

Section 119 Signs

- A. Signs may be erected only when in compliance with the following regulations:
1. General Requirements:
 - a. All signs shall be constructed of durable materials and maintained in good condition. The Zoning Officer may require the owner of a sign to repair it, if in the Officer's opinion it has become dilapidated. If, after thirty (30) days from the date of written notice to repair has been sent, the sign is not repaired, the Zoning Officer may order it removed within an additional period of thirty (30) days.
 - b. No sign shall be permitted to be placed upon the roof of any structure or to project above the cornice or eave line of any structure.
 - c. No animated signs, signs illuminated by a flashing, pulsating or intermittent source or signs lighted in such a manner as to create glare conditions on adjacent properties or any adjacent highway shall be permitted.
 - d. Building permits shall be required for all signs and must be obtained prior to the erection or placement of signage.
 - e. Temporary signs may be erected within the Borough in accordance with the requirements of this Ordinance and in accordance with the requirements in Subsection D of this Section of the Zoning Ordinance.
 - f. The location of all signs shall not interfere with reasonable sight distances for motorists either using adjacent public roads or leaving or entering the property upon which the sign is proposed or adjacent properties.

- g. Nonconforming signs, lawfully existing at the time of enactment of this Ordinance, although such sign does not conform to the provisions of this Section, may continue to exist; however, if such nonconforming sign is modified or removed, any future sign on the same premises shall be in conformity with the provisions of this Section.
- h. Building or wall-mounted signs which project more than fourteen (14) inches from the plane of the wall surface in a perpendicular manner, shall be mounted a minimum of seven (7) feet (84 inches) above grade at the closest point of the sign to the established right-of-way line.

B. Signs in Residential R-1 and R-2 zoning districts:

1. Permitted types of signs:

- a. Identification of property limited to name and address of occupant, or nature of home based occupation if applicable or, in the case of apartment buildings or groups, the name of the building or group and address and phone number of the management agency.
- b. Signs advertising property for sale or rent, indicating only owner or broker name, address and phone number.
- c. Signs identifying public or semi-public institutions, and activities carried on by them.
- d. Development signs, giving directions to areas under development and indicating the name, address and phone number of the developing agency, the name of the development and the number of lots available only, such signs to be removed within thirty (30) days after sale of the last lot in the development.
- e. Artisans' signs indicating name, address, phone number and type of service performed by contractor, to be removed not more than thirty (30) days after structure on which artisan is employed is completed.

2. Size of signs: No sign in any residential district shall exceed six (6) square feet in area except institutional

signs or temporary development signs which may be no larger than thirty (30) square feet in area.

3. Location of signs: Only one (1) sign of each type permitted shall be allowed on any property except that where a property abuts two (2) public streets two (2) signs of each type shall be permitted.
4. Height of signs: No sign in residential zoning districts shall exceed six (6) feet in height, measured from the average grade level.
5. Illumination: No sign in residential zoning districts shall be illuminated, except signs identifying public or semi-public institutions, provided such lighting is from a hidden source.

C. Signs in Commercial and Industrial Districts

1. Permitted types of signs
 - a. Any sign permitted in residential zoning districts.
 - b. Signs identifying businesses or industry on the same property as the business or industry advertised.
2. Size of signs
 - a. Signs applied flat to a wall surface shall not exceed ten (10) percent of the area of the wall to which applied and shall not project above or beyond the wall surface at any point.
 - b. Freestanding signs shall not exceed thirty-two (32) square feet in area.
3. Location of signs: Only one (1) sign of each type permitted shall be allowed on any property except that where a property abuts two (2) or more public streets two (2) or more signs of each type shall be permitted, no more than one of each type abutting each street.
4. Illumination:
 - a. Signs may be lighted provided that the light source is hidden from view by observers on adjacent public streets or adjacent properties and no reflected glare occurs on adjacent roads or properties.
 - b. No sign shall be lighted that faces or partially faces an adjacent residentially zoned property.

5. Height of signs: No sign shall be permitted to be placed higher than the existing building for which the business it advertises is located.
6. Review and Approval: Persons desiring to erect a sign or signs shall apply to the Zoning Officer and submit a plan of their proposal indicating the location of the sign on the property, location and type of lighting if used, the dimensions of the sign, including height above ground and method of attachment to the building or the ground, including guying. The Zoning Officer shall issue a permit if all applicable parts of this Ordinance are adhered to.

D. Regulations Governing Temporary Signs

1. Temporary Real Estate Signs. One temporary real estate sign is permitted on any property being sold, leased or developed, if it is not illuminated and is no larger than six (6) square feet in any residential district and thirty (30) square feet in any commercial district. Such sign shall promptly be removed when the sale, lease or development of the property has been completed and no sign permit shall be required.
2. Temporary Business Signs. Temporary business signs, including streamers, banners, pennants, string lights, mobile message boards, portable free-standing signs or other temporary business signs shall be permitted subject to the following restrictions:
 - a. The temporary business signs shall be located only on the property owned or leased by the business doing the advertising and may not be located off the premises of the business.
 - b. No part of the sign or any of its accompanying components shall be located on any other property nor shall utility poles, municipal signs or public streetlights be used for such temporary business signs.
 - c. All signs shall be located off of any sidewalks, streets or other public thoroughfares.
 - d. Temporary business signs may not be kept in place for more than one week. In the event that any temporary business sign is left in place for more than one week it shall no longer be considered temporary and shall require a

permit in accordance with the other provisions of Section 119 of this Ordinance. The fact that the information contained in any temporary business sign is changed will not affect the one-week maximum for the sign itself.

- e. The size of the sign shall not exceed the size of signs permitted in the zoning district as contained in Section 119 of this Ordinance.

3. **Temporary Off-Site Directional Signs.** Temporary off-site directional signs intended for the purpose of directing traffic to activities such as the showing of a model home, home for sale or grand opening shall be permitted subject to the following restrictions:

- a. The size of the sign shall not exceed ten (10) square feet.
- b. The temporary off-site directional sign shall not remain in place for more than one week. Signs in place any longer than one week will require compliance with the other requirements of Section 119 regarding signs other than temporary signs.
- c. The temporary off-site directional sign may be placed only on private property. Such signs may not be placed on any sidewalks, roadways, public rights of way, etc.
- d. No sign may be placed on any private property without the owner's consent.
- e. Signs shall not be placed in such a manner so as to distract a motorist's attention from the roadway.

4. **Noncommercial Signs.** Non-commercial signs, including but not limited to announcements advocating candidates for political office or ballot questions, shall be permitted on a temporary basis subject to the following restrictions:

- a. The size of the sign shall be in conformity with the requirements for other signs in the Zoning District.
- b. For any sign advocating a political candidate or a position on a ballot question, such sign shall be removed within two days after the election has occurred.

- c. All such non-commercial temporary signs shall be located on private property and may not be placed in any public rights of way or attached to any utility poles, road signs, public street lights, or other public facilities.
- d. All such non-commercial signs shall be placed on the property only after consent of the property owner has been obtained.

5. Temporary Construction Project Signs. A construction project sign identifying a design firm, general contractor or subcontractor shall be permitted subject to the following restrictions:

- a. The size of the sign shall not exceed eight (8) square feet in area.
- b. Only one (1) sign per construction project shall be permitted on the site.
- c. A temporary construction project sign may not be erected prior to the visible commencement of construction on the property and shall be removed within ten (10) days after the completion of work on the project.

6. Other Temporary Signs. Other temporary signs advertising garage sales, yard sales, porch sales or such other non-commercial private functions shall be permitted subject to the following restrictions:

- a. The size of such signs shall not exceed six (6) square feet.
- b. Such signs must be located on private property and the permission of the property owner must be obtained.
- c. Temporary non-commercial signs under this Section are not permitted within the road right of way and may not be affixed to any public utility poles, street light poles, street signs or other utility structures.
- d. The signs may be posted no earlier than seven (7) days prior to the start of a single day sale; for multi-day sales, such sign may remain up no longer than seven (7) consecutive days.
- e. All signs shall be removed within twenty-four (24) hours after any garage sales, yard sales,

porch sales or **such other non-commercial private functions** have occurred.