

ORDINANCE NO. 380

AN ORDINANCE OF THE TOWNSHIP OF CONCORD, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 210 ZONING, ARTICLE XXIII, SIGN REGULATIONS, BY REMOVING ALL REFERENCES TO THE BOARD OF SUPERVISORS, BY AMENDING CERTAIN RESTRICTIONS ON SIZES, TYPES, LOCATIONS AND DURATIONS OF PERMISSIBLE SIGNS IN ALL ZONING DISTRICTS AND BY PROVIDING METHODS FOR CALCULATING PERMISSIBLE SIGN SIZES

Section 1: The Council of Concord Township, Delaware County, desirous of preserving and protecting the quality of life of the citizens of Concord, hereby amends the following provisions of Section 210, Zoning, Article XXIII, Sign Regulations, of the Code of Concord Township, to read, after amendment, as follows:

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§ 210-205. Flag Regulations.

Flags of the United States, the Commonwealth of Pennsylvania, the Township of Concord, foreign nations having diplomatic relations with the United States, or any other flag adopted or sanctioned by the Township Council, provided that such flag does not exceed 60 square feet in area and shall be flown from a pole not more than 25 feet in height, shall be permitted. All such applications, including the proposed number of flags, shall require the approval of the Township Council.

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§ 210-206. General sign regulations applicable to all Zoning Districts.

B. Signs not requiring permits. The following types of signs do not require permits or permit fees but must be in conformance with all other requirements of this article:

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(7) Public signs or notices, or signs relating to an emergency condition, erected by the Township or other governmental entity.

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(10) No-Trespass signs or signs indicating the private nature of a driveway or property; such signs may not exceed two square feet in area, and no more than two signs shall be permitted on any property.

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(12) Temporary signs:

- (a) Signs announcing a political campaign or event. Such signs shall not exceed 12 square feet area and shall be removed within forty-eight (48) hours after the completion of such campaign events or the election date for which they are erected.

(b) Signs announcing an educational, charitable, civic, or religious event. Such signs shall not exceed three (3) square feet in area. There shall not be more than one sign per event on any one property. Such signs may be erected four (4) weeks prior to the scheduled event and shall be removed immediately after the completion of such event.

(c) One yard or garage sale sign may be placed on the property hosting such sale no more than one week before the commencement of the sale, provided it does not exceed three (3) square feet. Such sign shall be removed immediately after the sale concludes.

(d) Temporary real estate signs.

[1] Signs advertising the premises upon which they are erected as "for sale," "sold," "for rent," or "rented" when erected by the landowner, a broker or other person interested in the sale or rental of such premises, provided they:

[a] Do not exceed four (4) square feet in area.

[b] Shall be removed within 48 hours after sale or rental of the premises.

[c] Shall not have any decorations or attachments such as streamers, flags or balloons.

[d] Shall be limited to a single sign per property frontage.

[2] Any sign advertising a real estate open house or used as a directional sign for a real estate open house. Such signs shall be permitted only on private property and may not be erected without the permission of the owner of the property on which the sign is located. Real estate open house or direction signs shall not exceed four (4) square feet in size and may not be displayed more than six (6) hours before the start of the open house time period and must be removed within two hours after the end of the open house time period.

[a] Contractors' signs of four square feet or less. Such sign may be placed upon the property where the work is under construction, provided that the sign is removed within 30 days after completion of the work.

[b] Shall be limited to a single sign per property frontage.

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§210-209. Permitted signs in multifamily residence zoning districts.

Permitted signs in multifamily residence zoning districts:

- A. Signs enumerated in the general requirements (§210-206B), except 210-206(B)(11).
- B. One identification sign, not to exceed 24 square feet in sign area, per road frontage per apartment or condominium complex.

§210-210. Permitted signs in commercial zoning districts.

Permitted signs in commercial zoning districts:

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C. One freestanding sign not to exceed 50 square feet in sign area per public road frontage with up to eighty (80) square feet for an individual property having a minimum of four hundred (400) linear feet public frontage. Properties/buildings having more than three separate tenants are permitted an additional fifteen (15) square feet in sign area, not to exceed eighty (80) square feet in total sign area.

D. A property consisting of 20 acres or more having a minimum of five hundred (500) linear feet of public road frontage shall be permitted one freestanding sign per road frontage to a maximum of one hundred (100) square feet in sign area.

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I. Illuminated signs such as neon or similar devices or treatments installed within the interior of an exposed window glazing shall be counted as part of the allowed wall signage regulations of §210-210E, but shall not exceed six (6) square feet maximum.

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K. Calculation of sign area.

(1) For signs not involving illuminated facades, translucent awnings or translucent weather covers: The area of such a sign shall be construed to include all lettering, wording, and accompanying designs and symbols, but not including any supporting framework and bracing which are incidental to the display itself. Where the sign consists of individual letters or symbols attached to a surface, building, wall or window, the area shall be considered to be that of the smallest single rectangle, including the sign background, which encompasses all of the letters and symbols, including all enclosed and open areas of the background.

(2) For signs involving illuminated facades, translucent awnings, or translucent weather covers: When lettering, wording, logos, or accompanying designs or symbols are attached to or displayed from or with illuminated facades, translucent awnings, or translucent weather covers, in addition to the area described in Subsection (1) above, the entire illuminated structure shall also be considered to be sign area.

(3) For internally lighted building decoration, e.g., lighted building wrap: the sign area shall be deemed to be the greater of the actual square footage of said decoration or one square foot per linear foot of said decoration.

L. Dynamic Message Display Signs. Dynamic or Digital signs incorporating automatic changeable copy, electronically changeable messaging, such as, but not limited to, digital message displays and other such devices, shall be permitted except that such signs are prohibited within any residential district. Digital signs may be installed as part of a permitted freestanding sign.

(1) Size. The portion of the digital sign which is the digital message display may not exceed 50% of the total sign area and shall be limited to twenty five (25) sq. ft. of display board.

(2) Brightness. All digital signs must be equipped with automatic day/night dimming capabilities. At nighttime or during periods of ambient low light, the sign must automatically dim the intensity of the light emitted whereby its brightness shall not exceed 0.5 foot-candle per square foot of display area.

(3) Lettering shall be of sufficient size for immediate recognition.

(4) Displayed messages shall be simple and static for immediate recognition. Messages shall be complete in each display cycle and shall not require viewers to see multiple display cycles to derive its meaning.

(5) Display cycles shall change no sooner than every 30 seconds.

(6) Transitions from one message to the next shall be instantaneous with no scrolling, facing, streaming, flashing or other animated effect.

(7) Community Service. All digital sign owners must notify AMBER ALERT and Community Service and register its location for use as needed.

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§210-211. Signs permitted in non-residential and non-commercial zoning districts.

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D. One wall sign not to exceed one square foot of sign area for each one linear foot of building frontage on that portion of a building facing or visible from the right-of-way, such wall sign not to exceed thirty two (32) square feet.

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Libbey
Tom
Sign

Section 2: Repealer.

All Ordinances or parts of ordinances inconsistent with this Ordinance
extent of such inconsistency.

Section 3: Severability.

Shall any section or provision of this Ordinance be declared by a Court of competent jurisdiction to be
invalid; such decision shall not affect the validity of the remaining provisions or any part thereof.

Section 4: Effective Date.

This Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this 5th day of September, 2017.

CONCORD TOWNSHIP COUNCIL

John J. Gillespie

Dominic A. Pileggi, President

John J. Gillespie

John J. Gillespie, Vice President

Elizabeth A. Salvucci

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Gail M. Ryan

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Thomas J. Mahoney

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Greida L. Limarino
Township Secretary