as a cohesive unit.
  - (3) Two or more businesses in separate buildings but on the same lot or tract of land and planned as a cohesive unit. The businesses shall have at least one shared access.
  - (4) Mixed-use developments (containing both residential and non-residential uses) on the same tract of land and planned as a cohesive unit.
  - (5) Places of worship.
- C. A master sign plan may be submitted for any non-residential or mixed-use development which meets the minimum threshold herein, and where the applicant wishes to submit a single, comprehensive sign plan for review.
- D. A master sign plan is intended to help promote some general consistency among certain signs within a development complex or enhance the compatibility of certain signs with the architectural and sign design features within a development complex. The master sign plan package will illustrate all signage that will be used in the development complex and the relationships of all these signs to the development.
- E. A master plan may include signage which deviates from the standards of this Article, except for billboards. All billboards must comply with § 245-18.17. herein.
- F. An application for review of a master sign plan shall include:
- (1) A master sign plan application and required fees. Such fee amount shall be set from time to time by resolution of the Township Board of Commissioners.
  - (2) A master sign site plan, drawn to scale, delineating the site development complex proposed to be included within the master sign plan and the general locations of all permanent signs, including freestanding and building signs, but excluded signs exempt via § 245-18.9. herein, and the property lines, buildings, roadways, rights-of-ways, and any easement areas;
  - (3) A chart, matrix, or list identifying all signs permitted by right for the lot or property, including the number, type, height, and size of each sign. Additional information shall be provided containing the number, type, height, and size of each sign being requested if the master sign plan proposes any type of sign which may deviate from the provisions of this article;
  - (4) Drawings indicating the dimensions, location, quantities, materials, and sign area for all permanent signs;
  - (5) Drawings indicating the exterior surface details of all buildings in the development complex on which awning signs, canopy or marquee signs, projecting signs, wall signs, and window signs or other building signs are proposed;

- (6) Information regarding the illumination of the signs, including any impact on adjoining or abutting properties and rights-of-way;
  - (7) Information demonstrating no sign within the master sign plan will result in any danger to the public health and safety, nor adversely impact abutting properties or future inhabitants of the development complex;
  - (8) Information demonstrating the master sign plan will allow for equal or better results and represents the minimum amount of relief necessary to ensure compliance with the applicable standards, and
  - (9) Any additional information required by the Zoning Officer or Board of Commissioners to help determine whether the signs meet the standards set forth herein.
- G. In order for the Board of Commissioners to approve a Conditional Use for a master sign plan, it must find all of the following, where applicable:
- (1) That the plan's contribution to the design of the development complex will be equal or better to the quality than would result under the regulations and standards of this Article, this Chapter, and the Township's Comprehensive Plan;
  - (2) That the signs proposed as part of the master sign plan will create a uniform sign package for the development complex related to materials, lighting, design, color, height, style, spacing, projection, or other features of the individual signs; and
  - (3) That the proposed signs are compatible with the style or character of the improvements and are well-related to each other in terms of location, size, and spacing.
  - (4) The signs proposed will not result in any danger to the public health and safety, nor adversely impact abutting properties or future inhabitants of the site or lot.
  - (5) The signs proposed will allow for equal or better results and represent the minimum amount of relief necessary to ensure compliance with the applicable standards.
- H. The Board of Commissioners may grant its approval subject to conditions it deems necessary to carry out the intent of this Chapter, and in conformance with the provisions set forth in the PA Municipalities Code.
- I. Upon approval of a Conditional Use for a master sign plan, permits will be issued only for those signs approved under the master sign plan, subject to all conditions of approval. No sign may be erected or placed until the appropriate permit is issued.
- J. Any amendments to the master sign plan must be signed and approved by the owner(s) within the development complex before such amendment will be considered for approval by the Board of Commissioners.

**§ 245-18.19. Nonconforming signs.**

- A. Legal nonconforming signs may continue to exist after passage of this Article in accordance with the provisions of this Article. However, should the number or type of signs exceed that which is allowed for a property, no additional signage shall be permitted until all signs and sign structures are brought into conformance with the regulations of this Article.
- B. Once a nonconforming sign is altered to conform or is replaced with a conforming sign, the nonconforming rights for that sign are lost and a nonconforming sign may not be re-established.
- C. All permanent nonconforming signs and sign structures shall be brought into full compliance with the regulations of this Article when and if the following occurs:
- (1) The sign and/or sign structure of the sign support is moved, removed, replaced, or structurally altered.
  - (2) A change in the mechanical facilities or type of illumination.
  - (3) A change in the material of the sign face.
  - (4) If more than 50% of the sign area is damaged, it shall be repaired to conform to the regulations in this Article.
  - (5) The property on which the nonconforming sign is located submits a subdivision or land development application requiring municipal review and approval.
  - (6) The property on which the nonconforming sign is located undergoes a change of land use requiring the issuance of either a use and occupancy permit or a change of use and occupancy permit by the township.
  - (7) Destruction. When a sign or sign structure is removed for any reason or intentionally destroyed, replacement signs and sign structures must comply with the current standards. However:
    - (a) Copy, repair, and maintenance. A nonconforming sign or sign structure may be removed temporarily, for a period of no more than 180 days unless additional time is granted by the Zoning Officer, to replace copy or the sign face, or to perform sign maintenance or sign repair.
    - (b) Unintentional destruction. When a nonconforming sign or sign structure is partially or totally damaged by fire or other causes beyond the control of the owner, the sign and sign structure may be rebuilt in the same location and to the same dimensions using generally the same materials.
  - (8) Nonconforming sign shall be exempt from these provisions, under the following conditions:
    - (a) Ownership. The status of a nonconforming sign is not affected by changes in ownership.

- (b) The copy or sign face of a permanent nonconforming sign may be changed by right, and such changes do not constitute a structural alteration nor trigger loss of nonconforming status.
  - (c) Permanent nonconforming signs required to be moved because of public right-of-way improvements may be re-established, so long as the sign meets all required setbacks and clearances for its type and does not create an unsafe condition.
  - (d) Discontinuance. See definition of Abandoned Sign.
  - (e) The nonconforming sign possesses documented historic value.
  - (f) The nonconforming sign is of a unique nature or type by virtue of its architectural value or design, as determined by the National Park Service, the Pennsylvania Historical and Museum Commission, or the local historical commission.
- D. To determine the legal status of existing signs in each case listed above, the applicant shall submit the following information to the Zoning Officer:
- (1) Type(s) of existing sign(s) located on the property.
  - (2) The area and height of all signs.
  - (3) The distance between the property line and the nearest portion of any sign on the ground.
  - (4) The material of which the sign is constructed.
  - (5) The building frontage.
  - (6) The type of sign illumination.
- E. Temporary nonconforming signs must be removed per the terms of any existing permit and, where no permit exists, within seven (7) days following the passage of this Article, unless specific approval is granted as provided for herein.

**§ 245-18.20. Abandoned and outdated signs.**

- A. Signs advertising a use no longer in existence shall be removed within 90 days of the cessation of such use. If the owner of a property does not remove such sign within 30 days after receiving a written notice from the Zoning Officer, the sign may be removed by the Township at the expense of the property owner.
- B. These time limits shall not apply to a sign intended to be reused with a new sign face serving a building that is clearly temporarily vacant and being actively marketed to new tenants for purchase.

C. A violation of this subsection shall be subject to enforcement and remedies as prescribed in § 245-18.23. and § 245-19.20. of this Chapter.

**§ 245-18.21. Removal of signs.**

A sign may need to be removed or relocated, at any time, which meets the following criteria. The modification or moving of a sign shall be at the owner's expense.

- A. Signs extending into the right-of-way may need to be modified or moved if streets are widened, or other improvements made in the right-of-way, which result in the creation of unsafe conditions. If a nonconforming sign is moved under this requirement, it shall follow the provisions of § 245-18.19. herein.
- B. No sign or structure to which a sign is affixed shall be allowed to remain if it is unsafe or endangers the safety of the building, premise, person, or structure to which a sign is affixed. The Zoning Officer shall order such signs, or structures upon which a sign is affixed, to be made safe, repaired, or removed as necessary to address the condition subject of the order.
- C. Any permit issued in error, or in reliance on the application which contains false, misleading, or incomplete information that was material to the Zoning Officer and/or Building Inspector's decision may be suspended and revoked by the Zoning Officer and/or Building Inspector, or their designee. The removal of the sign shall be done within fifteen days from the Zoning Officer's letter and shall be at the owner's expense.
- D. Any sign which does not meet the standards set forth in this Article.

**§ 245-18.22. Maintenance requirements for all signs.**

Signs, sign structures and awnings, together with their supports, braces, guys, anchors and electrical components must be maintained in a proper state of repair. The Zoning Officer may order the removal of any sign, sign structure or awning at the owner's expense, which is not maintained in accordance to this Article.

**§ 245-18.23. Violation.**

- A. The Zoning Officer shall have the authority to inspect all signs in the Township. If the Zoning Officer finds that any sign has been constructed or erected or is being maintained in violation of the provisions of this Chapter, he/she shall promptly notify the owner or lessor thereof, in writing. If the owner or lessor fails to remove or alter the sign so as to comply with the provisions of this Chapter within 30 days, the Zoning Officer shall cause such sign to be removed or altered in such a way as to conform with the provisions of this Chapter. The cost of such removal or alteration shall be borne by the owner or lessor of such sign(s) and shall be a lien on the premises.
- B. Any violation of this Article shall be enforced in accordance with the procedures contained in Article XIX of this Chapter.