

**LOWER PROVIDENCE TOWNSHIP**  
**Montgomery County, Pennsylvania**

**ORDINANCE #652**  
**(Duly Adopted January 18, 2018)**

**AN ORDINANCE OF LOWER PROVIDENCE TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING CHAPTER  
143, ZONING, OF THE CODE OF LOWER PROVIDENCE TOWNSHIP  
CONCERNING THE REGULATION OF SIGNS.**

**NOW, THEREFORE,** it is hereby **ENACTED and ORDAINED** by the Board of Supervisors of Lower Providence Township as follows:

**ARTICLE I      Signs**

Article XIX: Signs, of Chapter 143: Zoning, of the Code of Lower Providence Township is hereby repealed and replaced with the following new Article XIX:

**ARTICLE XIX: Signs**

**§ 143-138 Applicability, Purpose & Intent**

- A. Any sign erected, altered, or maintained after January 23, 2018 shall conform to the following regulations.
- B. Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public. The intent of this Article is to regulate all signs within Lower Providence Township to ensure that they are appropriate for their respective uses, in keeping with the appearance of the affected property and surrounding environment, and protective of the public health, safety, and general welfare by:
  - 1. Setting standards and providing uniform, scientifically-based controls that permit reasonable use of signs and preserve the character of Lower Providence Township.
  - 2. Prohibiting the erection of signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists.
  - 3. Avoiding excessive conflicts from large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion.
  - 4. Establishing a process for the review and approval of sign permit applications.

## § 143-139 Definitions

Words and terms used in this Article shall have the meanings given in this Article. Unless expressly stated otherwise, any pertinent word or term not part of this listing but vital to the interpretation of this Article, shall be construed to have their legal definition, or in absence of a legal definition, their meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

**Abandoned Sign:** A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 180 days, in the case of off-premises signs, or at least 360 days in the case of on-premises signs.

**Address Sign:** A sign that designates the street number and/or street name for identification purposes, as designated by the United States Postal Service. (Also known as a nameplate sign)

**Animated Sign:** A sign depicting action, motion, or light or color changes through electrical or mechanical means.

**Awning:** A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

**Awning Sign:** Any sign painted on, or applied to, an awning.

**Balloon Sign:** A lighter-than-air, gas-filled balloon, tethered in a fixed location, which contains an advertisement message on its surface or attached to the balloon in any manner.

**Banner:** Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are temporary in nature and do not include flags.

**Beacon Lighting:** Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object.

**Building Frontage:** The maximum linear width of a building measured in a single straight line parallel, or essentially parallel, with the abutting public street or parking lot.

**Canopy:** A structure, other than an awning, made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

**Canopy Sign:** Any sign that is part of, or attached to a canopy.

**Changeable Copy Sign:** A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system. These two types of changeable-copy signs include: message center signs, digital displays, and Tri-Vision Boards.

**Electronic Changeable Copy Sign:** A sign or portion thereof on which the copy or symbols are changed electronically or digitally.

**Manual Changeable Copy Sign:** A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.

**Clearance:** The distance above the walkway, or other surface if specified, to the bottom edge of a sign. This term can also refer to a horizontal distance between two objects.

**Digital Display:** The portion of a sign message made up of internally illuminated components capable of changing the message periodically. Digital displays may include, but are not limited to, LCD, LED, or plasma displays.

**Directional Sign:** Signs designed to provide direction to pedestrian and vehicular traffic into and out of, or within a site.

**Festoon Lighting:** A type of illumination comprised of either: (a) a group of incandescent light bulbs hung or strung overhead or on a building or other structure, or (b) light bulbs not shaded or hooded or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.

**Flag:** Any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners.

**Flashing Sign:** A sign whose artificial illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction, or animation. This definition does not include electronic message centers signs or digital displays that meet the requirements set forth herein.

**Foot-candle:** A unit of incident light (on a surface) stated in lumens per square foot and measurable with an illuminance meter, a.k.a. foot candle or light meter. One (1) foot candle is equal to one (1) lumen per square foot

**Foot-lambert:** A unit of emitted light (from a surface) stated in lumens per square foot and measurable with an illuminance meter, a.k.a. foot candle or light meter. One (1) foot-lambert is equal to one (1) lumen per square foot.

**Freestanding Sign:** A sign supported by structures or supports that are placed on, or anchored in, the ground; and that is independent and detached from any building or other structure. The following are subtypes of freestanding signs:

**Ground Sign:** A sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole or attached to any part of a building. (Also known as a monument sign)

**Pole Sign:** A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure.

**Gas Station Canopy:** A freestanding, open-air structure constructed for the purpose of shielding service station islands from the elements.

**Gas Station Canopy Sign:** Any sign that is part of, or attached to, the vertical sides of the gas station canopy roof structure. For the purposes of this Chapter, gas station canopy signs shall be considered wall signs.

**Government/Regulatory Sign:** Any official sign erected and maintained for public safety purposes, the regulation of traffic, or for identification purposes, including, but not limited to, highway route number signs, street signs, parking signs, directional signs warning signs, railroad crossing signs, and signs of public service companies indicating danger or construction, which are erected by or at the order of a governmental official, officer, employee, or agent thereof, in the discharge of official duties.

**Holiday Decorations.** Signs or displays including lighting which are a non-permanent installation celebrating national, state, and local holidays, religious or cultural holidays, or other holiday seasons.

**Illumination:** A source of any artificial or reflected light, either directly from a source of light incorporated in, or indirectly from an artificial source.

**External Illumination:** Artificial light, located away from the sign, which lights the sign, the source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.

**Internal Illumination:** A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this Chapter.

**Halo Illumination:** A sign using a 3-dimensional message, logo, etc., which is lit in such a way as to produce a halo effect.

**Illuminated Sign:** A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign or externally illuminated by a light source aimed at its surface.

**Incidental Sign:** A sign that displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public street. These signs shall not contain any commercial advertising.

**Incidental Window Sign:** Signs displayed in the window displaying information such as the business' hours of operation, credit institutions accepted, commercial and civic affiliations, and similar information. These signs shall be informational only and shall not contain a commercial message.

**Inflatable Sign:** A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device.

**Interactive Sign:** An electronic or animated sign that reacts to the behavior or electronic signals of motor vehicle drivers.



**Legibility:** The physical attributes of a sign that allow for an observer's differentiation of its letters, words, numbers, or graphics.

**Limited Duration Sign:** A non-permanent sign that is displayed on private property for more than 30 days, but not intended to be displayed for an indefinite period.

**Luminance:** An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign, measured in candles per square foot (cd/sq. ft.).

**Marquee:** A permanent structure, other than a roof or canopy, attached to, supported by, and projecting from a building and providing protection from the elements.

**Marquee Sign:** Any sign attached to a marquee for the purpose of identifying a use or product. If attached to a theater, performing arts center, cinema, or other similar use, it may also advertise films or productions.

**Mechanical Movement Sign:** A sign having parts that physically move or revolve rather than merely appear to move as might be found in a digital display. The physical movement may be activated electronically or by another means, but shall not include wind-activated movement such as used for banners or flags. Mechanical movement signs do not include digital signs that have changeable, programmable displays.

**Memorial Sign:** A memorial plaque or tablet, including grave markers or other remembrances of persons or events, which is not used for a commercial message.

**Message Center Sign:** A type of illuminated, changeable copy sign that consists of electronically changing alphanumeric text often used for gas price display signs and athletic scoreboards.

**Message Sequencing:** The spreading of one (1) message across more than one (1) sign structure.

**Mural or Mural sign:** A large picture/image (including but not limited to painted art) which is painted, constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/ or symbols.

**Nonconforming Sign:** A sign which was erected prior to the establishment of zoning regulations within the Township or was erected in compliance with the then-enacted zoning regulations, but does not currently comply with sign regulations of the Zoning District in which it is located.

**Off-Premises Sign:** An outdoor sign whose message directs attention to a specific business, product, service, event or activity, or other commercial or noncommercial activity, or contains a non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted on the premises upon which the sign is located. (Also known as a billboard.)

**On-Premises Sign:** A sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the sign is located.

**Permanent Sign:** A sign attached or affixed to a building, window, or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

**Personal Expression Sign:** An on-premises sign that expresses an opinion, interest, position, or other non-commercial message.

**Portable Sign:** A sign designed to be transported or moved and not permanently attached to the ground, a building, or other structure.

**Sandwich Board Sign:** A type of freestanding, portable, temporary sign consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians.

**Vehicular Sign:** A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose. No off premise vehicular signs shall be permitted.

**Private Drive Sign:** A sign indicating a street or drive which is not publicly owned and maintained and used only for access by the occupants of the development and their guests.

**Projecting Sign:** A building-mounted, double-sided sign with the two faces generally perpendicular to the building wall, not to include signs located on a canopy, awning, or marquee.

**Reflective Sign:** A sign containing any material or device which has the effect of intensifying reflected light.

**Scoreboard:** A sign contained within an athletic venue and intended solely to provide information to the attendees of an athletic event.

**Shielded:** The description of a luminaire from which no direct glare is visible at normal viewing angles, by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, barn doors, baffles, louvers, skirts, or visors.

**Sign:** Any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message. A sign includes the sign faces as well as any sign supporting structure.

**Sign Area:** The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols. See § 143-143 for standards for measuring sign area.

**Sign Face:** The part of the sign that is or can be used for the sign area. The sign area could be smaller than the sign face.

**Sign Height:** The vertical dimension of a sign as measured using the standards in § 143-143.

**Sign Supporting Structure:** Poles, posts, walls, frames, brackets, or other supports holding a sign in place.

**Snipe Sign:** A sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner.

**Storefront:** The exterior facade of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment.

**Street Frontage:** The side or sides of a lot abutting on a public street or right-of-way.

**Street Pole Banner:** A banner suspended above a public sidewalk and attached to a single street pole, not including utility poles. These signs shall not contain any commercial advertising.

**Temporary Sign:** A type of non-permanent, sign that is located on private property that can be displayed for no more than thirty (30) consecutive days at one time.

**Tri-Vision Boards:** An outdoor unit with a slatted face that allows three different copy messages to revolve at intermittent intervals.

**Vending Machine Sign:** A sign displayed on a vending machine indicating the name of the product being sold and/or the price of such product.

**Wall Sign:** A building-mounted sign which is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A sign installed on a false or mansard roof is also considered a wall sign.

**Warning Sign:** An on-premises sign regulating the use of the premises, such as a "no trespassing," "no hunting," or "no soliciting" sign.

**Window Sign:** Any sign that is applied, painted, or affixed to a window, or placed inside a window, within three (3) feet of the glass, facing the outside of the building, and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs.

## **§ 143-140 Prohibited Signs**

The following signs are unlawful and prohibited:

- A. Abandoned signs.
- B. Snipe signs. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this Chapter. See Chapter 90 for yard and garage sale regulations.
- C. Mechanical movement signs, except clocks or barber poles.
- D. Animated signs, flashing signs, or signs that scroll or flash text or graphics.
- E. Any signs that imitate, resemble, interfere with, or obstruct government/regulator signs

and/or official traffic lights, signs, or signals.

- F. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part. No sign other than a safety sign shall be attached to a standpipe or fire escape.
- G. Signs which emit smoke, visible vapors, particulate matter, sound, or odor or contain open flames.
- H. Reflective signs or signs containing mirrors.
- I. Interactive signs.
- J. Signs incorporating beacon or festoon lighting.
- K. Any banner or sign of any type suspended across a public street, without the permission of the owner of the property and road.
- L. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
- M. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of the Code of Lower Providence Township.
- N. Signs that exhibit statements, words, or pictures of obscene or pornographic subjects.
- O. Any sign that promotes illegal activity.

#### **§ 143-140.1 Signs Exempt from Permit Requirements**

The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed upon a property, provided such signs comply with the regulations in this Section, if any.

- A. Government/regulatory signs.
- B. Signs inside a building, or other enclosed facility, which are not meant to be viewed from the outside, and are located greater than three (3) feet from an outside window.
- C. Holiday decorations.
- D. Personal expression signs of any sign type, including flags, provided that they do not exceed three (3) sq. ft. in area per side, are non-commercial in nature, and not illuminated.
- E. Address signs - Up to two (2) signs stating address, number, and/or name of occupants of the premises and do not include any commercial advertising or other identification.
  - 1. Residential districts. Signs not to exceed three (3) sq. ft. in area.
  - 2. Non-residential districts. Signs not to exceed five (5) sq. ft. in area.

- F. Signs or emblems of a religious, civil, philanthropic, historical, or educational organization that do not to exceed four (4) sq. ft. in area.
- G. Private drive signs - One (1) sign per driveway entrance, not to exceed two (2) sq. ft. in area.
- H. Warning signs - These limitations shall not apply to the posting of conventional "no trespassing" signs in accordance with state law.
  - 1. Residential districts. Signs shall not exceed two (2) sq. ft. in area.
  - 2. Non-residential districts. Signs shall not exceed two (2) sq. ft. in area, except one (1) large sign per property may be up to five (5) sq. ft. in area..
- I. Flags:
  - 1. Location. Flags and flagpoles shall not be located within any right-of-way.
  - 2. Height. Flags and poles shall have a maximum height of 30 ft.
  - 3. Number. No more than two (2) flags per lot in residential districts. No more than three (3) flags per lot in all other districts.
  - 4. Size. Maximum flag size is twenty-four (24) sq. ft. in residential districts, thirty-five (35) sq. ft. in all other districts.
  - 5. Flags containing commercial messages may be used as permitted freestanding or projecting signs, and, if so used, the area of the flag shall be included in, and limited by the computation of allowable area for that type of sign on the property.
  - 6. Flags up to three (3) sq. ft.in area containing noncommercial messages are considered personal expression signs and are regulated in accordance with § 143-142.
- J. Legal notices.
- K. Vending machine signs.
- L. Memorial signs, public monument, or historical identification sign erected by the Township or a non-profit organization, including plaque signs up to three (3) sq. ft. in area.
- M. Signs which are a permanent architectural feature of a building or structure, existing as of January 23, 2018.
- N. Signs advertising the variety of crop growing in a field. Such signs shall be removed after the growing season.
- O. Incidental signs, including incidental window signs.
- P. Directional signs provided they do not contain any commercial messaging.

1. Area. No single directional sign shall exceed four (4) sq. ft. in area.
  2. Height. Directional signs shall have a maximum height of five (5) ft.
  3. Illumination. Directional signs shall be non-illuminated.
- Q. Art and murals, provided such signs do not contain any commercial messaging.
- R. Temporary signs in accordance with § 143-147.

#### **§ 143-140.2 General Regulations**

- A. Sign location.
1. No sign shall be placed in such a position as to endanger pedestrians, bicyclists, or traffic on a street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.
  2. No sign may occupy a sight triangle, except government/regulatory signs.
  3. Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.
- B. Sign Materials & Construction: Every sign shall be constructed of durable materials, using non-corrosive fastenings; shall be structurally safe and erected or installed in strict accordance with the PA Uniform Construction Code; and shall be maintained in safe condition and good repair at all times so that all sign information is clearly legible.
- C. Sign Area.
1. The area of a sign shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a sign shall not include any supporting framework, bracing or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols.
  2. Where the sign consists of individual letters, designs, or symbols attached to a building, awning, wall, or window, the area shall be that of the smallest rectangle which encompasses all of the letters, designs, and symbols.
  3. Signs may be double-sided.
    - a. On-premises signs.
      - i. Only one (1) side shall be considered when determining the sign area, provided that the faces are equal in size, the interior angle formed by the faces is less than forty-five (45) degrees, and the two faces are not more than eighteen (18) inches apart.
      - ii. Where the faces are not equal in size, but the interior angle formed by the faces is less than forty-five (45) degrees and the two faces are not more than eighteen (18) inches apart, the larger



sign face shall be used as the basis for calculating sign area.

- iii. When the interior angle formed by the faces is greater than forty-five (45) degrees, or the faces are greater than eighteen (18) inches apart, all sides of such sign shall be considered in calculating the sign area.
  - b. Off-premises signs.
    - i. Only one (1) side shall be considered when determining the sign area, provided that the faces are equal in size, the interior angle formed by the faces is less than forty-five (45) degrees, and the two faces are not more than five (5) feet apart.
    - ii. Where the faces are not equal in size, but the interior angle formed by the faces is less than forty-five (45) degrees and the two faces are not more than five (5) feet apart, the larger sign face shall be used as the basis for calculating sign area.
    - iii. When the interior angle formed by the faces is greater than forty-five (45) degrees, or the faces are greater than five (5) feet apart, all sides of such sign shall be considered in calculating the sign area.
  - 4. Signs that consist of, or have attached to them, one or more three-dimensional or irregularly-shaped objects, shall have a sign area of the sum of two adjacent vertical sign faces of the smallest cube encompassing the sign or object.
  - 5. If elements of a sign are movable or flexible, such as a flag or banner, the measurement is taken when the elements are fully extended and parallel to the plane of view.
  - 6. The permitted maximum area for all signs on a property is determined by the sign type and the zoning district in which the sign is located.
- D. Sign Height.
- 1. Sign height shall be measured as the distance from the highest portion of the sign to the mean finished grade of the street closest to the sign. In the case of a sign located greater than fifty (50) feet from the legal right-of-way a public street, height shall be measured to the mean grade at the base of the sign.
  - 2. Clearance for freestanding and projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.
  - 3. The permitted maximum height for all signs is determined by the sign type and the zoning district in which the sign is located.
- E. Sign Spacing: The spacing between sign structures shall be measured as a straight-line distance between the closest edges of each sign.

F. Sign Illumination.

1. All illumination shall comply with Chapter 105: Outdoor Lighting.
2. Signs may be illuminated, unless otherwise specified herein, consistent with the following standards:
  - a. Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
  - b. No more than 0.2 foot-candle of light shall be detectable at the boundary of any abutting property.
  - c. Hours of Operation:
    - i. Signs on non-residential properties may be illuminated from 5 am until 11 pm, or ½ hour past the close of business of the facility being identified or advertised, whichever is later.
    - ii. Signs shall provide an automatic timer to comply with the intent of this Section.
  - d. Brightness. Message center signs and digital displays are subject to the following brightness limits:
    - i. During daylight hours between sunrise and sunset, luminance shall be no greater than five thousand (5,000) nits.
    - ii. At all other times, luminance shall be no greater than two hundred fifty (250) nits.
    - iii. Each sign must have a light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change to comply with the limits set here within.
3. Types of Illumination: Where permitted, illumination may be:
  - a. External: Externally illuminated signs, where permitted, are subject to the following regulations:
    - i. The source of the light must be concealed by translucent covers.
    - ii. External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.
  - b. Internal: Internally illuminated signs, where permitted, are subject to the following regulations:
    - i. Internal illumination, including neon lighting, must be static in intensity and color.

- ii. Message center signs are permitted in accordance with the regulations contained within this Section.
  - iii. Digital displays are permitted in accordance with the regulations contained within this Section.
- 4. Message center signs are subject to the following regulations, in addition to all other illumination requirements established in this Section.
  - a. Sign Type: Message center signs are permitted in the form of freestanding, monument, and wall signs, both on-premises and off-premises, in accordance with the regulations established in § 143-144 through § 143-149.
  - b. Height: A message center sign shall have the same height limits as other permitted signs of the same type and location.
  - c. Area:
    - i. When used as an on-premises sign, message center signs shall not exceed 50% of the sign area for any one sign, and shall not exceed more than 30% of the total area for all signs permitted on a property.
    - ii. When used as an off-premises sign, message center signs may be used for the full permitted sign area.
  - d. Maximum Number: Where permitted, one (1) message center sign is permitted per street frontage, up to a maximum of two (2) message center signs per property.
  - e. Message Display:
    - i. No message center sign may contain text which flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
    - ii. The content of a message center sign must transition by changing instantly (e.g., no fade-out or fade-in).
    - iii. Default Design: The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
    - iv. Duration: The sign shall not transition between messages more quickly than once every ten (10) seconds.
  - f. Conversion of a permitted non-message center sign to a message center sign requires the issuance of a permit pursuant to the requirements of this Chapter.

- g. The addition of any message center sign to a nonconforming sign is prohibited.
  - h. Public Service Announcements: The owners of all new message center signs are encouraged to coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
5. Digital display signs are subject to the following regulations in addition to all other requirements established in this Section.
- a. Sign Type: Digital displays are permitted in the form of freestanding, monument, and wall signs, both on-premises and off-premises, in accordance with the regulations established in § 143-144 through § 143-149.
  - b. Height: A digital display shall have the same height limits as for other permitted signs of the same type and location.
  - c. Area:
    - i. When used as an on-premises sign, digital displays shall not exceed more than 30% of the total sign area permitted on the site.
    - ii. When used as an off-premises sign, digital displays may be used for the full permitted sign area.
  - d. Maximum Number per Property: Where permitted, one (1) digital display sign is permitted per property
  - e. Message Display:
    - i. Any Digital Display containing animation, streaming video, or text or images which flash, pulsate, move, or scroll is prohibited. Each complete message must fit on one (1) screen.
    - ii. One (1) message/display may be brighter than another, but each individual message/display must be static in intensity.
    - iii. The content of a digital display must transition by changing instantly, with no transition graphics (e.g., no fade-out or fade-in).
    - iv. Default Design: The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
    - v. Duration: The sign shall not transition between messages/displays more quickly than once every ten (10)

seconds.

- f. Conversion of a permitted non-digital sign to a digital sign requires the issuance of a permit pursuant to the requirements of this Chapter.
  - g. The addition of any digital display to a nonconforming sign is prohibited.
  - h. Public Service Announcements: Every owner of a digital sign is encouraged to coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
6. Glare Control: Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting height, wattage, aiming angle, and fixture placement. Vegetation screens shall not be employed to serve as the primary means for controlling glare.

### **§ 143-140.3 Regulations by Sign Type: On-Premises Signs**

#### **A. Wall Signs.**

- 1. No portion of a wall sign shall be mounted less than eight (8) feet above the finished grade or extend out more than twelve (12) inches from the building wall on which it is affixed. If the wall sign projects less than three (3) inches from the building wall on which it is affixed, the eight-foot height requirement need not be met.

#### **B. Canopy or Awning Signs.**

- 1. A canopy or awning without lettering or other advertising shall not be regulated as a sign.
- 2. Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
- 3. No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
- 4. Sign Placement.
  - a. Letters or numerals shall be located only on the front and side vertical faces of the canopy or awning.
  - b. Logos or emblems are permitted on the top or angled portion of the awning or canopy. No more than one emblem or logo is permitted on any one awning or canopy.

5. Sign Height.
    - a. The lowest edge of the canopy or awning sign shall be at least eight (8) feet above the finished grade.
  6. Any ground-floor awning projecting into a street right-of-way must be retractable.
  7. Awnings above the ground floor may be fixed, provided they do not project more than four (4) feet from the face of the building.
  8. Multi-tenant Buildings. If the awning or canopy sign is mounted on a multi-tenant building, all awning or canopy signs shall be similar in terms of height, projection, and style across all tenants in the building.
- C. Projecting Signs.
1. No portion of a projecting signs shall project more than four (4) feet from the face of the building.
  2. The outermost portion of a projecting sign shall project no closer than five (5) feet from a curblin or shoulder of a public street.
  3. Sign Height. The lowest edge of a projecting sign shall be at least eight (8) feet above the highest point of the finished grade directly below the sign.
- D. Window Signs.
1. Incidental window signs shall be excluded from area calculations for window signs.
- E. Marquee Signs.
1. Such signs shall be located only above the principal public entrance of a building facing a public street or parking lot.
  2. No marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.
  3. No marquee shall extend closer to the curb than three (3) feet.
  4. Sign Height.
    - a. No portion of a marquee sign shall extend vertically above the eave line.
    - b. The lowest edge of the marquee sign shall be at least ten (10) feet above the highest point of the finished grade directly below the sign.
- F. Freestanding Signs.
1. The lowest edge of any freestanding pole sign shall be either less than four (4) feet or greater than seven (7) feet above the highest point of the finished grade directly below the sign.



2. Freestanding ground signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.
3. Sign Placement.
  - a. All freestanding signs shall be set back five (5) feet from the right-of-way, except for government/regulatory signs.
  - b. No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, cartway of the right-of-way or other areas required to remain unobstructed.
- G. Manual Changeable Copy Signs: Manual changeable copy signs are permitted only when integrated into a freestanding, marquee, wall, or portable sign.
- H. Limited Duration Signs: Limited duration signs are subject to the regulations set forth below. Limited duration signs that comply with the requirements of this Section shall not be included in the determination of the type, number, or area of signs allowed on a property. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.
  1. Size and Number - Non-Residential Zones:
    - a. Large Limited Durations Signs: One (1) large limited duration sign is permitted per property in all non-residential zones. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large limited duration sign may be permitted so long as there is a minimum spacing of two hundred (200) feet between the two (2) large limited duration signs.
      - i. Type:
        - (1) Freestanding sign
        - (2) Window sign
        - (3) Wall sign
      - ii. Area: Each large limited duration sign shall have a maximum area of sixteen (16) sq. ft.
      - iii. Height: Large limited duration signs that are freestanding shall have a maximum height of eight (8) feet.
    - b. Small Limited Duration Signs: In addition to the large limited duration sign(s) outlined above, one (1) small limited duration sign is permitted per property in all non- residential zones. If a property is greater than five (5) acres in size and has at least four hundred (400) feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional small

sign may be permitted.

i. Type:

(1) Freestanding sign

(2) Window sign

(3) Wall sign

ii. Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.

iii. Height: Small limited duration signs that are freestanding shall have a maximum height of six (6) feet.

2. Size and Number - Residential Zones:

a. Large Limited Duration Sign: One (1) large limited duration sign is permitted per property so long as the property is greater than five (5) acres in size and has at least four hundred (400) feet of street frontage or has more than 10,000 square feet of floor area.

i. Type:

(1) Freestanding sign

(2) Window sign

(3) Wall sign

ii. Area: Each large limited duration sign shall have a maximum area of sixteen (16) sq. ft.

iii. Height: Large limited duration signs that are freestanding shall have a maximum height of eight (8) feet.

b. Small Limited Duration Sign: One (1) small limited duration sign is permitted per property.

i. Type:

(1) Freestanding sign

(2) Window sign

(3) Wall sign

ii. Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.

iii. Height: Small limited duration signs that are freestanding shall

have a maximum height of six (6) feet.

3. Permit Requirements.

- a. A permit for a limited duration sign is issued for one (1) year and may be renewed annually.
- b. One (1) sign is allowed per permit. An applicant may request up to two (2) permits per address, but is subject to the size and number requirements set forth in this Section.
- c. An application for a limited duration sign permit must include:
  - i. A description of the sign indicating the number, size, shape, dimensions, and colors of the sign, and the expected length of time the sign will be displayed;
  - ii. A schematic drawing of the site showing the proposed location of the sign in relation to nearby building and streets;
  - iii. The number of signs on the site.

4. Installation and Maintenance.

- a. All limited duration signs must be installed such that in the opinion of the Township Zoning Officer, they do not create a safety hazard.
- b. All limited duration signs must be made of durable materials and shall be well-maintained.
- c. Limited duration signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

5. Illumination: Illumination of any limited duration sign is prohibited.

I. Temporary Signs: Temporary signs are exempt from standard permit requirements. Temporary signs that comply with the requirements of this Section shall not be included in the determination of the type, number, or area of signs allowed on a property.

- 1. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.

2. Size and Number - Non-Residential Districts:

- a. Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least four hundred (400) feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large temporary sign may be permitted so long as there is a minimum spacing of two hundred (200) feet between the two (2) large temporary signs.

- i. Type:

(1) Freestanding sign

(2) Window sign

(3) Wall sign

(4) Banner

ii. Area:

(1) Each large temporary freestanding, window, or wall sign shall have a maximum area of sixteen (16) sq. ft.

(2) Each large temporary banner shall have a maximum area of thirty-two (32) sq. ft.

iii. Height:

(1) Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.

(2) Banners shall hang at a height no greater than twenty-four (24) feet.

b. **Small Temporary Signs:** In addition to the large temporary sign(s) outlined above, one small temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least four hundred (400) feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of two hundred (200) feet between both sets of small temporary signs.

i. Type:

(1) Freestanding sign

(2) Window sign

(3) Wall sign

(4) Inflatable or balloon signs

ii. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

iii. Height: Small temporary signs shall have a maximum height of six (6) feet.

3. **Size and Number - Residential Districts:**

a. **Large Temporary Signs:** One (1) large temporary sign is permitted per residential property so long as the property is greater than five (5) acres

in size and has at least four hundred (400) feet of street frontage or has more than 10,000 square feet of floor area.

i. Type:

- (1) Freestanding sign
- (2) Window sign
- (3) Wall sign
- (4) Banner Sign

ii. Area:

- (1) Each large temporary freestanding, window, or wall sign shall have a maximum area of sixteen (16) square feet.
- (2) Each large temporary banner shall have a maximum area of thirty-two (32) square feet.

iii. Height:

- (1) Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
- (2) Banners shall hang at a height no greater than twenty-four (24) feet.

b. Small Temporary Signs: One (1) small temporary sign is permitted per residential property.

i. Type:

- (1) Freestanding sign
- (2) Window sign
- (3) Wall sign
- (4) Inflatable devices or balloon signs

ii. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

iii. Height: Small temporary signs shall have a maximum height of six (6) feet.

4. Duration and Removal

- a. Temporary signs may be displayed up to a maximum of thirty (30) consecutive days, two (2) times per year.

- b. The Township or the property owner may confiscate signs installed in violation of this Chapter. Neither the Township nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.
  - 5. **Permission:** The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.
  - 6. **Installation and Maintenance.**
    - a. All temporary signs must be installed such that in the opinion of Township Zoning Officer, they do not create a safety hazard.
    - b. All temporary signs must be made of durable materials and shall be well-maintained.
    - c. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
  - 7. **Illumination:** Illumination of any temporary sign is prohibited.
- J. **Portable Signs**
- 1. **General Provisions.**
    - a. **Illumination:** Illumination of any portable sign is prohibited.
    - b. **Hours of Display:** Signs shall not be displayed on any premises before 6:00 AM and shall be removed each day at or before 10:00 PM. However, all portable signs must be taken in during hours of non-operation of the business being advertised.
  - 2. **Sandwich Board Signs.** Sandwich board signs that comply with the requirements of this Section shall not be included in the determination of the type, number, or area of signs allowed on a property.
    - a. **Number:** One (1) sandwich board sign is permitted per establishment. For the purposes of this Section, a parking garage or parking lot shall be considered an establishment.
    - b. **Area:** Each sign shall have a maximum area of seven (7) sq. ft. per sign face.
    - c. **Height:** Signs shall have a maximum height of three and one-half (3.5) feet.
    - d. **Sign Placement.**
      - i. If a sign is located on a public or private sidewalk, a minimum of 36 inches of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.



- ii. The sign must be located on the premises, and within twelve (12) feet of the primary public entrance, of the establishment it advertises. For the purposes of this Section, a public entrance includes a vehicular entrance into a parking garage or parking lot.
      - iii. Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.
    - e. Manual Changeable Copy.
      - i. Manual changeable copy signs are permitted when integrated into a sandwich board sign.
      - ii. Commercial messages must advertise only goods and services available on the premises.
  - 3. Vehicular Signs: Vehicular signs are subject to the regulations found in Pa. Motor Vehicle Code.
- K. Street Pole Banners: Street pole banner signs that comply with the requirements of this Section shall not be included in the determination of the type, number, or area of signs allowed on a property.
- 1. Illumination: Illumination of any street pole banner is prohibited.
  - 2. Area: Each street pole banner shall have a maximum area of twelve and a half (12.5) square feet and a maximum width of three (3) feet. Up to two (2) street pole banners are permitted per street pole.
  - 3. Height.
    - a. When the street pole banner's edge is less than eighteen (18) inches from the curb, the lowest edge of the street pole banner shall be at least fourteen (14) feet above the highest point of the finished grade directly below the banner.
    - b. When the street pole banner's edge is greater than eighteen (18) inches from the curb, the lowest edge of the street pole banner shall be at least eight (8) feet above the highest point of the finished grade directly below the banner.
  - 4. Location.
    - a. No street pole banner shall extend beyond the curbline.
    - b. Street pole banners shall maintain a minimum of three (3) foot vertical clearance below any luminaries located on the pole measured from where the ballasts connect to the poles.
    - c. Street pole banners shall not interfere with the visibility of

government/regulatory signs and/or traffic signals or signs.

- d. No street pole banner shall be located on a pole that has traffic or pedestrian control signals.

5. Installation and Maintenance.

- a. All street pole banners must be made of lightweight and durable fabrics with wind slits.
- b. Street pole banners that are frayed, torn, or faded so that they are no longer legible will be deemed unmaintained and will be required to be removed.

6. Permit Requirements

- a. A permit for a street pole banner is issued for one (1) year and may be renewed annually.
- b. An application for a street pole banner permit must include the following:
  - i. A diagram or map of the specific poles to be used for street pole banner installation and the streets on which the poles are located.
  - ii. A proof of the street pole banner design, including the banner's dimensions.
  - iii. If brackets are to be installed, submit specifications for the bracket installation system.
  - iv. Written permission from the pole owner.

7. No street pole banners shall be attached to utility poles.

**§ 143-140.4 Regulations by Sign Type: Off-Premises Signs**

A. Locations Permitted.

1. Off-premises signs are permitted by special exception in the following locations:

- a. Egypt Road from Rittenhouse Road to Trooper Road
- b. Ridge Pike from Trooper Road to the Ridge Pike West zoning district line
- c. U.S. Route 422

- B. Sign Size: An off-premises sign located along a limited access highway is restricted to 672 sq. ft. All other off-premises signs are subject to the following size restrictions according to the posted speed limit of the road which the off-premises sign faces.

Posted Speed Limit (MPH)	0 - 45	46-55	56-65	66+
Maximum Sign Area (sq. ft.)	64	150	200	300

C. Height and Location of Sign.

1. The lowest edge of an off-premises sign shall be at least seven (7) feet. above the highest point of the finished grade directly below the sign.
2. Off-premises signs shall have a maximum height of thirty (30) feet.

D. Spacing: Off-premises signs shall be:

1. Set back from the ultimate right of way a distance equal to the height of the off-premises sign or fifteen (15) feet, whichever is greater.
2. Located no closer than fifty (50) feet to any property line.
3. Located no closer than fifty (50) feet to any building, structure, or on-premises sign located on the same property.
4. Located no closer than five hundred (500) feet to another off-premises sign on either side of the road measured linearly.
5. Located no closer than five hundred (500) feet to any intersection, or interchange (on/off-ramp).
6. Located no closer than one thousand (1,000) feet to any property line of a public park, playground, religious institution, cemetery, or school.
7. Not attached to the external wall or otherwise affixed to any part of any building and shall not extend over any public property or right-of-way.
8. Not located on sewer rights-of-way, or water, electric, gas or petroleum easements or upon any other easement held by a third party.
9. Not located on a bridge.
10. Located no closer than two hundred (200) feet to any residential zoning district.

E. Content: Off-premises signs shall not display any message or graphic of an obscene or pornographic nature.

F. Double-Sided Off-Premises Signs: Signs may be single or double-sided, in accordance with § 143-143.

G. Message sequencing is prohibited.

H. Construction and Maintenance.

1. All plans for off-premises signs shall be certified by a licensed engineer registered in Pennsylvania.
  2. All off-premises advertising signs shall be constructed in accordance with industry-wide standards established by the Outdoor Advertising Association of America and the Institute of Outdoor Advertising, or their successor organizations. All off-premises advertising signs shall be structurally sound and maintained in good condition and in compliance with the Pennsylvania Uniform Construction Code.
  3. The rear face of a single-face, off-premises advertising sign shall be painted and maintained with a single neutral color as approved by the Township.
  4. Every three years, the owner of the billboard shall have a structural inspection made of the billboard by a licensed engineer registered in Pennsylvania and shall provide to the Township a certificate certifying that the billboard is structurally sound.
- I. Identification of Sign Owner: All off-premises signs shall be identified on the structure with the name, address, and phone number of the owner of such sign.
- J. Landscaping.
1. Landscaping shall be provided at the base of all off-premises signs. Trees and shrubbery, including evergreen and flowering trees, of sufficient size and quantity shall be used to achieve the purpose of this Section.
  2. Trees greater than four (4) inches in diameter removed for construction of the sign shall be replaced or replanted at an alternative location as directed by the Township, at a ratio of one (1) replacement tree for each removed tree using native species no less than three (3) inches in diameter.
- K. Additional Regulations. All off-premises signs shall comply with any and all applicable zoning regulations of the Township, and all other applicable municipal, state, and/or federal regulations. In the event any other applicable regulation is in conflict with the provisions of this Section, the more strict regulation shall apply.
- L. Application/Plan Requirements. Plans submitted for off-premises advertising signs shall show the following:
1. The location of the proposed sign on the lot with the required sign setbacks from the property line and ultimate right-of-way.
  2. The location and species of existing trees.
  3. The distance to the nearest existing off-premises advertising sign.
  4. The distance to the nearest right-of-way, property line, building, structure, on-premises sign, off-premises sign, intersection, interchange, safety rest area, bridge, residential district, or institutional use, sewer rights-of-way, and water, electric or petroleum pipelines.

5. Site plan containing all of the applicable requirements set forth in this Chapter.
  6. Certification under the seal by a licensed engineer that the off-premises sign, as proposed, is designed in accordance with all federal, state, and local laws, codes, and professional standards.
- M. Illumination and Changeable Copy of Off-Premises Signs.
1. Off-premises signs may incorporate manual changeable copy signs.
  2. Off-premises signs may be illuminated, provided that:
    - a. All light sources are designed, shielded, arranged, and installed to confine or direct all illumination to the surface of the off-premises sign and away from adjoining properties.
    - b. Light sources are not visible from any street or adjoining properties.
  3. The following illumination types shall be permitted subject to the regulations in § 143-143.
    - a. Message center sign
    - b. Digital display
    - c. External illumination
    - d. Internal illumination
  4. Off-premises signs may incorporate Tri-Vision Boards.
    - a. The length of time each message of the Tri-Vision Board may be displayed before changing is based upon the visibility and posted speed limit unique to individual signs and adjacent road conditions. No message duration for a Tri-Vision Board shall be shorter than ten (10) seconds.
- N. Safety. In applying for special exception relief, the applicant bears the burden of proof to establish that the proposed off-premises sign will not create a public health or safety hazard in the matter and location that it is proposed and in the manner by which it is to be operated.

#### **§ 143-141 Signs in R-1 Residential District**

In addition to the exempt signs described in § 143-140.1, the following numbers and types of signs may be erected in the R-1 District, subject to the conditions specified here and elsewhere within this Chapter.

- A. Limited duration signs in accordance with § 143-140.3.
- B. Temporary signs in accordance with § 143-140.3.

- C. Freestanding signs for non-residential uses shall be permitted subject to the following regulations.
  - 1. Number: One (1) sign at each street access, up to a maximum of two (2) signs per lot.
  - 2. Area: Each sign shall have a maximum area of thirty-two (32) sq. ft. per sign face.
  - 3. Height: Signs shall have a maximum height of six (6) ft.
  - 4. Illumination: These signs shall be non-illuminated.
- D. Wall and projecting signs for non-residential uses shall be permitted subject to the following regulations.
  - 1. Number: One (1) sign per tenant per building frontage up to a maximum of two (2) signs per tenant.
  - 2. Area: Each sign shall have a maximum area of twenty (20) sq. ft. per sign face.
  - 3. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
  - 4. Illumination: These signs shall be non-illuminated.
- E. Window signs for non-residential uses shall be permitted subject to the following regulations.
  - 1. Area: A maximum of 15% of the total window area of any single building frontage may be used for signs.
  - 2. Illumination: These signs shall be non-illuminated.
- F. Off-premises signs [where/if permitted], are subject to the regulations found in § 143-140.4.

**§ 143-141.1 Signs in R-2, R-3, R-4, R-5 Residential Districts and Mobile Home Park District**

In addition to the exempt signs described in § 143-140.1, the following numbers and types of signs may be erected in the R-2, R-3, R-4, R-5, and MHP Districts, subject to the conditions specified here and elsewhere within this Chapter.

- A. Any limited duration sign as defined and regulated in § 143-140.3.
- B. Any temporary sign as defined and regulated in § 143-140.3.
- C. Home Occupations.
  - 1. One (1) wall or projecting sign shall be permitted, up to two (2) sq. ft. in area.



- a. Height: Signs shall have a maximum height equal to the eave line or the bottom of the second story window sill, whichever is lower.
  - b. Illumination: These signs shall be non-illuminated.
- D. Freestanding signs for residential developments or apartment buildings containing more than ten units shall be permitted subject to the following regulations.
  - 1. Number: One (1) sign per street frontage.
  - 2. Area: Each sign shall have a maximum area of fifteen (15) sq. ft. per sign face.
  - 3. Height: Signs shall have a maximum height of eight (8) feet.
  - 4. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.3.
    - a. External illumination
- E. Freestanding signs for non-residential uses shall be permitted subject to the following regulations.
  - 1. Number: One (1) sign at each street access, up to a maximum of two (2) signs per lot.
  - 2. Area: Each sign shall have a maximum area of thirty-two (32) sq. ft. per sign face.
  - 3. Height: Signs shall have a maximum height of six (6) ft.
  - 4. Illumination: These signs shall be non-illuminated.
- F. Wall and projecting signs for non-residential uses shall be permitted subject to the following regulations.
  - 5. Number: One (1) sign per tenant per building frontage up to a maximum of two (2) signs per tenant.
  - 6. Area: Each sign shall have a maximum area of twenty (20) sq. ft. per sign face.
  - 7. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
  - 8. Illumination: These signs shall be non-illuminated.
- G. Window signs for non-residential uses shall be permitted subject to the following regulations.
  - 9. Area: A maximum of 15% of the total window area of any single building frontage may be used for signs.
  - 10. Illumination: These signs shall be non-illuminated.

- H. Off-premises signs [where/if permitted], are subject to the regulations found in § 143-140.4.

**§ 143-141.2 Signs in Village Commercial District (VC) and Evansburg Village Commercial District (EVC)**

In addition to the exempt signs described in § 143-140.1, the following numbers and types of signs may be erected in the VC and EVC Districts, subject to the conditions specified here and elsewhere within this Chapter.

- A. Any sign permitted in residential districts, for appropriate uses, as defined and regulated in §§ 143-141 and 143-141.1.
- B. Any portable sign as defined and regulated in § 143-140.3.
- C. Any street pole banner as defined and regulated in § 143-140.3.
- D. The total area of all wall, awning/canopy, and projecting signs shall be limited to one and a half (1.5) square feet per one (1) linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.
- E. Wall signs for non-residential uses shall be permitted subject to the following regulations.
  - 1. Number: One (1) sign per tenant per street frontage, up to two (2) signs per tenant. Where a property has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.
  - 2. Area: Each sign shall have a maximum area of twelve (12) sq. ft. per sign face.
  - 3. Height: Signs shall have a maximum height equal to the eave line or the bottom of the second story window sill, whichever is lower.
  - 4. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.
    - a. External illumination, lit from above
    - b. Halo illumination or back-lit letters
- H. Awning or canopy signs for non-residential uses shall be permitted subject to the following regulations.
  - 1. Height: Signs shall have a maximum height equal to the eave line or the bottom of the second story window sill, whichever is lower.
  - 2. Illumination: These signs shall be non-illuminated.
- G. Projecting signs for non-residential uses shall be permitted subject to the following regulations.
  - 1. Number: One (1) sign per ground floor establishment, plus one (1) sign per building entrance serving one or more commercial tenants without a ground floor

entrance.

2. Area: Each sign shall have a maximum area of ten (10) sq. ft. per sign face.
  3. Height: Signs shall have a maximum height equal to the eave line or the bottom of the second story window sill, whichever is lower.
  4. Illumination: These signs shall be non-illuminated.
- F. Window signs for non-residential uses shall be permitted subject to the following regulations.
1. Area: A maximum of 15% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or otherwise permanently affixed to the window.
  2. Illumination: These signs shall be non-illuminated.
- I. Freestanding signs for non-residential uses shall be permitted subject to the following regulations.
1. Number: One (1) sign per street frontage, up to two (2) signs per property held in single and separate ownership.
  2. Area: Each sign shall have a maximum area of fifteen (15) sq. ft., plus an additional five (5) sq. ft. per tenant, up to a maximum of thirty (30) sq. ft.
  3. Height: Freestanding signs shall have a maximum height of ten (10) feet.
  4. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.
    - a. External illumination.

**§ 143-141.3 Signs in General Commercial (GC), Highway Commercial (HC), Professional and Business Office (PBO), Limited Industrial (LI), Industrial (I), Industrial Park (IP), Mixed-Use (MU), Ridge Pike Business (RPB) and Ridge Pike West Districts (RPW) Districts**

Except as noted below, the following numbers and types of signs may be erected in the GC, HC, PBO, LI, I, IP, MU, RPB, and RPW Districts, subject to the conditions specified here and elsewhere within this Chapter.

- A. Any sign permitted in residential districts, for the appropriate uses, as defined and regulated in §§ 143-141 and 143-141.1.
- B. Any portable sign as defined and regulated in § 143-140.3.
- C. Any street pole banner as defined and regulated in § 143-140.3.
- D. The total area of all wall, awning/canopy, and projecting signs for non-residential uses shall be limited to one and a half (1.5) square feet per one (1) linear foot of building

frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.

E. Wall signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per tenant per street frontage, up to a maximum of two (2) signs per tenant. Where a store has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.
2. Area: Each sign shall have a maximum area of thirty-two (32) sq. ft. per sign face.
3. Height: Signs shall have a maximum height equal to the eave line.
4. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.
  - a. Internal illumination
  - b. External illumination, lit from above
  - c. Halo illumination or back-lit letters
  - d. Neon lighting

F. Awning or canopy signs for non-residential uses shall be permitted subject to the following regulations.

1. Height: Signs shall have a maximum height equal to the eave line.
2. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.
  - a. External illumination, lit from above

G. Projecting signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per ground floor establishment, plus one (1) sign per building entrance serving one or more commercial tenants without a ground floor entrance.
2. Area: Each sign shall have a maximum area of twenty (20) sq. ft. per sign face.
3. Height: Signs shall have a maximum height equal to the eave line.

H. Window signs for non-residential uses shall be permitted subject to the following regulations.

1. Area: A maximum of 25% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or permanently affixed to the window. A maximum of 35% of the total window area of any single storefront

may be covered by a combination of permanent and temporary window signs.

2. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.
  - a. Neon lighting
- I. Marquee signs for non-residential uses shall be permitted subject to the following regulations.
  1. Number: One (1) marquee sign per building.
  2. Area: The total area of signs on a single marquee structure shall not exceed two hundred (200) sq. ft. in area.
  3. Height: Signs shall have a maximum height equal to the eave line.
  4. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.
    - a. Internal illumination
    - b. Message center sign
    - c. Digital display
- J. In addition to building signs, freestanding signs for non-residential uses shall be permitted subject to the following regulations.
  1. Number: One (1) sign per street frontage, up to two (2) signs per property held in single and separate ownership.
    - a. For permitted gas stations, one (1) additional freestanding sign per street frontage shall be permitted for the advertising of gas prices and identification of the gas station only, up to two (2) additional signs per property.
    - b. For permitted drive-through establishments, one (1) additional freestanding sign shall be permitted for the advertising items for sale to users of the drive-through lane only.
  2. Area: Each sign shall have a maximum area of fifty (50) sq. ft. plus an additional ten (10) sq. ft. per tenant up to a maximum of hundred (100) sq. ft.
  3. Height: Signs shall have a maximum height of twenty (20) feet.
  4. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.
    - a. Internal illumination
    - b. Message center sign

c. Digital display

K. Upper-level building identification signs shall be permitted subject to the following regulations.

1. Number: One (1) sign per building.
2. Area: Each sign shall have a maximum area of two hundred (200) sq. ft.
3. Height: Signs shall have a maximum height of ten (10) feet and shall not extend vertically beyond the eave line.
4. Location: Signs shall be limited to buildings at least three (3) stories in height and shall be located only on the top floor of such buildings.
5. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.

a. Internal illumination

L. Off-premises signs shall be permitted, subject to the regulations detailed in § 143-140.4.

**§ 143-141.4 Signs in Public Facilities and Open Space Overlay District (PFO)**

A. Freestanding signs shall be permitted subject to the following regulations.

1. Number: One (1) sign per street access to a park or open space facility.
2. Area: Each sign shall have a maximum area of twenty-four (24) sq. ft. per sign face.
3. Height: Signs shall have a maximum height of ten (10) feet.
4. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.

a. External illumination

B. Signs located on the interior of the site used to identify various use areas, facility boundaries, on-site traffic direction, trail use information, the hours and rules for the use of the grounds, etc. are exempt from permit requirements subject to the following:

1. Area: Each sign shall have a maximum area of ten (10) sq. ft.
2. Height: Signs shall have a maximum height of eight (8) feet.
3. Illumination: These signs shall be non-illuminated.

C. Signs for recreation and sporting facilities shall be allowed provided that the following criteria is met:

1. Signs on the interior walls or fence of an open stadium or field shall be no greater

than twenty-four (24) sq. ft. in size and shall be designed to be viewed from the inside of the stadium only, and non-illuminated.

2. One (1) freestanding scoreboard, not to exceed two hundred (200) sq. ft. in area and twenty (20) ft. in height, is permitted per playing field.
  - a. Commercial messages shall not exceed 30% of the front face of the scoreboard.
  - b. The face of all scoreboards, including any attached commercial signs and panels, shall be permanently oriented toward the recreation and spectator area.
  - c. Illumination: The following illumination types shall be permitted subject to the regulations in § 143-140.2.
    - i. Internal illumination
    - ii. External illumination
    - iii. Message center sign
    - iv. Digital display (not to exceed 30% of the total scoreboard area)

#### **§ 143-142 Removal of Unsafe, Unlawful, or Abandoned Signs**

##### **A. Unsafe or Unlawful Signs.**

1. Upon written notice by the Township the owner, person, or firm maintaining a sign shall remove the sign when it becomes unsafe; is in danger of falling; becomes so deteriorated that it no longer serves a useful purpose of communication; is determined by the Township to be a nuisance; is deemed unsafe by the Township; or it is unlawfully erected in violation of any of the provisions of this Chapter.
2. The Township may remove or cause to be removed the sign at the expense of the owner and/or lessee in the event of the owner of the person or firm maintaining the sign has not complied with the terms of the notice within thirty (30) days of the date of the notice. In the event of immediate danger, the Township may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.

##### **B. Abandoned Signs.**

1. It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within one hundred eighty (180) days of the sign becoming abandoned as defined in this Section. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, and structural trim.
2. Where the owner of the property on which an abandoned sign is located fails to



remove such sign in one hundred eighty (180) days and where the sign is unsafe, a hazard to the public or in violation of the Township's Property Maintenance Code, the Township may pursue any and remedies to correct the violation. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property.

#### **§ 143-143 Permits & Applications**

- A. It shall be unlawful for any person, firm, or corporation to erect, alter, or relocate any sign within the Township without first obtaining a sign permit, unless the sign is specifically exempt from the permit requirements as outlined in § 143-140.1.
- B. In order to apply for a sign permit, the applicant must provide the following information, in writing, to the Township:
  - 1. Name of organization and location.
  - 2. Name, address, and telephone number of the property owner, and the signature of the property owner or duly authorized agent for the owner.
  - 3. Contact person and contact information.
  - 4. Description of any existing signage that will remain on the site.
  - 5. Identification of the type of sign(s) to be erected by the applicant.
  - 6. Site plan depicting the locations of proposed signage and existing remaining signage.
  - 7. Two copies of a plan drawn to scale depicting:
    - a. Lot dimensions, building frontage, and existing cartways, rights-of-way and driveways.
    - b. The design of each sign face and sign structure, including dimensions, total area, sign height, depth, color scheme, structural details, materials, lighting scheme and proposed location.
    - c. Building elevations, existing and proposed facades, parapet walls, eave line and the location and size of all proposed and existing permanent signage.
    - d. Current photographs showing existing signs on the premises and certifying the date on which photographs were taken.
  - 8. A permit fee, to be established from time to time by Resolution of the Township, shall be paid.
- C. An application for a sign permit may be denied by the Township if the application fails to comply with the standards contained herein. The Township shall inform the applicant of the reasons for denying the application for sign permit in writing.

- D. Upon denial of an application for a sign permit, the applicant has thirty (30) days to revise and resubmit the application for review by the Township. In the alternative, the applicant may appeal the denial to the Zoning Hearing Board in accordance with the requirements of this Chapter.
- E. With the exception of lighting permits for digital signs, sign permits shall not expire provided that such signs are not abandoned or destroyed. In the instance that substantial repair or replacement becomes necessary (i.e., repairs that costs more than 50% of the replacement cost of the damaged sign); the organization must apply for a new sign permit, and pay an additional fee, if required.

#### **§ 143-144 Nonconforming Signs**

- A. Signs legally in existence as of January 23, 2018, which do not conform to the requirements of this Chapter, shall be considered nonconforming signs.
- B. All permanent signs and sign structures shall be brought into conformance with the sign regulations when and if the following occurs:
  - 1. The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.
  - 2. If more than 50% of the sign area is damaged, it shall be repaired to conform to this Chapter.
  - 3. An alteration in the structure of a sign support.
  - 4. A change in the mechanical facilities or type of illumination
  - 5. A change in the material of the sign face.
  - 6. The property on which the nonconforming sign is located submits a subdivision or land development application requiring municipal review and approval.
  - 7. The property on which the nonconforming sign is located undergoes a change of land use requiring the issuance of either a use and occupancy permit or a change of use and occupancy permit by the Township.
- C. To determine the legal status of existing signs in each of the cases listed in Subsection 143-144.B above, the applicant shall submit the following information to the township Zoning Officer:
  - 1. Type(s) of existing sign(s) located on the property.
  - 2. The area and height of all signs.
  - 3. For freestanding signs, the distance between the curblineline or shoulder and the nearest portion of the sign.
  - 4. Type of sign illumination.

5. The material of which the sign is constructed.
  6. The building frontage.
  7. If the sign in question is an off-Premises sign, the applicant shall also submit the plan requirements listed in § 143-140.4.
- D. Prior to the events listed in Subsection 143-144.B above, nonconforming signs may be repainted or repaired the sign copy may be changed, and sign faces may be replaced provided that these actions do not increase the dimensions of the existing sign, and do not in any way increase the extent of the sign's non-conformity.
- E. Nonconforming signs shall be exempt from the provisions of Subsection 143-144.B, under the following conditions:
1. The nonconforming sign possesses documented historic value.
  2. The nonconforming sign is of a unique nature or type by virtue of its architectural value or design, as determined by the National Park Service, Pennsylvania Historical and Museum Commission, or local historical commission.
  3. When a nonconforming sign is required to be moved because of public right of way improvements.

#### **§ 143-144.1 Signs on the Premises of Legally Nonconforming Uses.**

- A. Signs on the premises of legally nonconforming uses (such as an office in a residential area) may remain until the existing use of the premises is discontinued.
- B. If a sign wears out or is damaged (including rust, faded colors, discoloration, holes, or missing parts or informational items), or is changed for any other reason, the number, size, and area of all signs relating to the premises shall not be increased beyond the characteristics of the sign or signs that existed on that property as of January 23, 2018.

## **ARTICLE II. Zoning Definitions**

Section 143-6, Definitions, of Chapter 143, Zoning, of the Code of Lower Providence Township is hereby amended by deleting the definitions for the following terms:

“Sign”

“Sign Area”

“Sign Height”

“Sign Types” (including awning sign, banner sign, freestanding sign, movable sign, billboard, on-premises sign, personal expression sign, temporary sign, vehicular sign, wall sign, and window sign).

### **ARTICLE III. Zoning Districts**

Section 143-7, Districts enumerated, of Chapter 143, Zoning, of the Code of Lower Providence Township is hereby amended to read as follows:

#### **§ 143-7. Districts enumerated.**

For the purpose of this Chapter, the Township is hereby divided into 23 districts, which shall be designated as follows:

R-1	Residential District
R-2	Residential District
OSR	Open Space Residential Overlay District
R-3	Residential District
R-4	Residential District
R-5	Residential District
MHP	Mobile Home Park District
VC	Village Commercial District
GC	General Commercial District
HC	Highway Commercial District
PBO	Professional and Business Office District
RPBD	Ridge Pike Business District
RPW	Ridge Pike West District
EVC	Evansburg Village Commercial District
MU	Mixed-Use District
I	Industrial District
IP	Industrial Park District
LI	Limited Industrial District
PFO	Public Facilities and Open Space Overlay District
INO	Institutional Overlay District
FCD	Floodplain Conservation District
SS	Steep Slope Conservation District

### **ARTICLE IV. General Commercial District**

Subsection 143-100.D of Chapter 143, Zoning, of the Code of Lower Providence Township is hereby amended to read as follows:

D. Signs shall be erected and installed in conformance with Article XIX of this Chapter.

#### **ARTICLE V. Highway Commercial District**

Subsection 143-113.D of Chapter 143, Zoning, of the Code of Lower Providence Township is hereby amended to read as follows:

D. Signs shall be erected and installed in conformance with Article XIX of this Chapter.

#### **ARTICLE VI. Industrial Districts**

Subsection 143-137.E of Chapter 143, Zoning, of the Code of Lower Providence Township is hereby amended to read as follows:

E. Signs shall be erected and installed in conformance with Article XIX of this Chapter.

#### **ARTICLE VII. Mixed Use District**

Subsection 143-248.F of Chapter 143, Zoning, of the Code of Lower Providence Township is hereby amended to read as follows:

F. Signs. In conformance with Article XIX of this Chapter.

#### **ARTICLE VIII SEVERABILITY**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

#### **ARTICLE IX REPEALER**

All other Township ordinances or parts of ordinances which are inconsistent herewith are hereby repealed but only to the extent of such conflict.

#### **ARTICLE X EFFECTIVE DATE**

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


**LOWER PROVIDENCE TOWNSHIP**  
**Montgomery County, Pennsylvania**

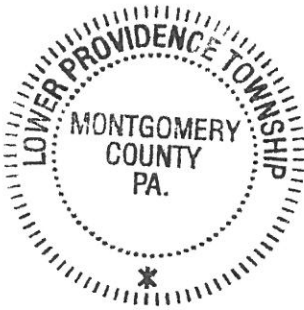
**ORDINANCE #652**  
**(Duly Adopted January 18, 2018 )**

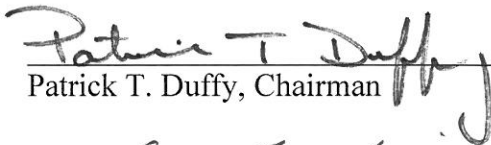
**ENACTED and ORDAINED** this 18<sup>th</sup> day of January, A.D., 2018.

**LOWER PROVIDENCE TOWNSHIP**  
**BOARD OF SUPERVISORS:**

ATTEST:


  
\_\_\_\_\_  
Don Delamater, Township Manager




  
\_\_\_\_\_  
Patrick T. Duffy, Chairman

  
\_\_\_\_\_  
Jason Sorgini, Vice Chairman

  
\_\_\_\_\_  
Colleen Eckman

  
\_\_\_\_\_  
Peter MacFarland

  
\_\_\_\_\_  
Gary Neights