

Building Permit # _____
For Office Use Only

Date Application Received _____
For Office Use Only

jmatthews **WEST PIKELAND TOWNSHIP**
1645 Art School Road, Chester Springs, Pa. 19425
Phone: 610-827-7660 Fax 610-827-9141 www.westpikeland.com

APPLICATION FOR SIGN PERMIT

IDENTIFICATION

Property owner or Lessee:

Name: _____
Mailing Address: _____ (No. Street)
_____ (City, State, Zip)
Phone Number home/office _____ (cell) _____ (fax) _____

Applicant::

Name: _____
Mailing Address: _____ (No. Street)
_____ (City, State, Zip)
Phone Number home/office _____ (cell) _____ (fax) _____

PROPERTY LOCATION

Property Tax Parcel Number _____
Property Address: _____ (No., Street)
_____ (City, State, Zip)
Present Zoning: _____ Lot Size _____

ALL SIGNS MUST COMPLY WITH ARTICLE XIII – SIGN REGULATIONS OF THE WEST PIKELAND TOWNSHIP ZONING ORDINANCE 2005-201 and Ordinance 2007-03.

LOCATION OF SIGN – In the space below provide a simple plot plan showing; (1) dimensions of the lot (including right-of-way lines) and/or building upon which the sign is proposed to be erected and, (2) the proposed sign location with respect to the property lines and buildings.

TYPE OF SIGN:

<input type="checkbox"/> Permanent	<input type="checkbox"/> Temporary	<input type="checkbox"/> Construction	<input type="checkbox"/> Development
<input type="checkbox"/> Business	<input type="checkbox"/> Free-Standing	<input type="checkbox"/> Wall	<input type="checkbox"/> Illuminated
<input type="checkbox"/> Other: (Explain) _____			

PURPOSE OF SIGN _____

DESCRIPTION OF SIGN: Provide a description of the size, shape, color, material, supports, anchoring, weight and height of sign, as well as intensity of illumination.

Provide a sketch elevation, drawn to scale, of the sign, indicating the proposed size, dimensions, shape, material, supports, anchoring, and height of the sign in the space below.

WRITTEN CONSENT BY OWNER:

As owner or lessee of the premises hereby mentioned within this application, I give the applicant consent to erect the before mentioned sign, and also consent to any Township officials to enter the said premises to inspect the sign mentioned in this application before them.

_____ Address

Applicant name (signature)

Applicant name (printed)

Date: _____

For office use only

Building Permit Number: _____

Fee Paid: date: _____ amount: _____

Date Approved: _____

Date Returned: _____

Historic Commission Review

Yes No

Date Submitted to Historic Commission: _____

HARB Review

Yes No

Date Submitted to HARB _____

Temporary Sign Approved Use Dates:

Start _____ End _____

ORDINANCE NO. 2007-03

West Pikeland Township
Chester County, Pennsylvania

AN ORDINANCE OF WEST PIKELAND TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA AMENDING THE WEST PIKELAND TOWNSHIP ZONING ORDINANCE, ARTICLE II -- DEFINITION OF TERMS, AND ARTICLE XIII -- SIGN REGULATIONS, SECTION 1306 TEMPORARY SIGN REGULATIONS

BE IT ENACTED AND ORDAINED by the Board of Supervisors of West Pikeland Township as follows:

Section 1. Article II, Section 202, Definition of Terms of the West Pikeland Township Zoning Ordinance is hereby amended to add the following defined terms:

COMMUNITY SPECIAL EVENT -- an event taking place in the Township designed to promote involvement in community celebrations and other activities by the residents of the Township, Township non-profit entities or other groups approved and/or sponsored by the Township.

COMMUNITY SPECIAL EVENT SIGN - a temporary sign or banner displayed only for a limited amount of time to call attention to or promote a community special event.

Section 2. Article XIII, Section 1306.A(2) of the West Pikeland Township Zoning Ordinance is hereby amended to read as follows:

2. Temporary signs shall be placed so as not to obstruct vehicular or pedestrian traffic; so as not be within the line of sight of any intersection or so as not to create a safety hazard. Temporary Signs shall not be affixed to utility poles or street/traffic signs or be placed on government property including any road right-of-way within the Township.

Section 3. Article XIII, Section 1306.C(1) of the West Pikeland Township Zoning Ordinance is hereby amended to read as follows with Subsections 1306.C(1)(a) through (e) remaining unchanged:

1. Temporary signs announcing special events or the temporary lawful sale of products, goods and/or services, such as the sale of Christmas trees, sales of art, crafts or the like shall be permitted and not larger than six (6) square feet and, provided that:

Section 4. Article XIII, Section 1306.C(1)(f) of the West Pikeland Township Zoning Ordinance is hereby amended to read as follows

- f. Community Special Event Signs

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- 1) Up to eight (8) Community Special Event Signs may be erected for each such event at off-premise locations provided written authorization from the property owners on which the off-premise sign is placed are obtained. A copy of such written authorization shall be provided to the Township as part of the permit application. Off-premises Community Special Event Signs shall not exceed six (6) square feet in size except for banners.
- 2) Where a Community Special Event Sign is proposed to be suspended across a public road, the following standards shall apply in addition to those noted above:
 - a) The sign shall not exceed three (3) feet high by thirty (30) feet wide and the bottom edge of the sign shall be at least fifteen (15) feet above the road surface.
 - b) The Township shall be notified prior to the erection of such signs.
 - c) Where the proposed banner spans a state road, the applicant shall also comply with PennDOT's procedural requirements for the placement of signs or banners across state highways. Evidence of such compliance shall be supplied to the Township.

Section 5. Severability. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of any other section or provision of this Ordinance than the one so declared.

Section 6. Repealer. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed to the extent of the said inconsistency.

Section 7. Effective Date. This Ordinance shall become effective within five (5) days of enactment.

ENACTED and ORDAINED this 20th day of August 2007.

**BOARD OF SUPERVISORS OF
WEST PIKELAND TOWNSHIP**

Harold H. Hallman, III, Chairman

Linda S. Glaum
Linda S. Glaum, Vice Chairman

William Cracas
William Cracas, Member

ATTEST:

Joan C. Matthews
Joan C. Matthews, Secretary

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**ARTICLE XIII
SIGN REGULATIONS**

SECTION 1301. APPLICABILITY

Any sign hereafter erected, altered, or maintained shall conform with the provisions of this Article and any other applicable articles, ordinances, or regulations of the Township of West Pikeland.

SECTION 1302. STATEMENT OF INTENT

The intent of this Article is to provide for the regulation of signs as a proper exercise of the police power and to protect the public health, safety, and welfare in accordance with the following objectives:

- A. To regulate the size, location, illumination, alteration, and maintenance of signs and reduce hazards to pedestrian and vehicular traffic.
- B. To prohibit the construction of and require the removal of signs which are hazardous or create blight.
- C. To provide opportunities for a variety of sign types and encourage sign designs which meet local resident and business needs in a manner which is compatible with the locality, enhances the economic value and visual character of the properties, and contributes to rather than detracts from the character of the Township.
- D. To establish a process for the review and approval of sign permit applications.

SECTION 1303. GENERAL SIGN REGULATIONS

The following provisions shall apply to permitted signs in all districts:

- A. Sign Location
 - 1. No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window or fire escape. No sign shall be attached to a standpipe or fire escape.
 - 2. No sign shall be erected at the intersection of streets so as to obstruct free and clear vision. Signs shall meet the clear sight provisions of Section 1111.D, Obstruction to Vision, of this Ordinance.
 - 3. Unless specifically authorized by this Ordinance or other ordinances and regulations of West Pikeland Township, no sign shall be erected within the legal

right-of-way of any public street or public sidewalk, nor shall any sign be located within five (5) feet of any street line.

B. Sign Illumination

Except as otherwise provided in this Ordinance, any permitted sign, building or structure in any district may be illuminated, provided that there shall be no illumination of a flashing, intermittent or moving type, and further provided that floodlighting shall be so shielded and aimed that the source of light shall not be visible from any point off the lot on which the sign, building or structure being illuminated is erected, and so that only the sign, building or structure is directly illuminated thereby. All signs shall be illuminated only from the top unless otherwise specifically approved by the Township. All lighting shall conform to the provisions of Ordinance #2000-02, the West Pikeland Township Outdoor Lighting Ordinance.

C. Sign Area

For the purposes of this Ordinance, the area of a sign shall be calculated as follows:

1. The area of the sign shall include the entire area within a single continuous perimeter enclosing the outer limits of such sign. The sign area shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display.
2. In the case of an open sign made up of individual letters, attached to or painted on a building, wall, window, canopy, or awning, the sign area shall be that of the smallest rectangle or other geometric shape which encompasses all of the letters and symbols.
3. In computing the area of a double-faced sign, only one (1) face shall be considered, provided that both faces are identical in area. In "V" type structures, if the interior angle of the sign faces exceeds forty-five (45) degrees, both faces shall be considered in computing the sign area.

D. Sign Height

The height of a sign shall be measured from the existing ground elevation at the base of the sign to the highest point of the sign structure. In the case where there is a sidewalk, the height shall be measured from the elevation of the sidewalk.

E. Vehicular Signs

A sign on a vehicle denoting a business-related activity shall be considered a business sign and shall be subject to the following regulations:

1. Vehicles containing a business sign and parked in a residential district shall be concealed (garaged) from public view or in a parking space screened from view from the street, or unless such vehicle is moved on a regular basis (i.e., at least three times per week) and except wherein the vehicle owner or repairman is actually engaged in authorized repairs or construction at that location.
2. Vehicles shall not be parked in public view in any district when their sole purpose is to serve as a sign or advertisement. (See also Section 1306.J, Prohibited Signs.)

SECTION 1304. EXEMPT SIGNS

No permit need be obtained before erecting any of the following signs in any district. (See also Section 1307.B, Temporary Signs not Requiring a Permit.) Exempt signs shall, however, conform to all other applicable regulations of this Ordinance or other codes or ordinances:

- A. Official highway route number signs, street name signs, directional, or other official federal, state, county, or township signs.
- B. Signs or emblems of a religious, civil, philanthropic, historical or educational organization not exceeding four (4) square feet in area.
- C. Directional information or public service signs, such as those advertising availability of restrooms, telephone or similar public conveniences, and signs advertising meeting times and places of nonprofit service or charitable clubs or organizations, may be erected and maintained, provided that such signs do not significantly advertise any real estate for sale or any commercial establishment, activity, organization, product, goods or services except those of public utilities. Directional and information signs provided for the safety and/or convenience of the public within commercial establishments may be erected. Signs erected under this provision shall not exceed four (4) square feet in area.
- D. Trespassing signs or signs indicating the private nature of a road, driveway or premises, signs prohibiting or otherwise controlling hunting or fishing upon particular premises, and signs indicating ownership of a property, provided sign area does not exceed two (2) square feet.
- E. Signs displaying name and address of the occupant of the premises, provided that the area of any such sign shall not exceed two (2) square feet and not more than one (1) such sign shall be erected for each property held in single and separate ownership, unless such property fronts on more than one (1) street, in which case one (1) sign may be erected on each street frontage.
- F. Governmental flags or insignias not exceeding eighty (80) square feet.
- G. Legal notices.

- H. Window signs indicating the store hours or names of credit institutions, provided that the total area of such sign or signs does not exceed two (2) square feet.
- I. Vending machine signs bearing the brand name of the product being sold or price of such product.
- J. Memorial signs or historical tablets, provided that such sign or tablet does not exceed four (4) square feet.
- K. Signs which are a permanent architectural feature of a building or structure, such as a cornerstone, or identifying letters carved into or embossed on a building, provided that the letters are not made of a reflective material nor contrast in color with the building.
- L. Revolving barbershop pole sign, provided that it does not exceed thirty-six (36) inches in height.
- M. Signs advertising the variety of crop growing in a field. Such signs shall be removed after the growing season.

SECTION 1305. PROHIBITED SIGNS

The following signs are unlawful and prohibited:

- A. A flashing, rotating, animated, or revolving sign, with the exception of barbershop poles, a searchlight or hot air or gas filled balloons used as a means of drawing attention to a business or other use.
- B. A sign suspended between poles and lighted by a series of lights.
- C. A sign suspended between poles consisting of either pennants or spinners, except as permitted in Section 1306.B.3 Temporary Sign Regulations.
- D. Any sign erected, painted, or drawn on a tree or rock or other natural feature.
- E. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this Ordinance.
- F. Any banner sign or sign of any other type across a public street except as provided for in Section 1306.C.1, Temporary Sign Regulations.
- G. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of the West Pikeland Township Zoning Ordinance;

- H. Any sign which uses the words "stop," "look," "danger," or any other word or character which attempts or appears to attempt to direct the movement of traffic or which interferes with or resembles any official traffic sign, signal, or device within seventy-five (75) feet of a public right-of-way or within two hundred (200) feet of a traffic control device, whichever is greater.
- I. Except for traffic control signals, red or green lights which may be mistaken for official traffic lights are prohibited within seventy-five (75) feet of a public right-of-way or within two hundred (200) feet of a traffic control device, whichever is greater.
- J. A truck or other vehicle not used for normal day-to-day operations of a business or not regularly moved for business related purposes shall be prohibited from use as a sign. (See also Section 1303.E, Vehicular Signs.)
- K. Roof signs as defined by this Ordinance.

SECTION 1306. TEMPORARY SIGN REGULATIONS

In addition to other applicable regulations, the following regulations for temporary signs shall be observed in all districts:

A. General Provisions

1. Temporary signs shall be placed so as not to obstruct access to or from any door, window, fire escape, or ventilating equipment, nor be attached to any stand-pipe or fire escape.
2. Such signs shall be placed so as not to obstruct vehicular or pedestrian traffic or create a safety hazard.
3. Unless specified otherwise, temporary signs shall be removed within three (3) days after completion of the event, situation, or circumstance for which it is used.

B. Temporary Signs Not Requiring a Permit

The following temporary signs shall not require a permit if erected in compliance with the following regulations:

1. Temporary signs of contractors and artisans, erected and maintained on the premises during the period of their work, one (1) such sign per trade, each having an area of not more than six (6) square feet.
2. Temporary yard or garage sale signs, provided they do not exceed four (4) square feet in area, are erected no more than two (2) days before the first day of the sale, and are removed within two (2) days after the sale. No more than three (3)

temporary off-premises signs shall be permitted and permission shall be obtained from the landowner or utility to post such signs.

3. A sign, bunting, or pennants announcing the opening of a new business or industry provided they are removed within seven (7) days of the opening day or first day of business.
4. Temporary window signs announcing a drive or event of civic, philanthropic, educational, or religious organization, less than four (4) square feet, placed in a store or office window. Temporary signs for such events shall be removed within three (3) days after the event. Permission shall be obtained from the landowner or utility to post said temporary signs.
5. Real estate signs shall be permitted, subject to the following standards:
 - a. Real estate signs shall not exceed six (6) square feet in area in residential districts and twenty four (24) square feet in area in all other districts.
 - b. Corner lots may have one (1) such sign for each street frontage.
 - c. Such signs shall be located on the property for which they are advertising.
 - d. Such signs shall be removed within five (5) days after a final settlement or rental agreement has been reached.
6. Construction/development signs shall be permitted, subject to the following standards:
 - a. Construction/development signs shall not exceed twelve (12) square feet in area in residential districts and twenty-four (24) square feet in area in all other districts.
 - b. Corner lots may have one (1) such sign for each street frontage.
 - c. Such signs shall be located on the property to which they relate.
 - d. Such signs shall be removed when ninety (90) percent of the properties have been developed or eighteen (18) months after the erection of the sign, whichever comes first.
7. Political signs shall be permitted as temporary signs, provided that:
 - a. Signs shall not be erected more than thirty (30) days prior to the election or referendum.
 - b. Signs shall be removed within seven (7) days after the election or referendum.

- c. Any site or building on which the sign was erected shall be restored to its original or better condition upon removal of the sign. . .

C. Temporary Signs Requiring a Permit

The following temporary signs require a permit and shall be erected in compliance with the following regulations:

1. Temporary signs announcing special events or the temporary lawful sale of products, goods, and/or services, such as the sale of Christmas trees, shall be permitted, provided that:
 - a. Permits shall run for a one (1) month period or for the length of the permit issued for a temporary use as may be specified in Section 1030. Temporary window signs, as described in subsection B.4, above, shall not require a permit.
 - b. Signs shall comply with all pertinent regulations applicable to permanent type signs. Sign permits shall be issued only when the use proposed is permitted by the underlying zoning district.
 - c. No such sign shall be posted earlier than three (3) weeks before the occurrence of the event to which it relates.
 - d. Signs shall be removed upon expiration of the permit or within one (1) week after the date of the special event or the last day of sales, whichever comes first.
 - e. Any site or building on which the sign was erected shall be restored to its original or better condition upon expiration of the permit.
 - f. Community Special Event Signs - Where such signs are in the form of banners proposed to be suspended across public roads, the following standards shall apply in addition to those noted above:
 - 1) The sign shall not exceed three (3) feet high by thirty (30) feet wide and the bottom edge of the sign shall be at least fifteen (15) feet above the road surface.
 - 2) The Township shall be notified prior to the erection of such signs.
 - 3) Where the proposed banner spans a state road, the applicant shall also comply with PennDOT's procedural requirements for the placement of signs or banners across state highways. Evidence of such compliance shall be supplied to the Township.

2. Portable signs shall be allowed only for temporary display and shall be subject to the following provisions:
 - a. Portable signs shall only be permitted in districts where commercial uses are permitted as a principal use. Portable signs shall comply with all pertinent regulations applicable to permanent type signs permitted in the underlying district, including maximum area and height requirements for ground signs.
 - b. Permits shall be issued for a one (1) month period for portable signs. Permits for portable signs shall be issued no more than twice in any one (1) calendar year.
 - c. No more than one (1) portable sign shall be allowed per premises.
 - d. Application for a portable sign permit shall be made to the Township Zoning Officer accompanied by the required permit fee and an escrow deposit, as established by the Township fee schedule, as a guarantee that the portable sign shall be removed at the end of the authorized period. If not removed within ten (10) days of the permit expiration date, the Township shall remove the sign and keep the sum necessary from the escrow amount to cover the expense incurred in removal.

SECTION 1307. PERMITTED SIGNS

In addition to the exempt signs in Section 1304 and the applicable temporary signs in Section 1306, the following signs may be erected in any district, subject to the following conditions:

- A. Any sign within any Act 167 Historic District (i.e., Anselma Mill and Yellow Springs) shall further comply with applicable provisions of Article VII, Act 167 Historic Districts.
- B. No permit for any sign serving or located within one hundred (100) feet of any Class I or Class II Historic Resource, where such resource is not located within an Act 167 Historic District, shall be issued until after the Historical Commission has been given the opportunity to review and comment upon the application for sign permit. Where no review or comment is received by the Zoning Officer within thirty (30) days of forwarding of any subject sign permit application to the Historical Commission, it shall be presumed that the Historical Commission recommends issuance of applicable sign permit.
- C. One (1) wall, ground, or freestanding sign not exceeding twenty (20) square feet in area for the identification of a church, school, recreational area, estate, or farm, and conforming to the requirements set forth in Section 1307.G below. Such signs shall not be illuminated except where permitted for schools or churches. Where permitted, any illumination shall be non-flashing, uncolored, diffused or indirect, and such sign shall be set back at least one-third (1/3) the distance of any required yard from any property line.

- D. Wall, ground, or freestanding signs for the identification of a residential development of twelve (12) units or more erected on the site of said development and the location of a sales or rental office, provided that the area of any such sign shall not exceed twenty (20) square feet and not more than one (1) such sign shall be placed on each street frontage of a property. All such signs shall conform to the requirements set forth in Section 1307.G below.
- E. One (1) wall, freestanding, or projecting sign for a major home occupation or bed and breakfast, provided that the area of any such sign shall not exceed two (2) square feet and all such signs shall conform to the requirements set forth in Section 1307.G below.
- F. One (1) wall, freestanding, or projecting sign for the sale of agricultural products, where permitted, provided that the area of any such sign does not exceed eight (8) square feet and all such signs shall conform to the requirements set forth in Section 1307.G below. Any such sign shall be removed at the end of each sales season.
- G. The following additional provisions shall apply to the specific sign types set forth in Sections 1307.C-F above:
1. Where freestanding signs are permitted, the maximum height shall be eight (8) feet. If located in an area frequented by pedestrians, the lowest edge of the freestanding sign shall be no less than four (4) feet above the finished grade.
 2. Where projecting signs are permitted, the maximum height shall be twelve (12) feet and such sign shall not project more than four (4) feet from the face of the building. If located in an area frequented by pedestrians, the bottom of such sign shall not be less than seven (7) feet above the finished grade.
 3. Where ground signs are permitted, the maximum height of such sign shall be four (4) feet.
 4. Where wall signs are permitted, no portion of the wall sign shall extend above the lowest point of the roof, nor extend beyond the ends of the wall to which it is attached. Windows signs shall not be permitted except in the case of approved major home occupations and shall be limited to the area specified in subsection C. above.
- H. Off-premises signs shall be permitted, provided that:
1. The off-premises sign shall only be permitted within the RD Residential Development District only where within thirty-five (35) feet of the Pennsylvania Turnpike right-of-way. Such sign shall be required to face the Turnpike.

2. The area of a sign is restricted to three hundred (300) square feet and the height of a sign is restricted to twenty (20) feet with a ground clearance of ten (10) feet measured from the grade of the site.
3. Where permitted, only one (1) off-premises sign may be erected on a single tract.
4. Off-premises signs shall not be located closer than four hundred (400) feet from another off-premises sign or from a designated historic resource as defined by this Ordinance.
5. Off-premises signs shall not be erected within thirty (30) feet of a side or rear property line.
6. Off-premises signs shall not be illuminated.

I. **All Other Non-Residential Uses**

For all permitted non-residential uses not specifically provided for in Sections 1307.A-H above, a sign or signs may be erected in accordance with the following provisions. Except as otherwise noted for corner lots, a business establishment shall not have more than two (2) primary signs, exclusive of exempt signs, on the premises. If a building fronts on more than one (1) street, one (1) additional primary sign may be permitted on the second street frontage.

1. Freestanding signs shall not exceed twenty (20) square feet in area and fourteen (14) feet in height. Freestanding signs identifying a more than one commercial use on a single commercial property shall not exceed thirty (30) square feet in area and eighteen (18) feet in height. The following provisions shall also apply to freestanding signs:
 - a. For pedestrian safety, the lowest edge of the freestanding sign shall be either less than four (4) feet or greater than seven (7) feet above the ground.
 - b. Freestanding signs shall be limited to one (1) such sign per structure. If more than one (1) use is carried on in a single structure, the one (1) permitted freestanding sign may indicate the presence of all uses in the structure. Individual freestanding signs for each use shall not be permitted.
 - c. Where both freestanding signs and ground signs are permitted, only one (1) of these sign types shall be erected on a premises.
2. Ground signs shall not exceed twenty (20) square feet in area and four (4) feet in height. Ground signs identifying more than one commercial use on a single commercial property shall not exceed thirty (30) square feet in area or six (6) feet in height. The following provisions shall also apply to ground signs:

- a. Ground signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.
 - b. Ground signs shall be limited to one (1) such sign per structure. If more than one (1) use is carried on in a single structure, the one (1) permitted ground sign may indicate the presence of all uses in the structure. Individual ground signs for each use shall not be permitted.
 - c. In those districts where both ground signs and freestanding signs are permitted, only one (1) of these sign types shall be erected on a premises.
3. Projecting signs shall not exceed sixteen (16) square feet. The following provisions shall also apply to projecting signs:
- a. No portion of a projecting sign shall be less than eight (8) feet nor more than twenty (20) feet above the proposed finished grade, and no such sign shall project more than four (4) feet from the face of the building or be closer than three (3) feet from the edge of a curb.
 - b. Projecting signs shall not extend above the top of the wall upon which it is mounted.
 - c. No projecting sign shall be attached to a building where a canopy or awning sign exists.
4. The total area of the wall sign, including permanent window signs, shall not exceed ten (10) percent of the area of the building face, including window and door area and cornices, to which it is attached. In no case shall the total area of wall signs, exclusive of permanent window signs, exceed thirty-six (36) square feet. Where a lot fronts on more than one street, the permitted sign area facing each street shall be calculated separately. The following provisions shall also apply to wall signs:
- a. No portion of a wall sign shall extend above the lowest point of the roof, nor extend beyond the ends of the wall to which it is attached.
 - b. Wall signs which are part of the architectural design of an historic building, such as those located on the lintel above a storefront, shall be exempt from the size requirements if they are limited to the area on the building specifically designed for sign placement.
 - c. Permanent window signs shall be considered wall signs when computing the maximum permitted building coverage of wall signs. The following additional provisions shall apply to window signs:

- 1) A maximum of thirty (30) percent of the total window area may be used for permanent signs that are etched, painted, or permanently affixed to the window.
 - 2) A maximum of thirty-five (35) percent of the total window area may be covered by a combination of permanent and temporary window signs.
5. The copy area of an awning or canopy sign shall not exceed thirty (30) percent of the total background area of the awning or canopy or eighteen (18) square feet, whichever is less. Where a wall sign also exists, the above areas shall be reduced to twenty-five (25) percent and fourteen (14) square feet, respectively. Letters on the awning or canopy sign shall not exceed ten (10) inches in height.
- a. Use of a canopy or awning sign shall be limited to not more than one (1) sign per street frontage of the establishment.
 - b. The lowest edge of the canopy or awning sign shall be at least seven (7) feet above the ground.
6. The copy area of a marquee sign shall not exceed thirty (30) percent of the face area of the side of the marquee to which it is affixed.
7. Portable signs shall be subject to the provisions of Section 1307.C.2.

SECTION 1308. CONSTRUCTION AND MAINTENANCE

- A. All signs permitted by this Ordinance shall be constructed of durable materials and kept in good condition and repair.
- B. All signs requiring the use of electricity shall be manufactured in accordance with Underwriter Laboratories specifications.
- C. Where permitted, floodlighting used to illuminate signs shall be aimed as required to ensure light does not spill off sign.

SECTION 1309. REMOVAL OF UNSAFE, UNLAWFUL, OR ABANDONED SIGNS

A. Unsafe or Unlawful Signs

1. Upon written notice by the Township, the owner, person, or firm maintaining a sign must remove said sign when it:

- a. Becomes unsafe, is in danger of falling, or it becomes so deteriorated that it no longer serves a useful purpose of communication;
 - b. Is determined by the Township to be a nuisance; or
 - c. Is unlawfully erected in violation of any of the provisions of this Article.
2. The Township may remove or cause to be removed said sign at the expense of the owner or lessee in the event the owner or the person or firm maintaining said sign has not complied with the terms of said notice within fourteen (14) days of the date of the notice. However, in the event of immediate danger, the Township may remove said sign immediately upon the issuance of said notice to the owner, person, or firm maintaining said sign.

B. Abandoned Signs

1. Abandoned signs, as defined by this Ordinance, shall be removed by the landowner or person controlling the property within ten (10) days of the abandonment.
2. The Township may remove or cause to be removed said sign at the expense of the owner or lessee in the event the owner or the person or firm maintaining said sign has not complied with the terms of said notice within thirty (30) days of the notice.

SECTION 1310. PERMITS AND APPLICATIONS

A. Sign Permits

1. A permit must be obtained from the Township before the erection of any sign, unless specifically exempted in this Article.
2. Exemptions for the necessity of securing a permit shall not be construed to relieve the owner of the exempted sign from responsibility for its construction and installation in a safe manner and in accordance with the provisions of this Ordinance.
3. The following changes to a sign shall not require a permit:
 - a. Changing of only the advertising message;
 - b. Regular maintenance of the sign, including electrical, repainting, or cleaning of a sign;
 - c. The repair of an existing, lawful sign.

B. Application Information

Before a sign permit is granted, a sign permit application with the following information shall be submitted in duplicate:

1. Dimensions of the lot (including any right-of-way lines) and/or building upon which the sign is proposed to be erected.
2. The proposed sign location with respect to the property lines and building.
3. A description of the size, shape, color, material, supports, anchoring, weight and height of the sign, as well as intensity of illumination.
4. Sketch elevation, drawn to scale, of the sign, indicating the proposed size, dimensions, shape, material, supports, anchoring, and height of the sign.
5. Any other lawful information which may be required of the applicant by the Zoning Officer.
6. The application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected for Township officials to enter said premises to inspect the sign.
7. All sign permit applications shall be accompanied by the required fee as set forth in the fee schedule for signs established by the Board of Supervisors.

C. Processing and Approval of Permit

1. Except as otherwise provided for signs in regard to Historic Districts or Class I or II Historic Resources, the Zoning Officer shall process applications for sign approval permits pursuant to and within the time frame established by Pennsylvania Act 45 of 1999 as may be amended. Applicable processing time shall be measured from the date of the filing of the complete application with the required fee.
2. In determining the appropriateness of the proposed sign, the Zoning Officer shall determine the following:
 - a. That the sign meets all restrictions, standards, and sign area requirements of this Ordinance.
 - b. That the sign has a reasonable location, scale, and proportion in relation to buildings, doors, windows, and pedestrian and vehicular access.
3. The Zoning Officer shall inspect and approve the installation of the sign and shall make periodic inspections to determine conformity of signs to these regulations.

SECTION 1311. NONCONFORMING SIGNS

Nonconforming signs shall be subject to the requirements of Section 1406 of this Ordinance.

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