

BEN AVON BOROUGH

ORDINANCE NO. 797

AN ORDINANCE AMENDING ARTICLE VIII OF THE AVALON-BELLEVUE-BEN AVON JOINT ZONING ORDINANCE TO FURTHER PROVIDE FOR SIGNAGE REQUIREMENTS

WHEREAS, the Avalon-Bellevue-Ben Avon Joint Zoning Ordinance (“Joint Zoning Ordinance”) at Section 2000-420.5.2 regulates Temporary Signs requirements for all Zoning Districts; and

WHEREAS, the Borough Council wishes to amend the Joint Zoning Ordinance to update Section 2000-420.5.2, regulating temporary signs; and

WHEREAS, the Avalon-Bellevue-Ben Avon Joint Planning Commission, pursuant to the provisions of the Joint Zoning Ordinance, has drafted and reviewed the following amendment and made a recommendation to the Councils of the Boroughs of Avalon, Bellevue and Ben Avon regarding the same; and

WHEREAS, The Councils of the Boroughs of Avalon, Bellevue and Ben Avon did hold a public hearing on the 28th day of November, 2023 after giving due public notice; and

WHEREAS, the Allegheny County Economic Development has had the opportunity to review the proposed amendment.

NOW, THEREFORE BE IT ORDAINED by the Council of the Borough of [Avalon, Bellevue or Ben Avon], pursuant to the authority conferred by 1984 Pa. Laws 164, codified at 74 Pa. Cons. Stat. §§ 5912, *et seq.*, and the Pennsylvania Municipalities Planning Code, that the Joint Zoning Ordinance be amended as follows:

- I. The Joint Zoning Ordinance, Article IV, Section 2000-420.5.2 table is hereby repealed in its entirety and replaced with the following:

2000-420.5.2 Temporary Signs

420.5.2 Temporary signs.

Use	Aggregate Area (s.f.)	Max Height	Number of Signs	Other Restrictions
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Single Residential	6	6'	1 Real Estate Sign	Removed not later than 2 days after execution of a lease agreement in the event of a lease, or the closing of a sale in the event of a purchase.
Subdivision	35	10'	1 Per Entrance	Removed within 10 days of last original lot.
Sale or Lease, Commercial or Industrial	6	8'	1 Per Street Front	Removed not later than <u>2 days</u> after execution of a lease agreement in the event of a lease, or the closing of a sale in the event of a purchase.
Sale or Lease of Vacant Commercial or Industrial	20 (10 acres or less), 100 s.f.>100 acres	12'	1 Per <u>Street</u> Front	
Development & Construction				
Single Residential	12	8'	1 Per Residence	Development and construction signs may not be displayed until after the issuance of construction permits by the building official, and must be removed not later than <u>24</u> hours following issuance of an occupancy permit for any or all portions of the project.
Subdivision	35	10'	1 Per Entrance	
Sale or Lease, Commercial or Industrial	20	12'	1 Per Street Front	
Sale or Lease of Vacant Commercial or Industrial	35	12'	1 Per Street Front	

II. The Joint Zoning Ordinance, Article IV, Section 2000-420.5.2.6 is hereby repealed in its entirety and replaced with the following:

420.5.2.6 Political signs. Political signs shall be permitted in all zoning districts, subject to the following limitations:

1. Such signs for election candidates or ballot propositions placed in public areas and rights of way shall be displayed only for a period of 60 days preceding the election, primary election or general election, and shall be removed within 10 days after the election.
2. Such signs placed in any public area or right-of-way shall not impede pedestrian rights of way or obstruct vehicular visibility.

III. This Ordinance repeals any inconsistent prior ordinances or portion thereof to the extent of such inconsistency.

IV. This Ordinance shall be effective upon recordation in the Borough ordinance book, or upon the thirtieth day after passage by the Council, whichever comes first, provided further, the foregoing notwithstanding, that this amendment will not be effective until such time as it has also been approved by all of the Boroughs participating in the Joint Zoning Ordinance.

V. The provisions of this Ordinance are severable. Should any part of this Ordinance be invalidated by a court of law, it is the intention of the Council that the remainder of the Ordinance be in full force and effect.

DULY ORDAINED AND ENACTED at a public meeting of the Council of the Borough of Ben Avon, this 19th day of December, 2023.

ATTEST:

BOROUGH OF BEN AVON

By: _____

Terrie Patsch, Borough Secretary

Richard Wagner, Council President

APPROVED:

Melanie Holcomb, Mayor

Date

This Ordinance recorded in the Borough Ordinance book on December 19, 2023 by the undersigned.

Terrie Patsch, Borough Secretary