

ORDINANCE NO. 964-2024

AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF OXFORD, CHESTER COUNTY, PENNSYLVANIA, AS AMENDED, CHAPTER 27, ZONING, PART 2, DEFINITIONS, § 27-202, DEFINITIONS OF TERMS, TO REDEFINE TERMS RELATED TO SIGNS; AND PART 16, SIGNS, BY DELETING AND REPLACING THE PART IN ITS ENTIRETY.

BE IT ENACTED AND ORDAINED by the Council of the Borough of Oxford, Chester County, Pennsylvania, that certain provisions of Chapter 27, Zoning, as amended, be amended below as follows:

SECTION 1. Chapter 27, Zoning, Part 2, Definitions, § 27-202, Definitions of Terms, is hereby amended by deleting the following definitions – Sign; Sign Area; Sign, Banner; Sign, Business; Sign, Changeable Display; Sign, Directional; Sign, Directory; Sign, Freestanding; Sign, Height of; Sign, Identification; Sign, Official; Sign, Official (Public Service); Sign, Official (Traffic); Sign, Political; and Sign, Portable - and replacing them with the following definitions and terms:

SIGN

Any billboard, poster, panel, display, illustration, structure or device used for visual communication which is affixed, painted or represented directly or indirectly upon a building or other outdoor surface.

SIGN, ABANDONED

A sign which has not been used to provide information for a period of at least 180 days or is located on lot with a commercial, business, industrial or office use, that has not had an occupant or otherwise engaged in commercial, business, industrial or office operations for a period of 60 days or more.

SIGN AREA

The face of a sign, including all lettering, wording, designs, and symbols, together with background, whether open or enclosed, on which they are displayed, including the frame, but not including any supporting framework and bracing. Where a sign consists of individual letters, numbers, characters, or symbols attached to a building, the area of the sign shall be considered to include a square or rectangular pattern as drawn at the outer limits of the letters, words, or representations. When a double-faced sign is erected in such a manner that both sides are not visible from the same vantage point, then only one face shall be used to compute the sign area. In the case of three-or-more-faced signs, only one side shall be excluded from the calculation of the sign area. In the case of a cylindrical sign, 1/2 of the total surface area shall be used to compute the area.

SIGN, BANNER

A temporary sign that is hung across a street or other accessway, is connected to vertical supports, including buildings, and is typically an off-premises sign announcing a coming event.

SIGN, BILLBOARD

An off-premises freestanding outdoor sign with a sign area that is between 60 and 100 square feet.

SIGN, BUSINESS

A sign identifying an establishment on the lot which sells a product or provides a service or entertainment.

SIGN, DIGITAL CHANGEABLE DISPLAY

A sign on which the display on the sign face may be changed remotely. No digital changeable display sign shall be permitted to project light onto a street or neighboring property. A digital changeable display sign shall not be considered an animated sign. Digital changeable display signs shall be permitted only as specifically set forth in Part 16 of this chapter.

SIGN, DIGITAL

A sign on which the display on the sign face is composed of light emitting diode (LED), halogen, compact fluorescent, incandescent, or similar lamps or bulbs. Digital signs shall only be as specifically set forth in Part 16 of this chapter.

SIGN, DIRECTIONAL

A sign located adjacent to an entry, exit, loading or service area, fire lane, or parking located on a lot.

SIGN, DIRECTORY

A business sign on a tract or building that contains multiple uses.

SIGN, EXTERNALLY ILLUMINATED

A sign which is designed to be illuminated by artificial light from a source adjacent to or outside of the sign in such a manner that the source of the light is not directly visible from the street or any other intended vantage point of the sign.

SIGN, FAÇADE

An identification sign that is located on the façade of a building.

SIGN, FEATHER FLAG

A portable sign associated with a business or institution, constructed of fabric or plastic of any kind.

SIGN, FREESTANDING

A sign, other than a temporary sign, which is self-supporting upon the ground or which is supported by means of poles, pylons, or standards in the ground. A freestanding sign is not attached to a building except by secondary supports such as guy wires. A "ground" or "monument" signs is considered a freestanding sign.

SIGN, GROUND (MONUMENT)

A freestanding sign erected directly on the ground surface.

SIGN, HEIGHT OF

The vertical distance measured from the average ground level immediately below a sign to the highest point of the sign and/or its supporting structure.

SIGN, IDENTIFICATION

A sign on a lot or building which names the use being conducted on or in such lot or building, and which contains no other advertisement.

SIGN, INTERNALLY ILLUMINATED

A sign with which is designed to give forth a static or unchanging artificial light directly or through transparent or translucent material from a source of light within or upon said sign.

SIGN, MANUAL CHANGEABLE DISPLAY

A sign on which the display on the sign face may be changed manually, in-person and not remotely, through use of attachable letters, numerals or graphics or by changing light bulbs. A manual changeable display sign shall not be considered to be an animated sign.

SIGN, OFF-PREMISES

An official, traffic, or public service sign, certain temporary signs, or a billboard that is erected on a property to which it does not relate.

SIGN, OFFICIAL

A sign erected by the state, county, Borough, or other legally constituted governmental body.

SIGN, OFFICIAL (PUBLIC SERVICE)

A sign located on or immediately adjacent to a public service, such as a bus stop or public restroom, or a public utility, such as a telephone, or a service organization, such as Rotary, Lions, Exchange Club, etc.

SIGN, OFFICIAL (TRAFFIC)

A sign erected by the Borough or Pennsylvania Department of Transportation over, on or adjacent to a street, road or highway.

SIGN, PORTABLE

An A-frame sign, feather flag sign, or sign of similar character that is placed upon a sidewalk and which is not secured or attached to a structure, to a sidewalk, or to the ground.

SIGN, TEMPORARY

A sign constructed of paper, cloth, canvas or other lightweight material intended to be displayed for a short period of time, normally less than 30 days, unless otherwise provided.

SIGN, WINDOW

A temporary or permanent sign which is oriented to the public pedestrian and/or vehicular right-of-way and may be located on the outside or inside of a window of a commercial, retail, service, or other business establishment.

SECTION 2. Chapter 27, Zoning, Part 16, Signs, of the Code is hereby amended by deleting the Part in its entirety and replacing it as follows:

Part 16. SIGNS

§ 27-1600. Purpose and Intent.

The purpose of this Part is to develop a comprehensive system of sign regulations to:

1. Promote the safety of persons and property by providing that signs:
 - A. Do not create traffic hazards by distracting or confusing motorists, or impairing motorist's ability to see pedestrians, other vehicles, obstacles or to read traffic signs.
 - B. Do not create a hazard due to collapse, fire, collision, decay or abandonment.
 - C. Promote the aesthetic quality, safety, health, and general welfare and the assurance of protection of adequate light and air within the Borough by regulation of the posting, displaying, erection, use and maintenance of signs.
2. Promote the efficient transfer of information through the use of signs and to permit such use, but not necessarily in the most profitable form or format available for such use.
3. Protect the public welfare and enhance the overall appearance and economic value of the landscape, and preserve the unique natural and historic environment that distinguishes the Borough in accordance with Article I, Section 27 of the Pennsylvania Constitution. The protection of the Borough's historic resources, environment and aesthetics from the impacts of signage is a matter of critical importance to all residents and businesses in the Borough.
4. It is further declared that these regulations are minimum standards provided to safeguard the life, health, property and public welfare by regulating and controlling the design quality, materials, construction, size, illumination, location and maintenance of all signs and sign structures while at the same time attempting to provide functional flexibility, encourage variety, and to create an incentive to relate signage to the basic principles of sound planning, development and use of residential, commercial and industrial properties.

§ 27-1601. General Regulations.

1. The following regulations shall apply to all zoning districts, except as otherwise noted herein:
 - A. A permit shall be required to construct, alter, install, and maintain any sign, in compliance with the provisions of this chapter.
 - B. Signs may be erected and maintained only when in compliance with the provisions of this chapter and all other ordinances and regulations relating to the erection, alteration, or maintenance of signs. Permit fees shall be established by resolution of the Borough Council.
 - C. Signs shall not contain flashing, revolving, moving, sound-producing, or animated parts, including any sign which has the capability of motion in whole or in part, with the exception of:
 - (1) Digital changeable display signs that are in compliance with § 27-1609; and
 - (2) Manual changeable display signs.
 - D. No sign shall be placed in such a position or have such a source of illumination that it directly illuminates any street, creates glare or will cause any danger to pedestrians or vehicular traffic.
 - E. Floodlighting of any sign shall be arranged so that the source of light is not visible nor glare is detected from any property line or vehicular access and that only the sign is illuminated.
 - F. No sign other than official traffic signs or public service signs shall be erected within the right-of-way lines of any street.
 - G. Every sign must be constructed of durable material and be kept in good condition. Any sign which is allowed to become dilapidated shall be removed by the owner or, upon failure of the owner to do so, by the Borough at the expense of the owner or lessee. The Borough Code Enforcement Officer shall make such determination as to state of repair. All violations shall be corrected within 90 days of receiving a notice of violation.
 - H. No sign shall be erected or located so as to prevent free ingress to or egress from any window, door, fire escape, sidewalk, or driveway.
 - I. No sign shall be erected which emits smoke, visible vapors or particles, sound, or odor.
 - J. No sign shall be erected which uses an artificial light source or reflecting device which may be mistaken for a traffic signal.
 - K. No sign shall be placed on any tree except temporary signs affixed with string or rope. No sign shall be painted or drawn on a rock or other natural feature.
 - L. Freestanding signs, exclusive of directory signs.
 - (1) Freestanding signs, in accordance with the applicable terms of this Part, shall be permitted:
 - (a) in the C-1, C-2, C-3, I, and PC/LI zoning districts;
 - (b) on a lot containing an institutional use in any zoning district;
 - (c) on any tract developed for residential use in any zoning district, in the form of a ground or monument sign; and
 - (d) in association with a legal nonconforming non-residential use in any residential zoning district.
 - (2) The distance from ground level to the highest part of any freestanding sign in any commercial or industrial zoning district shall not exceed 15 feet. Notwithstanding the foregoing, the placement of any freestanding sign may not impede or endanger pedestrian or vehicular traffic with its minimum height or otherwise. The placement of any freestanding sign shall be in compliance with the requirements for clear sight triangles contained in § 27-1218(2) of this Chapter.
 - (3) Any freestanding sign, where permitted in a residential zoning district in accordance with the terms of Subsection (1), above, shall comply with the applicable terms of § 27-1602(1)(I).
 - (4) Freestanding signs shall not be erected within street rights-of-way and shall be set back from all side and rear lot lines a distance of not less than the height of the sign.
 - (5) For any freestanding sign in the C-1 District:
 - (a) No more than one freestanding sign, exclusive of a directory sign and all directional signs, shall be permitted on any one property.
 - (b) The area on one side of a freestanding sign shall not exceed 32 square feet.

- (6) For any freestanding sign in the C-2 or C-3 District:
 - (a) No more than one freestanding sign, exclusive of a directory sign and all directional signs, shall be permitted on any one property.
 - (b) The area on one side of a freestanding sign shall not exceed 12 square feet.
 - (7) For any freestanding sign in the I District:
 - (a) No more than one freestanding sign, exclusive of a directory sign and all directional signs, shall be allowed on any one property.
 - (b) The area on one side of a freestanding sign shall not exceed 50 square feet.
 - (8) For any freestanding sign in the PC/LI District:
 - (a) No more than two freestanding signs, exclusive of a directory sign and all directional signs, shall be permitted in a Mixed Commercial Industrial Center, and no more than one freestanding sign, exclusive of all directional signs, shall be permitted on any other property in the district.
 - (b) The area on one side of a freestanding sign shall not exceed 32 square feet, except for directory signs permitted in accordance with this Part.
 - (c) The maximum height of any freestanding sign for a Mixed Commercial Industrial Center shall be 15 feet.
 - (9) The standards in this section regarding maximum number and maximum area of freestanding signs in the C-1, C-2, C-3, I, and PC/LI Districts must be met as part of, and not in addition to, the standards for maximum number and size of signs in each respective district for all permitted signs.
- M. Any vehicle or structure to which a sign is affixed in such a manner that the carrying of such sign or signs no longer is incidental to the primary purpose of the vehicle or structure but becomes a primary purpose in itself shall be considered a freestanding sign and as such be subject to the applicable provisions regarding freestanding signs in the district in which such vehicle or structure is located, as contained in Subsection L.
- N. Temporary Signs.
- (1) The following temporary signs, where approved by the Zoning Officer, may be allowed for short periods of time. Such signs shall not require a permit, except where specifically required by the language of this Part, provided they are removed within the time period specified and conform to the specific provisions of the applicable subsection.
 - (a) Signs located one half mile or less of a lot on which a yard or garage sale is taking place, provided that they are removed within 48 hours after the sale.
 - (b) Signs located on a lot or building which is for sale or rent, provided that they are removed upon execution of an agreement of sale or rental or upon settlement of the contract.
 - (c) Signs erected not more than 30 days prior to a primary, municipal, general, or special election, or vote on a referendum, provided that they are removed within seven days after the election or vote. Signs shall be mounted on a wire wicket, which shall be fixed to the ground securely enough to resist being blown over by wind. A property is permitted up to five such temporary signs on each street frontage; officially designated polling places are not subject to this limitation.
 - (d) Signs erected by the owners of property on which a permitted event will take place, provided that they are erected no more than 30 days before the event and removed within seven days after the event.
 - (e) Signs installed before an officially recognized or designated holiday, provided that they do not create traffic or fire hazards and are removed within three weeks following the holiday.
 - (f) Banner signs, which may be off-premises signs and which generally are associated with the announcement of a special event. One such sign shall be permitted per event. Such sign may be installed not more than 60 days prior to the event and shall be removed within 7 days after the event. A permit for any such sign shall be required.

- (g) Signs on lots where work is being performed by contractors, mechanics, painters, artisans, etc., provided that they are removed within three days after completion of said work.
 - (h) Except as otherwise noted, up to two such temporary signs may be displayed on street frontage.
 - (i) Signs shall be removed when they become ragged, torn, dilapidated, or faded.
 - (j) Except as otherwise provided, any sign permitted in this Subsection (1) shall not exceed six (6) square feet in area.
- (2) In the C-1, C-2, C-3, and PC/LI Districts, one temporary sign per property shall be permitted when there is a short-term sale or similar commercial activity on the property. Such sign shall be without fee and shall not be computed as part of the total permitted permanent signage. Such sign shall not be displayed for more than 60 days during any calendar year. No such sign shall exceed 1/3 of the square footage of the total permitted permanent signage on the property. Additional temporary signs may be permitted where determined by the Zoning Officer not to be detrimental to the public health, safety, and welfare and for such fee as may be determined by Borough Council.
- O. Signs located on lots for the following limited purposes shall be permitted, provided that they do not exceed two square feet in area and are placed at intervals not less than 100 feet along any street frontage, and shall not require a permit:
- (1) On lots on which trespassing is prohibited.
 - (2) At the entrance of or adjacent to a private road, driveway, or premises.
 - (3) On lots on which hunting and fishing are prohibited or restricted.
- P. Portable Signs.
- (1) Portable signs shall be permitted in the C-1, C-2, C-3, PC/LI, and I Zoning Districts where the principal use of the property is nonresidential.
 - (2) No more than one portable sign per property shall be permitted, except that where the front facade of a building is divided among two or more discrete principal uses, each such use shall be permitted one portable sign.
 - (3) A portable sign may be placed in front of a principal use by the owner or lessee of such use, including within a sidewalk.
 - (4) A portable sign shall not exceed 9 square feet. Where the sign is double-faced, only one face shall be used to calculate the size of the sign.
 - (5) Where placed on a sidewalk, a minimum clear walking path of four feet shall be maintained.
 - (6) The maximum height of a portable sign shall be five feet, measured from the sidewalk or other surface on which the sign is placed.
 - (7) Any portable sign shall be taken indoors at the close of each business day.
 - (8) No portable sign may be placed on wheels.
 - (9) A portable sign shall comply with the terms of this section, but a sign permit shall not be required.
 - (10) A feather flag sign shall be deemed a portable sign and shall comply with all requirements of this subsection P with the exception of subsections P(1), P(4), and P(6). Such sign shall not exceed 24 square feet in area or 12 feet in height. Where permitted, no lot shall contain more than three feather flag signs. Feather flag signs shall not be permitted in the C-3 Commercial District or any residential zoning district.
- Q. Directory signs
- (1) In the C-1, I, and PC/LI Districts, a freestanding directory sign shall be permitted on a multi-use property in accordance with the following:
 - (a) One directory sign for the tract may be erected.
 - (b) The overall height of such sign at the entrance of a multi-use development shall not exceed 24 feet.
 - (c) The total sign area of one side of a directory sign shall not exceed 192 square feet.
 - (2) In addition to signs permitted under the terms of Subsection (1), above, in all zoning districts a multi-use and/or multi-occupant building shall be permitted one directory sign as a façade sign.

- R. No sign shall be permitted which has or includes content that is not subject to the protections of the First Amendment to the United States Constitution or Article I, Section 7 of the Pennsylvania Constitution, including, but not limited to the following:
- (1) Obscenity/pornography
 - (2) Fighting words.
 - (3) Incitement to imminent lawless action.

§ 27-1602. Signs Permitted in Residential Districts.

1. The following signs shall be permitted in residential districts:
 - A. Official traffic signs.
 - B. Signs on lots on which a school, church, hospital, or similar institution, or a club, lodge, farm, estate, or similar use is located, provided that:
 - (1) No more than two signs, including any freestanding sign, shall be erected on any one street frontage.
 - (2) The area on one side of any such sign shall not exceed 12 square feet.
 - C. Signs on lots on which a professional, home occupation, or similar use is located, provided that:
 - (1) The area of any one side of any such sign shall not exceed two square feet.
 - (2) One such sign shall be permitted for each permitted use or dwelling.
 - (3) The sign shall not be illuminated.
 - D. Signs on a lot on which there is an existing nonconforming use, provided that:
 - (1) The area on one side of such sign shall not exceed 12 square feet.
 - (2) No more than one sign, including any freestanding sign, shall be erected on any one street frontage.
 - (3) When an existing nonconforming use fronts on a street that forms the boundary with a nonresidential zoning district, the sign(s) which front on that street may assume the requirements of the district on the other side of the boundary upon a duly executed application to the Zoning Officer and fulfillment of other requirements of this chapter for that nonresidential district.
 - (4) Any freestanding sign shall comply with the terms of § 27-1601(1)(L).
 - E. Signs located on lots on which there is a public utility corporation facility, provided that the area of one side of such sign shall not exceed four square feet.
 - F. Signs within a residential subdivision with a rental office or sample unit within that subdivision, provided that the area on one side of any such sign shall not exceed two square feet.
 - G. Signs on a lot on which trespassing is prohibited. The area of any one side of such signs shall not exceed two square feet, and such signs shall be placed at intervals of not less than 100 feet along any street frontage.
 - H. A ground (monument) sign at the entrance of a subdivision or land development, provided that:
 - (1) The area on one side of such sign shall not exceed 24 square feet.
 - (2) The sign shall be erected only on the premises on which the subdivision or land development is located.
 - (3) No more than one such sign shall be erected on any one street frontage.
 - I. Freestanding signs, in accordance with the terms of § 27-1601(1)(L).
 - (1) No more than one freestanding sign, exclusive of a directory sign and all directional signs, shall be allowed on any one property.
 - (2) The area on one side of a freestanding sign shall not exceed 12 square feet.
 - (3) The distance from ground level to the highest part of any freestanding sign shall not exceed 8 feet.
 - J. Temporary signs, in accordance with the terms of § 27-1601(1)(N).
 - K. Directional signs, provided that the area on any one side of a directional sign shall not exceed 2 square feet.
 - L. Any application for a sign permit, where the property is located within the Oxford Borough Historic District, shall be subject to the terms and procedures of the Oxford Borough Historic District Ordinance prior to the issuance of a sign permit.

§ 27-1603. Signs Permitted in C-1 Commercial District.

1. The following signs shall be permitted in the C-1 Commercial District.
 - A. Any sign permitted under § 27-1602.
 - B. Business signs, provided that:
 - (1) No sign shall be visible from the rear of any property when the rear of that property abuts a residential district, nor shall any sign be visible from the side of any property when the side of that property abuts a residential district.
 - (2) The maximum total area of permitted permanent business signage placed on or facing any one street frontage of any one premises shall not exceed 10% of the square footage of the front façade of the building or 80 square feet, whichever is less, except in the case of a tract or building having more than one commercial, industrial, or other non-residential use.
 - (3) Building or tract having more than one use.
 - (a) One directory sign for the tract, in accordance with the terms of § 27-1601(1)(Q)(1).
 - (b) A multi-occupant building shall be permitted one directory sign in accordance with the terms of § 27-1601(1)(Q)(2). The area of such sign shall not exceed 12 square feet.
 - (c) In addition, for each use located in a building on the tract, one wall-mounted sign shall be permitted. The area of such sign shall not exceed 10% of the square footage of the front façade of the building or 200 square feet, whichever is less.
 - (4) No more than two separate signs shall face any one street frontage for any individual use.
 - (5) Signs shall not project in height above the roofline of the building to which they are attached.
 - C. Directional signs, provided that the area on any one side of a directional sign shall not exceed two square feet.
 - D. Freestanding signs, in accordance with the terms of § 27-1601(1)(L).
 - E. One temporary sign associated with a short-term commercial activity, in accordance with the terms of § 27-1601(1)(N)(2).
 - F. Window signs shall be excluded from the calculation of the total permitted sign area. Temporary and/or permanent window signs shall not exceed 35% of the total window area in the frontage wall. Window signs displayed on the inside of any window shall not require a permit.
 - G. Portable signs, in accordance with the terms of § 27-1501(1)(P).
 - H. Any application for a sign permit, where the property is located within the Oxford Borough Historic District, shall be subject to the terms and procedures of the Oxford Borough Historic District Ordinance prior to the issuance of a sign permit.

§ 27-1604. Signs Permitted in C-2 Commercial District.

1. The following signs shall be permitted in the C-2 Commercial District:
 - A. Any sign permitted under § 27-1602.
 - B. Business signs, provided that:
 - (1) No sign shall be visible from the rear of any property when the rear of that property abuts a residential district, nor shall any sign be visible from the side of any property when the side of that property abuts a residential district.
 - (2) The maximum total area of permitted permanent business signage for a property in the C-2 District shall be 10% of the square footage of the front façade of the building or 60 square feet, whichever is less.
 - (3) Total permitted signage shall be divided among not more than three signs.
 - (4) One directory sign shall be permitted in accordance with the terms of § 27-1601(1)(Q)(2). Such directory sign shall not exceed 12 square feet.
 - (5) Signs mounted perpendicular to the building frontage shall not project more than five feet from the building wall. The minimum height from ground level to the lowest part of such sign shall be not less than eight feet.
 - (6) One temporary sign associated with a short-term commercial activity shall be permitted in accordance with the terms of § 27-1601(1)(N)(2).
 - (7) Window signs shall be permitted in accordance with the terms of § 27-1603(1)(E).

- C. Directional signs, provided that the area on any one side of a directional sign shall not exceed two square feet.
- D. Freestanding signs, in accordance with the terms of § 27-1601(1)(L).
- E. Portable signs, in accordance with the terms of § 27-1601(1)(P).
- F. Any application for a sign permit, where the property is located within the Oxford Borough Historic District, shall be subject to the terms and procedures of the Oxford Borough Historic District Ordinance prior to the issuance of a sign permit.

§ 27-1605. Signs Permitted in C-3 Commercial District.

- 1. The following signs shall be permitted in the C-3 Commercial District:
 - A. Any sign permitted under § 27-1602.
 - B. Business signs, provided that:
 - (1) Such sign shall be erected only by the owner or lessee of the tract of land on which the use is located.
 - (2) The maximum total area of permitted permanent business signage per property in the C-3 District shall be 7% of the square footage of the front façade of the building or 50 square feet, whichever is less.
 - (3) Total permitted signage may be divided into not more than two signs, at least one of which shall be mounted on the front façade of the building.
 - (4) One directory sign shall be permitted in accordance with the terms of § 27-1601(1)(Q)(2). Such directory sign shall not exceed 12 square feet.
 - (5) The terms of § 27-1604(1)(B)(5) shall be applicable in the C-3 District.
 - (6) One temporary sign associated with a short-term commercial activity shall be permitted in accordance with the terms of § 27-1601(1)(N)(2).
 - (7) Window signs shall be permitted in accordance with the terms of § 27-1603(1)(E).
 - C. Freestanding signs, in accordance with the terms of § 27-1601(1)(L).
 - D. Directional signs, provided that the area on any one side of a directional sign shall not exceed two square feet.
 - E. Portable signs, in accordance with the terms of § 27-1601(1)(P).
 - F. Any application for a sign permit, where the property is located within the Oxford Borough Historic District, shall be subject to the terms and procedures of the Oxford Borough Historic District Ordinance prior to the issuance of a sign permit.

§ 27-1606. Signs Permitted in I Industrial District.

- 1. The following signs shall be permitted in the I Industrial District:
 - A. Any sign permitted under § 27-1602.
 - B. Business signs, provided that:
 - (1) Such sign shall be erected only by the owner or lessee of the tract of land on which the use is located.
 - (2) There shall be a maximum of two signs, including any freestanding sign, facing one street frontage for any one premises.
 - (3) The maximum total area of permitted permanent business signage per property in the I District, including any freestanding sign but exclusive of any directory sign, shall be 150 square feet.
 - (4) Window signs shall be permitted in accordance with the terms of § 27-1603(1)(B)(5).
 - C. Freestanding signs, in accordance with the terms of § 27-1601(1)(L).
 - D. Building or tract having more than one use:
 - (1) Directory signs, in accordance with the terms of § 27-1601(1)(Q)(1).
 - (2) Directory signs, in accordance with the terms of § 27-1601(1)(Q)(2). Such directory sign shall not exceed 12 square feet.
 - (3) In addition, for each use located in a building on the tract, one wall-mounted sign shall be permitted. The area of such sign shall not exceed 10% of the square footage of the front façade of the building or 200 square feet, whichever is less.
 - E. Signs shall not project in height above the roofline of the building to which they are attached.
 - F. Window signs shall be permitted in accordance with the terms of § 27-1603(1)(E).
 - G. Portable signs, in accordance with the terms of § 27-1601(1)(P).

- (a) Directory sign, in accordance with the terms of § 27-1601(1)(Q)(1).
- (b) One directory sign shall be permitted in accordance with the terms of § 27-1601(1)(Q)(2). Such directory sign shall not exceed 12 square feet.
- (c) In addition, for each use located in a building on the tract, one wall-mounted sign shall be permitted. The area of such sign shall not exceed 10% of the square footage of the front façade of the building or 200 square feet, whichever is less.
- (4) One temporary sign associated with a short-term commercial activity shall be permitted in accordance with the terms of § 27-1601(1)(N)(2).
- C. Directional signs, provided that the area on one side of a directional sign shall not exceed two square feet.
- D. Any freestanding sign shall comply with the terms of § 27-1601(1)(L).
- E. Portable signs, in accordance with the terms of § 27-1601(1)(P).
- F. No more than two separate signs shall face any one street frontage for any individual use.
- G. Signs shall not project in height above the roofline of the building to which they are attached.
- H. Window signs shall be permitted in accordance with the terms of § 27-1603(1)(B)(5).
- I. Any application for a sign permit, where the property is located within the Oxford Borough Historic District, shall be subject to the terms and procedures of the Oxford Borough Historic District Ordinance prior to the issuance of a sign permit.

§ 27-1608. Removal of Unsafe, Unlawful or Abandoned Signs.

1. Unsafe or Unlawful Signs

- A. Whenever a sign becomes structurally unsafe and/or poses a potential threat to the safety of a building or premises or endangers the public safety, and such condition becomes known to the zoning officer, he/she shall give written notice to the owner of the premises on which the sign is located that such sign must be made safe within 5 days, unless the zoning officer shall deem appropriate a more extended period for compliance.
- B. Where in the opinion of the Zoning Officer and/or the Code Enforcement Officer, any sign as described above constitutes an imminent hazard to public safety necessitating immediate action, the zoning officer shall be empowered to take those measures he/she deems appropriate to secure, stabilize, or remove such sign without the written notice to the owner of the premises otherwise required by that section. Any expense directly incurred to secure, stabilize, or remove such sign shall be charged to the owner of the property. Where the owner fails to pay, the Borough may file a lien upon the property on which such sign was situated for the purpose of recovering all reasonable costs, including reasonable attorney fees, incurred by the Borough to secure, stabilize, or remove the sign.
- C. Failure of the zoning officer to remove, or require the removal of, any unsafe sign as described in this section shall create no liability upon, nor any cause of action against, the zoning officer or any other Borough official or employee for damage or injury that may occur as a result of such sign.

2. Abandoned Signs.

- A. It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within 180 days of the sign becoming abandoned as defined in this section. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, structural trim, and all associated electrical components when applicable.
- B. Where the owner of the property on which an abandoned sign is located fails to remove such sign in a 180 days, the Borough may remove such sign after the zoning officer gives written notice to the sign owner. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, the Borough may file a lien upon the property for the purpose of recovering all reasonable costs, including reasonable attorney fees incurred by the Borough, associated with the removal of the sign.

§ 27-1609. Digital Copy Signs; Digital Changeable Display Signs.

1. Digital copy signs. Digital copy forms of messaging shall be permitted, subject to the following:
 - A. Any digital copy sign shall have installed an ambient light monitor, which shall continuously monitor and automatically adjust the brightness of the sign to appropriate levels for the existing ambient light conditions.
 - B. The maximum brightness levels for digital copy signs shall not exceed 0.1 footcandle over ambient light levels measured at the boundary of any abutting property.
 - C. Between sunrise and sunset, luminance shall be no greater than 5,000 nits. At all other times, luminance shall be no greater than 250 nits.
 - D. Digital copy signs shall comply with all applicable general signage and zoning district regulations of this chapter or as otherwise lawfully permitted.
 - E. Any such sign employing changeable displays shall also be subject to the terms of Subsection 2, below.
 - F. The application for a sign permit, where the property is located within the Oxford Borough Historic District, shall be subject to the terms and procedures of the Oxford Borough Historic District Ordinance prior to the issuance of a sign permit.
2. Digital changeable display signs.
 - A. Changeable display signs are prohibited except as expressly provided below.
 - B. Changeable display signs shall comply with all applicable general signage and zoning district regulations of this chapter, including Subsection 1, above, or as otherwise lawfully permitted.
 - C. Changeable displays shall only be utilized as a component of a freestanding sign in the front yard, or on the front facade of a building, on property in the C-1, C-2, C-3, I, or PC/LI Zoning Districts. Only one such sign shall be permitted per property.
 - D. A changeable display sign shall only be permitted as a part of or in conjunction with a permitted sign on a lot, provided that its area is included in the calculation of the total allowable sign area and constitutes no more than 25% of such area.
 - E. Changes in a digital display shall be instantaneous and shall not flash, blink, or otherwise give the appearance of movement or other variation in the display.
 - F. Changes in the signage display shall include the entire display such that different portions of the display are not changing at different times.
 - G. Changes in a digital display shall not occur more frequently than once every ten seconds.
 - H. In the C-1, I, and PC/LI Districts, a digital display sign with a sign area greater than 50 square feet shall not change its message more frequently than once every thirty seconds.
 - I. Changeable display signs shall be subject to the Building and Electrical Codes of Oxford Borough.
 - J. A nonconforming sign shall not be converted to, adapted, repurposed, or otherwise approved as a changeable display sign unless it is modified to conform to the applicable regulations of this chapter, including the requirements of this section.
 - K. No sign designated as a billboard under the terms of this chapter shall utilize digital changeable displays.
 - L. A changeable display sign shall require a sign permit. The fee for the permit shall be as established by resolution of Borough Council.

SECTION 3. If any sentence, clause, section or part of this ordinance is, for any reason, found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of Borough Council that this ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 4. All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed insofar as the same affects this ordinance.

SECTION 5. This amendment shall be effective 5 days following adoption, as by law provided.

ENACTED AND ORDAINED this 26th day of February 2024.

OXFORD BOROUGH COUNCIL by:


KATHRYN CLOYD, President

ATTEST:


PAULINE GARCIA-ALLEN, Secretary

APPROVED THIS 26th DAY OF FEBRUARY 2024.


PHILIP HARRIS, Mayor

