

§405. Signs.

1. Definition of Terms Peculiar to this Section -

BILLBOARD - a sign advertising goods or services not produced or available on the premises containing the sign, exception political, public or charitable agency signs.

GROUND POLE SIGN - a free-standing sign supported entirely by its own structure set in or on the ground and not attached to a building or other structure.

MARQUEE, AWNING OR CANOPY - a marquee is a permanent shelter over a building entrance supported by the building and extending laterally from the building's face; an awning is a seasonal covering over an entrance that may be retracted mechanically and removed; a canopy is a free-standing seasonal structure covering a building entrance.

PROJECTING SIGN - a sign attached to a building wall along one edge of the sign, or attached to the wall by a bracket perpendicular to the wall surface.

SIGN - a structure or device, self-supporting, attached to a building or any part of a building or to another structure, or painted on a building or structure projecting a message by words, symbols and/or pictures designed to be viewed by the public from any public street or space open to the public, but not including the support of the sign.

SIGN AREA - all the area of a panel containing the sign message or all the area enclosed by connecting the extremities of the sign's inter-related parts. Where a sign has several faces the total of all faces shall constitute the sign's area.

WALL SIGN - a sign applied flat to or painted on a building wall and extending no more than one foot (1') in depth from the wall face.

2. General limitations -

A. Except for time and temperature indicators, animated signs, whether revolving or containing any moving parts, or activated by wind movement, shall be prohibited. No signs illuminated by a flashing or pulsating source, no strings of bare bulbs, and no signs lighted so as to create glare conditions on adjacent or nearby properties or streets, or to confuse motorists shall be permitted.

B. No sign shall be placed upon the roof of a building or to project above the top or beyond the ends of a building wall.

C. Ground pole signs shall be placed only in yards abutting a public street and shall not project into a public right-of-way.

D. Exemptions from these regulations -

- (1) Any sign erected by Borough Council or any State or Federal agency;
- (2) Memorial tablets erected by public or non-profit organizations;
- (3) Directional or informational signs on a property provided they are strictly functional and contain no advertising;
- (4) Holiday decorations.

3. Permits -

A. A permit issued by the Zoning Officer shall be required before any sign may be erected, except for those listed in §405.3.E.

B. Sign permits shall contain the following information provided by the applicant:

- (1) Name, address and phone number of the applicant, the contractor to erect the sign, and the owner of the property, as well as address of property if different from owner's;
- (2) Statement of permission granted by the owner of the property for erection of the sign if owner and applicant are not the same;
- (3) Location of the sign on the property relative to buildings and property lines, and height of sign from ground level to top of sign, with dimensions noted;
- (4) A copy of the drawing from which the contractor will create and erect the sign, including an elevation view and method of attaching the sign to the ground or to a building.

C. The cost of sign permits shall be established by resolution of Council. A permit shall be required for the replacement, enlargement or moving of a sign.

D. Temporary Signs -

(1) Signs advertising candidates for political office shall not be placed on public property or attached to trees. Not more than one (1) political sign shall be permitted on a lot at any time. Such signs shall not exceed five (5) square feet in area and shall not be placed more than thirty (30) days before the election or left up more than three (3) days after the election. There shall be no fee required for a political sign, but owners of lots on which such signs are placed shall be responsible for removal of the signs.

(2) Garage, yard or porch sale signs shall be placed only on the property where the sale is occurring, limited to one (1) sign not exceeding five (5) square feet in area. Signs shall be in place not more than three (3) days prior to the sale and shall be removed not later than the day after the sale is ended. See §202, Yard Sale, for further guidance on such sales.

E. The following types of signs shall not require permits for erection:

- (1) Real estate signs not exceeding sixteen (16) square feet in area;
- (2) Signs denoting designers and/or contractors when placed on the property where the firm is doing work, limited to sixteen (16) square feet in area, and to be removed when the work is completed.
- (3) Home occupations or other personal name plate or sign not more than two (2) square feet in area.

F. The following types of signs shall require permits but no fees:

- (1) Signs or bulletin boards put up by public, charitable or religious institutions when located on the same property as the institution. Temporary signs advertising special events of such institutions and not exceeding thirty-two (32) square feet in area may be approved by Borough Council in other locations for a period not exceeding thirty (30) days.

G. Before the Zoning Hearing Board shall act on a request for a variance from the regulations contained in this section, it shall first receive recommendations from the Planning Commission. The Zoning Officer shall present sign variance requests first to the Commission for its action before submitting to the Zoning Hearing Board, which may subpoena a member of the Commission to defend the recommendations at the Board's hearing.

4. Signs in the Residential Districts -

A. Property identification sign limited to name and address of occupants, and/or name and nature of home occupation conducted in the dwelling, such sign not more than two (2) square feet in area each face.

B. Sign indicating property for sale, rental or lease identifying the broker's or owner's name, address and phone number and nature of proposed transaction, such sign not greater than sixteen (16) square feet in area each face.

C. Signs identifying a public or semi-public institution and activities carried on by the institution, such signs not greater than thirty-two (32) square feet in area each face.

D. Sign identifying designers or contractors employed on the property, such sign not exceeding sixteen (16) square feet each face, limited to one (1) sign per designer or contractor.

E. Sign identifying an office or offices on the same property, such sign not greater than eight (8) square feet in area each face.

F. Memorial tablets erected by a public or non-profit organization; traffic or other governmental signs authorized and/or erected by a public body.

G. Signs may be applied flat to the principal structure on the property, attached to a private lamp post or fence or to a ground pole. Only one (1) sign may be permitted on a property, except that if the property abuts two (2) streets, one (1) sign on each street may be approved.

H. No sign shall exceed ten feet (10') in height measured from the topmost part of the sign to

the ground level below.

I. No sign shall be lighted except signs identifying public or semi-public institutions, provided such lighting is from an indirect, hidden source.

5. Signs in the Commercial and Industrial Districts -

A. Permitted types of signs -

- (1) Any sign permitted in the residential zone districts;
- (2) Sign identifying a business or industry on the same property as the business or industry;
- (3) Billboard in the industrial district only;
- (4) Signs may be ground pole, projecting or wall mounted. In addition signs may be attached to or be a part of the edges of a marquee, retractable awning or canopy, provided such edge does not exceed three feet (3') in height.

B. Size of signs -

(1) Ground pole signs shall not exceed sixty-four (64) square feet in area on any face and no more than a total area on all faces of one hundred twenty-eight (128) square feet, limited to one on any property street frontage.

(2) Wall signs shall not exceed in area ten percent (10%) of the area of the wall to which they are attached, including the area of windows and doors. However, regardless of wall area a wall sign of at least twenty (20) square feet shall be permitted.

(3) Projecting signs shall not exceed in area fifteen (15) square feet on any face and shall not extend more than three feet (3') from the face of the wall to which attached or more than eighteen inches (18") over a public sidewalk or way. Projecting signs shall not extend to less than ten feet (10') above a sidewalk and shall not project laterally closer than two feet (2') from a curb or over a vehicular way.

(4) Billboards shall be not less than one hundred fifty (150) square feet nor more than three hundred (300) square feet in area for any face. Billboards shall not be located within one hundred feet (100') of any property in a residential district.

(5) On any commercial or industrially zoned property the total area of all signs on the premises shall not exceed the total street frontage multiplied by two (2).

C. Height and location of signs -

(1) No sign in the commercial or industrial zone districts shall exceed twenty-five feet (25') in height measured from the topmost part of the sign to the ground level below.

(2) Signs shall be located in yards abutting public streets. Wall signs and projecting

signs shall be located between the heads of windows and doors on the ground floor of a building and the sills of windows on the second floor, or between the window and door heads and the top of the wall parapet or gutter line above, if a one-story building.

D. Lighting - Signs may be lighted provided the light source is within the sign, or if removed from the sign, is not visible from any adjacent or nearby street or property. Lighted signs shall be screened from view of residential properties within two hundred feet (200') of the sign.

E. Temporary Commercial Signs - Temporary commercial free-standing signs or "grand opening" signs not exceeding in area thirty-two (32) square feet on either of two (2) faces, may be approved by the Zoning Officer for a period not exceeding thirty (30) days provided no more than one (1) such sign is present on the same property at the same time.

6. Maintenance -

A. If the Zoning Officer shall find any sign or sign structure to be unsafe or to have been erected or maintained in violation of this Chapter, he shall give written notice to the owner citing the conditions found and the actions needed to gain compliance.

B. If, after thirty (30) days from the date the notice was sent, the corrections have not been made, the owner shall be subject to *summary* proceedings as provided by §804 of this Chapter, and in addition the Zoning Officer may cause to have the offending sign repaired or removed with the costs assessed the owner, who shall be denied any further sign permits until such costs have been paid in full.

C. Signs which are found to be causing an immediate menace to the public may be removed or caused to be removed immediately by the Zoning Officer without notice and the costs assessed the owner.

D. Signs advertising places of business or activities which terminate operations shall be removed by the owner within thirty (30) days of such termination or be subject to §405.6.B. Removal shall include all sign supports, brackets and lighting conduit.

(Ordinance 1076, October 18, 1984, Article IV, §4.5)