

ORDINANCE NO. 801-2018

AN ORDINANCE OF THE TOWNSHIP OF EAST PENNSBORO, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING AND REVISING ORDINANCE NO. 737-2007, CHAPTER 27, THE ZONING ORDINANCE OF EAST PENNSBORO TOWNSHIP BY AMENDING CHAPTER 27, ZONING, PART 20, SIGNS, TO DEFINE AND PROVIDE FOR ZONING PERMITS AND FEES FOR SIGNS, STANDARDS AND REGULATIONS OF SIGNS, PORTABLE SIGNS AND SIGNS WITHIN THE TOWNSHIP OF EAST PENNSBORO AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT HEREWITH.

NOW, THEREFORE, be it ORDAINED by the Board of Commissioners of the Township of East Pennsboro, Cumberland County, Pennsylvania, the following:

SECTION 1. Section 27-2001 [Purpose] of Part 20 [Signs] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby repealed, revised and amended to read in its entirety as follows:

§27-2001. Purpose.

- (1) The sign regulations, controls and provisions set forth in this Chapter are made in accordance with an overall plan and program related to residential and nonresidential uses. The regulations, controls and provisions are intended to guide public safety, area development and preservation of lot values and the general welfare of East Pennsboro Township to maintain the Township's established integrity, within all zoning districts, all proposed signage, whether associated with new development, infill, replacement or redevelopment, shall seek to promote compatibility with existing surrounding development and activity. The regulations, controls and provisions are also intended to:
 - (a) Aid in traffic control and traffic safety.
 - (b) Lessen congestion of land and air space.
 - (c) Establish reasonable standards for nonresidential and other advertising through the use of signs in order to maintain and encourage business activity and economic development.
 - (d) Avoid uncontrolled proliferation of signs.

- (e) Recognize the rights of the public in roads, streets, highways and the areas adjacent to those roads (sidewalks), streets, highways and sidewalks.
- (f) Preserve the wholesome and attractive character of the Township.
- (g) To recognize that the general welfare includes a community plan that shall be attractive as well as healthy and safe, spacious, clean and well balanced in its growth and development.

SECTION 2. Section 27-2003 [General Administration] of Part 20 [Signs] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby repealed, revised and amended to read in its entirety as follows:

§27-2003. Sign Packages, Permits, and Fees.

- (1) All persons who are proposing to perform any of the following actions to a new sign and/or existing sign within the Township shall prepare a zoning permit application (except those signs listed in (7)(a)):
 - (a) Install.
 - (b) Erect.
 - (c) Exhibit.
 - (d) Alter.
 - (e) Relocate.
 - (f) Change.
 - (g) Modify
- (2) "Modify" shall mean a sign cabinet or sign face replacement because of a change in the nature of the business or a change in the name and/or ownership of a business; or a change to the size, or replacement of supporting structures.

(3) Zoning Permit Application.

(a) The zoning permit application shall contain a detailed drawing prepared to scale, including but not limited to, all of the following information regarding the sign:

- [1] Type.
- [2] Size.
- [3] Site plan showing proposed location(s) on lot.
- [4] Building elevations showing proposed location of sign.
- [5] All sign dimensions.
- [6] Height of sign.
- [7] Grade level base of sign.
- [8] Sign materials.
- [9] Connections to ground plane (where applicable).
- [10] Color.
- [11] Sources of sign illumination and applicable details of the fixture and screening.
- [12] Drawing shall have an Engineer or Architect seal.

(b) The Zoning Officer shall review all zoning permits for signs for completeness. Applications deemed by Zoning Officer to be incomplete shall be returned to the applicant with a description of missing and/or incomplete items. This provision shall apply to:

- [1] New construction after the effective date of this Chapter.
- [2] A change of tenant.
- [3] The proposal of new, or changes to the material(s), structure, lighting mechanisms of signs of an existing use.

(c) The application for a permit under this chapter shall be signed by the landowner and the developer of the lot. The tenant of the lot, if not the landowner and/or developer, shall be permitted to sign the zoning permit application if the tenant presents notarized evidence that the tenant has permission to act on the landowner's and/or developer's behalf.

(4) Permits for Signs.

(a) Failure to conform to the conditions of a zoning permit for a sign, including any conditions and/or stipulations attached thereto shall render such permit null and void.

(b) Any permit issued by the Zoning Officer for erection, alteration, replacement or relocation of a sign shall expire automatically within six months of the date of issuance if work authorized by the permit has not been initiated and diligently pursued.

(c) The Zoning Officer shall issue the required permits upon submission of an application that complies with all applicable provisions of this Chapter and payment of the required fee.

(5) Fees.

Fees for zoning permits for signs shall be required and payable in such sums as established, by resolution, by the Board of Commissioners from time to time.

(6) Other Permits and Applications Required for Signs.

(a) A building permit shall be obtained for all nonresidential sign installation or repair of any kind, including banners.

(7) Permits Not Required.

(a) No permit shall be required for the following types of signs as described and defined in this Chapter so long as they are in accordance with the Chapter:

1. Signs erected by a governmental agency.
2. Construction signs.
3. Development signs.

4. Legal notification signs.
5. Real estate signs.
6. Political signs.
7. Holiday decorations.
8. Non-Commercial Flags, including, but not limited to the flags representing, or recognized by, the United States of America, the Commonwealth of Pennsylvania and the Township of East Pennsboro and religious groups.

SECTION 3. Section 27-2004 [General Sign Standards] of Part 20 [Signs] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby repealed, revised and amended to read in its entirety as follows:

§27-2004. Sign Standards.

- (1) Sign Installation.
 - (a) All signs shall be installed in accordance with and shall meet applicable Commonwealth of Pennsylvania and East Pennsboro Township laws and building codes, and it shall be the responsibility of the sign owner to so comply. Upon installation and notification to the Township, the Zoning Officer (and Building Code Official for commercial signs) shall issue a certificate of occupancy for the sign (except those signs listed in B.7.a).
- (2) Sign Placement.
 - (a) No sign shall be placed, erected or located so that:
 - [1] It is pasted, stapled or otherwise attached, to public utility poles, trees or official traffic control devices or it is painted on, attached to, or supported by a tree, stone, cliff or other natural object.
 - [2] It is on a public lot or public right-of-way, unless erected by a governmental body, or unless required and/or approved to be so located by order of a governmental body.
 - [3] It is displayed on a vehicle parked and visible from a public right-of-way unless the vehicle is used for the normal day-to-day operation of a business on the premises, compliance with §27-2006(4) of this Chapter shall also apply. The

intent of this provision is to prohibit the use of a sign on a vehicle to circumvent sign limits on the lot.

- [4] It is displayed on a vehicle parked and visible from the public right-of-way unless the vehicle has been provided for the person whom occupies the property, by their place of employment, as a means of daily transportation to and from their place of employment (company vehicle), unless the vehicle is of such a size, or weight, that it is prohibited on the roadways to and from the person's property, compliance with §27-2006(4) of this Chapter shall also apply.
 - (b) Sign fonts and logos shall not be legible from the rear of the sign.
 - (c) Building signs in nonresidential zoning districts shall be placed only on the front face of the building, except in instances where the entrance door to the business is on the side or the rear of the building or the building is located on a corner lot. However, no signs in nonresidential zoning districts may face an immediately adjacent residential zoning district.
 - (d) Sign location. Except for permitted billboards or off-premises signs, in conformance with this Chapter, all signs shall be located on the premises which they are intended to serve.
- (3) Sign Landscaping.
- (a) Ground Signs.
 - [1] For each visible sign face, the landowner and/or developer shall provide landscaping equivalent to 1 1/2 square feet for each square foot of sign area (both faces), signs shall not create a public safety hazard.
 - [2] Landscaping shall consist of a combination of deciduous and evergreen trees, ornamental grasses, groundcover and/or small shrubs.
 - [3] Turf grass shall not be considered as landscaping for ground signs. The height of any decorative base or architectural or landscape feature erected to support or ornament the sign shall be measured at average grade level of the ground to

the top of the sign structure, provided the grade level is not deliberately elevated to increase the height of the sign.

(4) Sign Size.

- (a) The square footage of the sign shall refer to the sign copy and/or logos placed on the sign facing.
- (b) Size of individually mounted letters or logos shall be measured as the area enclosed by the smallest single rectangle or square which will enclose all sign copy and logos.
- (c) Ground signs mounted as individual letters and/or graphics against a wall or fence incorporated in the landscaping of a building shall be measured from the outermost length and height dimensions of the sign.
- (d) Ground signs installed perpendicular to a street may be double faced with the allowable square footage on each face.
- (e) Double-faced signs that are erected at an angle to each other will be subject to the following as to whether they are intended as two signs or for all intents and purposes only constitute one sign:
 - [1] For north/south, east/west, or similar directional variation, orientation on the serving street. If the interior angle formed by the two faces of the double-faced sign is greater than 45° , then both sides of such sign shall be considered in calculating the sign area.
- (f) Wall signs shall not exceed the width of the front of the building on which it is located and shall not protrude more than twelve (12) inches from the facade on which the sign is mounted.
- (g) Gasoline service stations shall be allotted ten (10) additional square feet to display price-per-gallon figures, divided as they may select between logo and prices on the one ground sign permitted on the lot.

- (h) Automobile dealers are permitted one (1) "used car" ground sign not to exceed twelve (12) feet in height and ten (10) square feet in area; or ten (10) additional square feet may be incorporated into the existing sign to advertise used cars, divided as the sign owner selects.
 - (i) Sign copy mounted or painted on an illuminated surface (including awnings) or illuminated architectural element of a building shall be measured as the entire illuminated surface or architectural element which contains sign copy. A nonilluminated sign placed on an awning shall be measured as if it is placed on any other architectural element.
- (5) Sign Maintenance.
- (a) Every permitted sign must:
 - [1] Be constructed of durable material, kept in a safe and good condition and repair and otherwise comply with the laws, rules, and regulations of the Commonwealth of Pennsylvania and East Pennsboro Township Building Code and Property Maintenance Code.
 - [a] If the durability and/or condition of said sign is not repaired or improved within the time specified by the Zoning Officer and/or the Building Code Official, the Township may remove the sign at the expense of the owner or person in possession of the lot on which the sign is located.
 - [b] The Zoning Officer and/or the Building Code Official will notify the property owner and/or the responsible party with a certified letter prior to any removal action being taken by the Township, unless the said sign poses an imminent danger to persons or property.

- (b) Any damaged sign shall be repaired within Thirty (30) days from notice by the Zoning Officer and/or Building Code Official, unless ordered to be repaired or replaced immediately by the Zoning Officer and/or the Building Code Official due to the sign posing an imminent danger to life.
 - (c) Any sign which has been damaged to such extent or installed in a dangerous and unsafe manner so that it may pose an imminent danger to the public, as determined by the Zoning Officer and/or Building Code Official, shall be repaired or removed immediately by the property owner and/or other known responsible parties.
 - (d) Any illuminated or automated sign cabinets or sign panels supplied with electricity which have been damaged shall remain non-illuminated, with the electrical components supplying them disconnected, until repaired.
 - (e) Failure to comply with these sign maintenance requirements shall constitute a violation of the Township Zoning Ordinance and all other applicable laws, regulations and ordinances.
- (6) Liability.
- (a) The provisions of this Section shall not be construed as relieving or limiting in any way the responsibility or liability of any property owner, individual, corporation, or other legal entity, erecting or owning any sign, or resulting from the negligence or willful acts of such property owner, individual, corporation, or other legal entity, or any agents, employees or workmen of same, in the construction, maintenance, repair or removal of any sign erected in accordance with a permit issued by East Pennsboro Township hereunder. Nor shall issuance of such permit be construed as imposing upon the Township or its elected officials, officers or employees, any responsibility or liability by reason of approval of any sign as to its structural integrity, construction methods, materials, electrical or mechanical devices or any other components which shall be the sole responsibility of the individual, firm, corporation, or other legal entity erecting, owning, repairing or removing such sign.

SECTION 4. Section 27-2005 [District Regulations for Signs and Detailed Sign Standards] of Part 20 [Signs] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby repealed, revised and amended to read in its entirety as follows:

§27-2005. General Regulations.

- (1) When applicable, a zoning permit (and building permit for commercial signs) shall be required for all proposed signs or modifications to existing signs.
- (2) Signs shall be considered as structures for purposes of location on a property and shall comply with setback requirements set forth in Tables 7 & 8 of this Chapter.
- (3) The construction of each sign shall comply with all applicable laws and regulations pertaining to public safety, including, but not limited to, those found in the laws and regulations of the Commonwealth of Pennsylvania and the laws and regulations of Township of East Pennsboro to include the Township's Building Code.
- (4) No sign shall be permitted to hang from or be placed over a second sign except that signs may be placed on, but not extended beyond, any vertical face of a marquee or canopy. This does not exclude separate placards from being independently attached to the same supporting structure provided the total area of all combined signage does not exceed the area limitation.

SECTION 4. Section 27-2006 [Nonconforming Signs] of Part 20 [Signs] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby repealed, revised and amended to read in its entirety as follows:

§27-2006. Prohibited Signs.

- (1) Wheeled signs shall not be located on a property abutting any street within the Township.
- (2) Banners and pennants, other than temporary event or displays and/or flags authorized by this Chapter. Banners used as temporary signs (signs which would be temporary until a permanent sign is installed) are permitted as long as they are secured, not waving or fluttering, comply with maximum size permitted and are erected for no more than twenty (20) consecutive

days or removed immediately upon the installation of a permanent sign whichever comes first and shall meet all applicable laws, rules and regulations, including, but not limited to, the Commonwealth of Pennsylvania and East Pennsboro Township and East Pennsboro Township Building Codes.

(a) Exception: Non-Commercial Flags, including, but not limited to the flags representing, or recognized by, the United States of America, the Commonwealth of Pennsylvania and the Township of East Pennsboro and/or religious groups.

- (3) Signs on trees, utility poles, Fire Hydrants or official traffic control devices, except as permitted in section §27-2008(1)(a)[1] of this Chapter
- (4) Signs on/or affixed to vehicles and/or trailers which are parked on a public right-of-way, public lot or private lot, other than temporarily for overnight storage on the sight of a business, have been provided by the property owner's place of employment for transportation to and from the property, or for maintenance, repair, loading, unloading or rendering a service at any location, which are visible from the public right-of-way and where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby lot.
- (5) Any sign that obstructs free ingress to or egress from doors, fire escapes, operable windows or that denies access to them; nor shall a sign be attached to a fire escape or to any other part that would create a hazard to the safety of the occupants or to the public.
- (6) Signs that, by reason of size, location, coloring or manner of illumination, obstruct the vision of, or create a distraction to, drivers operating a vehicle or that obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets, roads or public rights-of-way; signs that imitate traffic control devices or signs that make use of words, which include, but are not limited to, "stop," "look," "one way," "danger," "yield," or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead, or confuse motorists and/or pedestrians or obstruct sight distances of traffic.
- (7) Signs that contain misleading Information, including, but not limited to, a sign which states or implies that a lot may be used for any purpose not permitted under the provisions of the ordinance.

- (8) Signs that are structurally unsafe or in a state of disrepair.
- (9) Roof signs
- (10) Inflatable signs.
- (11) Signs that emit smoke, visible vapors, particles, sound, odors and or incorporate or employ fire or open flames.
- (12) Illuminated signs which adversely affect safe vision of operators of vehicles moving on public or private street or parking areas, any residential district or any part of a building or property used for residential purposes.

SECTION 5. Part 20 [Signs] of Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro is hereby amended to read in its entirety as follows:

§27-2007. Major Types of Permanent Signs.

The following types of signs are considered major types of permanent signs and shall comply with all requirements of this Chapter and the specific requirements set forth in this section:

- (1) Window Sign Criteria.
 - (a) Illuminated window signs shall include lighted signs placed inside or outside an exterior window in which the sign face is directed to the exterior of the building. A zoning and building permit shall be required for illuminated window signs.
 - [1] Illuminated window signs shall not be placed above the ground floor of the building and/or more than ten (10) feet above grade level of the building, measured in a direct vertical line from the bottom of the sign to the grade below.
 - [2] Illuminated window signs shall not exceed a size of sixteen (16) square feet or thirty percent (30%) of the window, whichever is less.
 - [a] Any sign exceeding this size shall be deemed the primary building sign to which the business is entitled. Any combination of illuminated window

signs grouped in an area not to exceed Sixteen (16) square feet or not exceeding percent (30%) of the window will be deemed accessory signs and shall be permitted.

(2) Off-Premises Signs.

(a) Off-premises advertising sign structures, including poster panels, bulletins, and the like may be erected and maintained in the all non-residential Zoning Districts subject to the following regulations:

- [1] No such structure shall contain more than two advertising sign faces.
- [2] Off-premises advertising sign structures shall not exceed a total of twelve (12) square feet in surface area.
- [3] No off-premises advertising sign shall be permitted to be erected within five feet of an adjoining residential zoning district if the sign face is visible from and designed to face into such zoning district.
- [4] Maximum permitted height is ten (10) feet.
- [5] Minimum setback from the public right-of-way is five (5) feet.
- [6] No more than two (2) off premise signs per lot are permitted, when permitted these signs shall be a minimum of Five Hundred (500) feet from any other off premise sign.

(3) Public utility signs required in connection with the identification, operation, or protection of a public utility, provided the area of one side of any such sign shall not exceed eight square feet.

(4) Sign Criteria.

(a) For a nonresidential use, permitted nonresidential signs in a residential district shall comply with the provisions of those for nonresidential signs.

(b) Lots with Multiple Street Frontage.

[1] In all zoning districts, lots fronting on more than one street shall be permitted to have one sign type as defined by this Chapter for each street frontage.

§27-2008. Minor Types of Permanent Signs.

(1) The following types of signs are considered minor and are permitted for all land uses and within all Zoning Districts of the Township:

(a) Legal and/or lot notice signs.

[1] The number, location and size of legal notification signs erected by public agencies shall be in accordance with the laws of the Commonwealth. Legal notification signs posted on a private lot, by the landowner and/or authorized agent of the property upon which they are placed. Legal notification signs shall include, but not be limited to, "no trespassing," "no hunting" and the like and shall be limited to a surface area not exceeding two square feet. The placement and maximum notification signs permitted along a property line shall be one sign for every 100 feet of property line length.

[2] Service signs, a sign which incidental to a property use which is lawfully occupying the property upon which the sign is located and when such sign is necessary to provide information to the public such as direction to parking lots, location or rest rooms, or other such pertinent information.

[3] Legal and/or lot notice signs shall not apply to the permitted signage allotment outlined in this Chapter.

(b) Memorial/historical plaques. Commemorative plaques placed by a recognized agency of the Borough, County, State or Federal government.

(c) Governmental signs. Signs or messages erected by a governmental agency.

§27-2009. Minor Types of Portable Signs.

(1) The following classes of minor type signs are permitted in nonresidential use zoning districts:

- (a) Portable advertising signs (used for commercial purposes and are clearly accessory to the nonresidential principal use located on the property).
- (b) Portable advertising signs (used for commercial purposes).

(2) Provisions for Use.

(a) Portable advertising sign (zoning permit needed).

[1] Portable advertising signs shall be permitted as an accessory sign, provided that they are clearly accessory to the nonresidential principal use.

[2] One portable advertising sign shall be permitted for each store front.

[3] Portable advertising signs shall not exceed fifteen (15) square feet (including both sides).

[4] Portable advertising signs shall not exceed four feet in height.

[5] Portable advertising signs shall be non-illuminated.

[6] Portable advertising signs shall be removed during nonbusiness operating hours.

[7] Portable advertising signs shall not block required clear space or areas needed for pedestrian and/or vehicular circulation. There shall be five feet of sidewalk clear space for pedestrian traffic.

[8] A portable advertising sign shall not block ingress or egress from any door, operable window or fire escape or deny access to them.

[9] Portable advertising signs shall be placed against the exterior front wall of the property.

[10] Lots with front yards or parking lots between the building and the street shall place the portable sign between the building and sidewalk, not on the sidewalk, and meet all other requirements of this Chapter.

[11] Portable advertising signs shall not be placed within five feet of any vehicular roadway.

[12] The placement of portable advertising signs shall meet all Americans with Disabilities Act standards and requirements.

(b) Flag Signs.

[1] National, State or municipal flags of any size shall be permitted in all zoning districts.

[2] Flag signs shall be permitted in all nonresidential zoning districts as minor portable signs in strict compliance with the following requirements:

[a] Flag signs shall be permitted as an accessory sign, provided they are clearly accessory to the nonresidential principal use.

[b] Only one flag sign shall be displayed for each principal nonresidential use on the tract. For the purposes of this requirement, commercial enterprises under separate ownership within the same building shall be considered separate uses.

[c] Flag signs shall be inserted on a wall mount properly affixed to the building within which such use is conducted.

[d] The lowest portion of any flag sign projecting or hanging no less than fourteen feet above the public sidewalk or grade.

[e] Flag signs shall not extend into a vehicular roadway or public right-of-way, whichever is less.

[f] All parts of flag signs, inclusive of flags, poles, staffs and all wall mounts and hardware, shall

be maintained in a proper and safe condition so as not to constitute a hazard to persons or property.

[g] Flag signs may be displayed only during business hours.

(c) Liability.

[1] Sign placement is the sole responsibility of the person and/or entity who or which caused its placement and/or the owner of the property upon which the said sign is located.

§27-2010. Temporary Signs.

The following classes of temporary signs are permitted for all land uses and within all zoning districts:

(1) Classes of Temporary Signs.

- (a) Real estate.
- (b) Development.
- (c) Construction.
- (d) Temporary event/display, including banners and portable temporary signs.
- (e) Political.
- (f) Holiday.

(2) Provisions for Use of Temporary Signs.

- (a) Real estate sign (no zoning permit needed).

[1] One non-illuminated temporary real estate sign shall be permitted on each lot, provided that the real estate sign shall not exceed a total of twelve (12) square feet in surface area calculated for all faces when located on a lot with any residential use and shall not exceed Thirty-two (32) square feet calculated for all faces on any other lot.

[2] Such sign shall be removed within seven (7) days of the sale or rental of the lot on which it is located.

(b) Development sign (no zoning permit needed).

[1] One nonilluminated temporary development sign shall be permitted on each lot, provided that the surface area of the sign shall not exceed Thirty-two (32) square feet in surface area calculated for all faces.

[a] The development sign shall not exceed six feet in height when located on a lot with any residential use and shall not exceed ten (10) feet in height on any other lot.

[b] Such development sign shall be removed within Fourteen (14) days of the sale or rental of the last lot or completion of the proposed construction in the development.

(c) Construction Signs (no zoning permit needed).

[1] Two nonilluminated temporary construction signs announcing the names of contractors, mechanics, artisans and other associated supporting entities engaged in performing work on the premises shall be permitted on a lot, provided that:

[a] Each construction sign shall not exceed 32 square feet in area calculated for all faces.

[b] The construction signs shall not be placed before work commences and shall be removed within 14 days of the completion of the work.

[c] The establishment wishing to display such construction signs shall contact the Zoning Officer prior to displaying, to give notice of the intent and the period during which the construction sign will be displayed.

(d) Temporary Event/Display Sign (no zoning permit needed).

[1] One non-illuminated temporary event/display sign, as defined by this Chapter, shall be permitted, provided that:

[a] A nonilluminated temporary event/display sign may be erected on the face of the lot's principal structure, provided that the area of the signs shall not exceed Thirty-two (32) square feet.

[b] A nonilluminated temporary event/display sign is not displayed for a period longer than Thirty (30) days and is removed immediately following the event that it is promoting.

[c] Landowners may place a nonilluminated temporary event/display sign in the public right-of-way and/or the front yard portion of their property, provided such signs do not interfere with motorist or pedestrian visibility or safety, and the sign is otherwise not of a type restricted by this Chapter.

[2] Portable signs shall be permitted as a temporary event/display sign and shall meet all following requirements:

[a] One total portable sign shall be permitted for each lot.

[b] Shall not exceed fifteen (15) square feet (including both sides).

[c] Shall not be illuminated.

[d] Shall not block required clear space or areas needed for pedestrian and/or vehicular circulation.

[e] Shall not be placed within five feet of a vehicular roadway.

[f] Shall be placed so there is a minimum of five (5) feet clearance of travel on sidewalks for pedestrian traffic.

[g] Shall not block ingress or egress from any door, operable window or fire escape or deny access to them.

[h] Shall not exceed four (4) feet in height.

[i] Any temporary event/display sign placed on public property is prohibited without the consent of the governing body.

[j] All temporary event/display signs must list the owner or organization that is responsible for the signs. The name, address and phone number shall be placed legibly on the back of said sign.

[k] Any temporary event/display sign found to be in violation, where the sign is placed on public property, will become the property of the Township and be removed and disposed of at the expense of the person or organization that placed the sign and/or the property owner on which the sign is located.

[l] Organizations, businesses, or landowners and/or developers or any other persons found violating the provisions set forth within this Section will forfeit their right to be issued a zoning permit for a temporary sign for a period of one year commencing from the date said violation is found to have occurred.

(e) Political Signs (no zoning permit needed).

[1] The area of any one side of such sign shall not exceed sixteen (16) square feet.

[2] Anyone placing such signs shall obtain permission of the property owner where the sign is to be placed.

[3] May not be placed so as to cause glare, interfere with traffic safety or in any other way cause a public safety hazard.

- (f) Holiday Decorations (no zoning permit needed).

[1] Holiday decorations displayed for holidays shall be exempted from the provisions of this Chapter, except as where they may cause glare, interfere with traffic safety or in any other way cause a public safety hazard.

§27-2011. Additional Sign Provisions.

- (1) Visibility. Signs in all zoning districts shall be located in such a position that they will not cause a hazard by obstructing visibility or distracting motorists, obscure a traffic signal or other traffic control device, or be placed in such a manner as to cause a hazard to pedestrians.

- (2) Illumination.

- (a) Illumination, when authorized by this Chapter, shall be directed upon the sign face and not towards adjoining lots or streets and shall be down lighted so that the source of illumination is not visible.
- (b) Internal illumination of signs shall be permitted only in accordance with the lighting performance standards set forth in § 27-1901.8.C & D, of this Chapter.
- (c) Signage lighting which is placed on the front of any property fronting a street inside the Township shall be stationary and constant in intensity and color at all times as not to cause motorist or pedestrian distraction.
- (d) Electronic variable message signs, meaning an electronically activated sign whose message content, either in whole or in part, may be changed by means of electronic programming, shall be permitted to be placed at the front or side of any property fronting a street within the Township, and when in conformance with this Chapter and the following:

[1] Shall display content for a minimum of 10 seconds before changing the appearance and/or content of the sign with a

minimum transition of 2 seconds between content change.
(Example: 10 seconds for message - 2 seconds for
transition - 10 seconds for message)

- (e) The intensity of any source of illumination of any sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding lots from dusk to dawn and shall not be greater than 0.3 foot candles above ambient light levels at any time.

(3) Removal of Signs.

- (a) Whenever activities, on a lot have been discontinued, the zoning permit or the certificate of compliance issued for all signs relating to such activities shall become null and void and all such signs shall be removed within thirty (30) days

[1] If the property owner fails to remove all such signs within thirty (30) days of cessation of such activities and/or within thirty (30) days of the revocation of the zoning permit or certificate of compliance issued for such signs, the property owner will be found in violation of this ordinance and the Township, at its discretion, may remove the sign at the property owners expense, further, if all such signs are not removed, the Township shall pursue legal action as prescribed for in all applicable laws and regulation regarding such an illegal sign. Should Township pursue enforcement proceedings, property owner shall be responsible for all fees and costs of Township to include attorney fees for enforcement proceedings.

- (4) All signs bounding a Commonwealth of Pennsylvania right-of-way must adhere to all Commonwealth of Pennsylvania and Pennsylvania Department of Transportation (PennDOT) laws, rules and regulations pertaining to this type of signage. Such signs will require permitting from PennDOT before erection.

(5) Measurement of Sign Area.

The area of a sign shall be measured in the following manner:

- (a) Sign area shall equal the entire area within a sign perimeter enclosed by

one continuous line which connects the extreme edges or points of a sign, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing incidental to the display itself.

(b) Where the sign consists of individual letters or symbols appearing upon or attached to a building, wall or window, the area shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols.

(c) When two sides of a double-faced sign are located not more than Twenty-eight (28) inches apart at the sign's widest point and not more than Eighteen (18) inches at the narrowest point, and display identical writing or representation, only one of the sides shall be used to determine the surface area. Any additional sides of a multi-faced sign shall be considered as a separate sign for purposes of computing the total surface area of the sign.

(d) In determining sign area, the main supporting sign structure shall not be included.

(6) Remedies.

Any violation or attempted violation of Part 20 of this Chapter or of any condition or requirement adopted pursuant hereto may be restrained, corrected or abated, as the case may be, by citation, injunction or other appropriate proceeding pursuant to state law. The remedies of the Township shall include the following:

(a) Issuing a stop work order for any and all work on any signs on the same zone lot.

(b) Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the non-conformity.

(c) Imposing any penalties that can be imposed directly by the Township; seeking in court the imposition of any penalties that can be imposed by such court under this regulation.

(d) In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the Township under the applicable provisions of this regulation and the Building Code for such circumstances.

(e) The Township shall have such other remedies as are and as may from time to time be provided for or allowed by State law for the violation of Part 20 of this Chapter.

(f) All such remedies provided herein shall be cumulative to the extent that State law may permit the availability of a particular remedy set forth herein for a certain violation or part thereof, such remedy shall remain available for other violations or other parts of the same violation.

§27-2012. Nonconforming Signs.

(1) Legally Recognized Signs.

(a) Nonconforming signs shall not be relocated, enlarged, added to or replaced by another nonconforming sign, except:

[1] An interchange of content or poster panels shall be permitted.

(b) Nonconforming signs may be repaired or reconstructed, provided that:

[1] Structural alterations shall not be made which increase the gross surface area of the sign, however:

[a] Nonconforming signs which are damaged or destroyed to an extent of more than seventy-five percent (75%) of their replacement cost at the time of destruction shall not be reconstructed except in conformity with the provisions of this Chapter.

(2) Repair or Maintenance.

(a) Nothing in this Chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any structure or part thereof declared to be unsafe by any official charged with protecting public safety.

(b) Any sign lawfully existing at the time of the passage of this Chapter that does not conform with the regulations of the zoning district in which such sign is located shall be considered nonconforming and may continue subject to the following provisions:

[1] Signs which are nonconforming by reason of their absolute prohibition shall be removed within five years following enactment of this Chapter or from any other date of the establishment of their nonconformity.

[2] Signs which are nonconforming by reason of dimensions may continue in their present location until replacement or rebuilding becomes necessary, at which time a zoning permit will be required and the sign brought into conformity with this Chapter.

SECTION 6. If any section or provision of this Ordinance is declared by any Court of competent jurisdiction to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect the constitutionality, legality or validity of this Ordinance as a whole, nor the constitutionality, legality or validity of any other section or provision of this Ordinance other than the one so declared to be unconstitutional, illegal or invalid.

SECTION 7. All ordinances or parts of ordinances or tables inconsistent herewith are hereby repealed.


SECTION 8. In all other respects, Chapter 27 [Zoning] of the Code of Ordinances of the Township of East Pennsboro shall remain as heretofore enacted, ordained and amended, which said Chapter, as amended, is hereby re-enacted in its entirety herein.

SECTION 9. This Ordinance shall take effect immediately upon its enactment.

ENACTED AN ORDAINED this 19 day of September, 2018

**BOARD OF COMMISSIONERS
EAST PENNSBORO TOWNSHIP**

Attest:



A. John Pietropaoli, Secretary

By: 

John W. Kuntzelman, President

(SEAL)

Table 7: Sign Criteria — Residential Zoning Districts

Type	Maximum Square Footage	Maximum Signs per Street Frontage	Maximum Height	Duration	Illumination	Content
Sale or Rental Advertisement	6 sf	1	8 ft	7 Days after Sale or Rental	None	Name of Person effecting the Sale or Rental
Development	60 sf	1	25 ft	None	None	None
Location & Direction to Development	4 sf	1 per 500 ft. 5 Maximum	6 ft	None	None	None
Private No Trespassing	2 sf	1 per 100 ft	6 ft	None	None	None
Nonprofit organizations & For profits organizations	1 sf per linear ft of building frontage	1	25 ft	None	Lighting shall be shielded or indirect; neon signs prohibited	None
Home occupation identification	4 sf	1	8 ft	None	Lighting shall be shielded or indirect; neon signs prohibited	Brief description of services offered and shall not contain specific
Official signs instituted by government	None	None	25 ft	None	Only traffic control or safety devices	None

Table 8: Sign Criteria — Nonresidential Zoning Districts

Type	Maximum Square Footage	Maximum Height	Minimum Setback (from R-O-W) unless otherwise noted	Other Sign Standards	Number (Maximum)
1 Ground	24 sf	12 ft	10 ft	1. Not above the lowest roof line	None
2 Billboard	IP: 1,200 sf CPL & CG: 325 sf	25 ft	CPL & IP Districts: Within 660 ft of Interstate 81 R-O-W All other locations: 25 ft	1. Billboards shall not be wall or projecting sign. 2. Back-to-back, V-type side by side and double decked signs are permitted and shall be treated as one structure. 3. Billboards shall not be located within 100 ft of a residential use. 4. Billboards shall not be located within 75 ft of a road intersection. 5. Billboards shall not be located within 100 ft of a public recreation facility, park, school or church. 6. Billboards shall be located 2,000 ft apart. 7. A sign 10 sf or less in area shall be considered an off-	1 per lot

	Freestanding	Based on sign type & zoning district	25 ft	10 ft <i>Exception:</i> Directional sign: 4 ft	premises sign	See "other standards" #4
3					<p>1. On a single lot, an individual business that occupies its own completely detached building may have 1 freestanding business identification sign</p> <p>2. On corner lots and street intersections and driveways, freestanding signs shall not be located within the vision sight triangle</p> <p>3. Freestanding signs for different businesses, whether on the same or separate lots, shall be located 150 ft apart</p> <p>4. Freestanding signs shall be located at least 10 feet from the property line; commercially zoned properties with over 500 feet of public road frontage will be allowed 2 freestanding shared business identification signs</p>	
4	Off-Premises	12 sf	10 ft	5 ft	5 ft from residential zoning district.	2 per lot
5	Projecting	8 sf	25 ft	Outside R-O-W	1. Projecting signs shall be securely attached to a	1 per lot

6	Historic Tablet	2 sf	6 ft	Outside R-O-W	None	<p>building or wall</p> <p>2. The supporting framework of a projecting sign shall be in proportion to the size of such sign</p> <p>3. Projecting signs shall not extend in a public right-of-way. Over an easement or over a property line</p> <p>4. There shall be only 1 projecting sign per establishment</p> <p>5. Projecting signs shall have a clearance of 14 ft above grade level</p> <p>6. Projecting signs shall have a minimum clearance of 13 ft when extending over a private vehicular way</p>	1 per lot
7	Plaque	4 sf	6 ft	Outside R-O-W	None	None	2 per building
8	Wall	1 Based on the type of sign & zoning district - area calculated separately 2. Business identification wall signs: 1.5 times the	25 ft	Outside R-O-W	1. Letters shall not project more than 12 inches horizontally from the wall surface. 2. Lettering shall not obscure architectural features of the building	None	None

		<p>linear frontage of the building or store.</p> <p>3. PRO, OA & CG: 2 times the linear frontage of the building.</p> <p>Buildings over 7 stories in height may have a maximum area of 2.5 times the linear frontage of the building and 2 signs permitted on front.</p>			<p>3. Wall signs along a sidewalk shall be a minimum of 8 feet above the sidewalk</p> <p>4. Where a building fronts on more than 1 street, the aggregate sign area facing each street shall be calculated separately</p> <p>5. A sign painted on a wall shall be considered a wall sign and shall meet the requirements for wall signs in the district in which it is located</p> <p>6. Advertising or product signs painted on any wall sign structure shall be considered a sign and shall comply with the regulations of this Part</p> <p>7. For wall signs on buildings with more than 1 facade, 1 wall identification sign shall be permitted for each facade</p>	
9	Awning	18 sf (total)	15 ft	Outside R-O-W	<p>1. Maximum 10 ft above sidewalk or finished grade</p> <p>2. Shall not project from the building more than 5 ft</p>	None
10	Window	Street level: less than 30% glazed area or 10 square feet (whichever	None	2 ft	None	2

	is greater) Upper level: less than 20% glazed area or 8 square feet (whichever is greater)	Building or business center name (shared): 32 sf plus 12 sf per each business located therein, O-A, PRO & C-L: 100 sf maximum total C-G, CPL & IP: 150 sf maximum total	CG, IP: 25 ft All other: 20 ft	10 ft	1. The display board shall be of an integrated and uniform design 2. Shared business identification signs may be freestanding 3. 1 freestanding shared business identification sign shall be permitted for each development; commercially zoned properties with over 500 feet of public road frontage will be allowed 2 freestanding shared business identification signs	See "other standards" #3
11	Identification					
12	Shopping Center (Independent)	CG & IP: 100 sf O-A, PRO, C-L & CLP: 32 sf	CG & IP: 25 sf O-A, PRO, C-L & CLP: 20 sf	20 ft	The display board shall be of an integrated and uniform design	1 per street frontage

13	Shopping Center (Shared)	A-1: 12 sf	Building or business center name (shared): 100 sf plus 10 sf per each business located therein, O-A, PRO & C-L: 200 sf maximum total C-G, CPL & IP: 250 sf maximum total	A-1: 10 sf CG & IP: 25 sf	20 ft	1. The display board shall be of an integrated and uniform design 2. Shared business identification signs may be free standing. 3. 1 Freestanding shared business identification sign shall be permitted for each development. Commercially zoned properties with over 500 feet of public road frontage will be permitted 2 freestanding shared business identification signs.	See "other standards" #3
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