

ARTICLE XXVI SIGNS**Section 2600 PURPOSE**

- A. To provide general standards for all signs within the Borough and specific standards for signs in various zoning districts;
- B. To establish procedures for the review and approval of sign permit applications;
- C. To regulate the location, size, construction, erection, alteration, use and maintenance of signs;
- D. To protect the safety and general welfare of the community through the proper use and design of structures for outdoor advertising and graphic communication purposes;
- E. To promote the use of well crafted signs in harmony with the scale and character of the Borough.

Section 2601 SCOPE AND APPLICABILITY

In all zoning districts, signs may be erected, altered, maintained, used, or removed only when in compliance with the provisions of this Ordinance and any other applicable ordinances and regulations.

Section 2602 SIGN PERMITS AND INSPECTION

- A. Except for signs included under Sections 2602.B and 2602.C, all signs shall require a permit.
 - 1. Sign permit applications may be obtained from and shall be filed with the Borough Zoning Officer.
 - 2. All such applications shall include a scaled drawing of the sign and shall identify the materials and colors to be used, where and how the sign shall be supported and/or mounted and the materials to be used in any support structure, and the exact location of the sign on the building or ground. The applicant must establish compliance with all applicable regulations.
 - 3. Applications for Commercial and Industrial Signs. Applications for commercial and industrial signs reviewed by the Zoning Officer shall conform to the following provisions:
 - a. For signs which are not freestanding and are to be mounted on a building or structure, the application must include a scaled drawing of the building façade identifying the location of the sign on the building and the sign support structure. Such application shall include the identification of the colors and materials of the building.
 - b. For freestanding signs, a scaled plot plan of the property shall be provided, which shall identify the location of the sign on the property and improvements on the site, as well as a drawing of the sign support structure and any landscaping.
 - c. All applications for signs, with an area of twenty (20) square feet or more on any side, shall have a landscaped area around the base of the support structure. The landscaped

area shall be a minimum of three (3) times the area of the largest side of the sign and shall be permanently maintained in good condition. All landscaping materials which die or become deceased shall be replaced promptly.

4. Any required fee must accompany the application.
5. Sign permits shall be expressly issued for either permanent or temporary signs.
6. No sign shall be changed in any way from that shown on the approved application, unless and until a new permit authorizing the change is issued.

B. Changes to Signs. The following changes to a sign shall not require a permit:

1. Regular maintenance of the sign, including electrical, repainting, or cleaning of a sign.
2. The repair of the sign, that in no way changes the sign from the original approved application.
3. Minor changes to a sign, such as phone number or contact information changes, deemed by the Borough Zoning Officer to be insignificant to the sign.

C. Signs Not Requiring a Permit.

1. Governmental and Official Signs.
2. Informational Signs. Informational signs, such as “entrance”, “exit”, “no parking”, and the like, provided:
 - a. Informational signs shall be on the same lot as the use to which the sign relates or the prohibition of use to which it relates.
 - b. The area of informational signs shall not exceed two (2) square feet.
 - c. Informational signs are limited to appropriate information such as that listing in the definitions in Article II and shall not contain any advertising.
3. Address Signs. Address signs, in addition to any other sign authorized hereby, provided:
 - a. Such sign shall not exceed one hundred and eight (108) square inches.
 - b. There shall be only one (1) such sign for each street frontage where an entrance to the premises is located.
4. No Trespassing, Private Ownership Signs. No trespassing signs and signs indicating private ownership of driveways or other property, on the same premises therewith, provided:
 - a. That the total area on any one (1) side of such sign shall not exceed two (2) square feet.
 - b. Such sign shall be located outside the street right-of-way and at least eight (8) feet from cartway (inside curb) and spaced at intervals of not less than one hundred (100) feet along the street frontage.

5. Temporary Yard Signs. Temporary yard signs for events such as yard or garage sales, provided:
 - a. Such sign is not greater than two (2) square feet in area.
 - b. No more than one (1) on-site sign is erected for each use.
 - c. Shall be removed within twenty-four (24) hours after said event.
 - d. Not more than four (4) off-premises signs shall be placed and shall be approved by the property owner on which the signs are placed.
 6. Temporary Window Signs. Temporary window signs, made of paper or other temporary material, to be used as an accessory sign to the sign associated with a principal commercial or retail use, shall not be counted toward the maximum sign area for the premises, provided:
 - a. Temporary window signs shall only be allowed in Commercial and Limited Industrial Districts.
 - b. Temporary or permanent window signs shall not exceed one third (1/3) of the total glass area of the window in which they are placed and shall not cause the total amount of window area for either permanent or temporary window signs to exceed fifty (50) percent of the total window area for the premises required under Section 2604.B.6.
 - c. Temporary window signs shall not be displayed for more than thirty (30) days in any six (6) month period.
- D. The Borough Zoning Officer shall approve or deny applications for sign approval permits within fifteen (15) working days from the date of the filing of the complete application with the required fee.
- E. All signs shall be subject to inspection by the Zoning Officer during construction. No work shall be done other than as specifically shown on the application and approved by the permit.

Section 2603 GENERAL SIGN REGULATIONS FOR ALL DISTRICTS

- A. In all districts, the following regulations shall apply to all signs:
1. No sign shall be altered, rebuilt, enlarged, expanded or relocated, except in conformance with this Article.
 2. All signs must be maintained in good condition and repair at all times. If the information on a sign is not legible, the sign shall be restored or removed.
 3. No nonconforming sign may be expanded, rebuilt, replaced or changed, except to make it a conforming sign.
 4. Prohibited Signs.
 - a. No spinning, animated, twirling or moving signs.

- b. No sign on a mobile stand.
 - c. No floating blimp, other hot-inflated signs, or cold-inflated signs.
 - d. No blinking, flashing signs, or klieg-type lights are permitted.
 - e. Billboards or other such outdoor advertising signs not located on the same lot as the primary associated use.
5. Prohibited Location of Signs.
- a. No sign may be attached to a utility pole, tree, or other plant.
 - b. No sign or sign structure shall project above the building height restriction in the district or above the height of a building to which it is affixed.
 - c. No sign shall be placed or painted on any roof of any building or any structure or architectural detail designed to look like a roof.
 - d. No sign may be placed or painted on a public bench.
 - e. A truck, van, or trailer with a sign on it, must be parked so as to minimize its use as an advertisement for a use, service or commodity, on the premises, to persons in vehicles on a public street. No such vehicle or trailer shall be parked in an area which is not a paved parking space. This provision does not prohibit the on-premises parking of such a vehicle or trailer, in any safe way, on a paved space when there are no reasonable alternative parking locations on the premises and such parking otherwise complies with all applicable regulations. No unlicensed, uninspected or unregistered vehicle or trailer may be used as a sign visible from a public street.
 - f. No signs shall be placed or maintained in a position that interferes with traffic or pedestrian safety. The sign shall not obstruct or interfere with the view of any official street sign or signal, the street and/or driveways entering any street or pedestrian ways. No sign shall in any way interfere with the minimum sight distances which would be required for any street or driveway if the street was a state road of the same type, or if the street entered by a driveway was a state road of the same type.
 - g. No sign, other than official street signs, shall be erected or maintained within the street right-of-way, unless a building is located closer and the sign is mounted flush with the building.
 - h. No sign or sign structure shall project more than four and one-half (4.5) feet over a public walkway and the lower edge of such projecting sign and/or sign structure shall not be less than eight (8) feet above the level of such walkway.

6. Lighting of Signs.
 - a. The source of lighting for an illuminated sign shall not be directly visible from any street, alley or walkway, nor from any window of a residential building.
 - b. No internally illuminated signs are permitted, except for neon signs mounted inside windows, as window signs. Such a neon sign shall have an area no larger than four (4) square feet.
 - c. No direct rays from lights intended to externally illuminate illuminated signs shall be projected to areas other than the sign.
 - d. No sign shall be illuminated, except between dusk and the time when the business or activity closes, or 11 p.m. prevailing time, whichever is later.
7. Banners. Banners as defined in Article II, across streets, alleys, and other public rights-of-way shall be permitted to promote community events or charitable, educational, fraternal, civic or service organizations. Banners to promote business or other commercial enterprises are prohibited. Banners are subject to the following provisions:
 - a. A minimum of fifteen (15) working days before the desired date of hanging a banner, an applicant must complete and submit a banner permit application to the Zoning Officer.
 - b. The hanging of banners is the sole responsibility of the applicant.
 - c. Banners must be no lower than fifteen (15) feet over a public right-of-way.
 - d. Banners may not be hung more than fourteen (14) days prior to the date of said event and shall be removed no later than seven (7) days after said event has concluded.
 - e. Banners not removed within seven (7) days after said event has concluded shall be removed by the Borough, with the applicant being liable for the actual cost of the removal.
 - f. Banners hung without proper approval will be removed within two (2) working days after the proper person or organization has been notified by any means of communication. Failure to remove a banner after notification shall result in removal by the Borough, with the applicant being liable for the actual cost of the removal and fines as related to zoning violations.
8. A freestanding or projecting sign may be double-faced, provided that the two (2) faces are two (2) parallel surfaces that are opposite and matching in size and shape and are not over twelve (12) inches apart.
9. No freestanding sign shall be higher than twenty (20) feet above average ground level, except that the top of any masonry freestanding sign shall not exceed six (6) feet above average grade level.
10. All projecting signs shall be rigidly attached to the building and to all supporting and framing structures, attachments and hardware.

11. Signs on awnings and/or canopies shall be counted toward the maximum sign area permitted for a premises. No portion of any such canopy or awning shall be lower than eight (8) feet above the level of any sidewalk.
12. Soda and/or candy machines, or any similar type of dispensing machines with advertising on their sides, are signs when they are placed outside of a building and their area shall be counted toward the maximum sign area allowed principle use for the building and/or premises. No soda machine or candy machine or similar dispensing machine located outside of a building shall be internally lighted.

Section 2604 SIGNS REQUIRING PERMITS

- A. **Signs in Residential Districts.** In all residential districts, only the following types of signs shall be permitted:
1. Required Signs, as defined in Article II.
 2. Governmental Signs. Governmental signs, provided that signs which are not street and traffic signs shall not exceed eight (8) square feet on any side, that there shall be only one (1) such sign for each street frontage of the property and that additional and/or larger signs may be authorized as a conditional use, provided that the applicant establishes that such additional or larger size sign is the minimum variance from this requirement that will provide the necessary informational function for the use.
 3. Institutional Signs. Institutional signs for a private school, church, hospital, sanitarium or other institution of a similar nature, on the same lot therewith, only for the purpose of displaying the name of the institution and its activities or services, provided that the area on one (1) side of such sign not exceed six (6) square feet per one hundred (100) feet of street frontage of the premises on the street where this sign is located, or eighteen (18) square feet, whichever is larger, and provided that not more than one (1) such sign shall be erected on any one (1) street frontage of any such use.
 4. Temporary Signs.
 - a. Temporary sign for advertising the sale or rental of the premises upon which the sign is erected, provided that the total area of any one (1) side of such sign shall not exceed six (6) square feet on lots of two (2) acres, or less, and shall not exceed eight (8) square feet on lots larger than two (2) acres. Not more than one (1) such sign shall be permitted for each street frontage on which the premises located, provided that only one (1) sign not exceeding five (5) square feet shall be permitted on a street where the premises has less than one hundred (100) feet of frontage. Such a sign must be removed within fifteen (15) working days after the premises is no longer for sale or rent.
 - b. Temporary sign advertising the sale or development of homes in a subdivision, the recorded plan for which shows five (5) to ten (10) lots, provided that the area of any one (1) side of such sign shall not exceed sixteen (16) square feet and that not more than one (1) such sign shall be erected within any such subdivision. Such a sign must be removed within thirty (30) days after the last house to be built in the subdivision is sold.

- c. Temporary sign advertising the sale or development of homes within a subdivision, the recorded plan for which contains eleven (11) or more lots, provided that the area for any one (1) side of any such sign shall not exceed twenty-four (24) square feet and that not more than one (1) such sign shall be erected on each existing road frontage, of at least two hundred (200) feet, for the subdivision as a whole.
 - d. Temporary auction sale sign, not exceeding eight (8) square feet on any side, which shall not be maintained for longer than ninety (90) days from the date the sign permit for the sign is issued.
 - e. Temporary (seasonal) sign advertising agricultural products, which sign shall not exceed a total area of eight (8) square feet per side and there shall be no more than two (2) such signs located on the property where the products are produced and sold. Such a sign must be removed when the sale of such products are discontinued for the season.
 - f. Temporary exterior signs advertising elections, fairs, social events and the like, permits for such a sign shall not authorize the sign to be displayed for more than fifty (50) days. The applicant (for such a sign permit) shall comply with the following:
 1. The permit application must specify sign locations and the number and size of signs.
 2. The permit application must establish that the applicant has specific written permission from all affected property owners, to erect the proposed signs or that the signs will be placed in public areas approved for such use by the Borough.
 - g. Temporary signs of contractors, mechanics, painters, artisans and lending institutions, erected and maintained on the premises where the work is being performed, provided that the area of any such sign shall not exceed eight (8) square feet and that no more than one (1) such sign shall be erected at any one (1) time on any property, and that such signs shall be removed within two (2) weeks after the work is complete.
5. A permanent sign identifying a subdivision of ten (10) or more dwelling units, which sign shall not exceed eighteen (18) square feet. The sign must be designed to be an integrated part of the landscaping and architectural styles and materials of the subdivision.
 6. Name signs on the same lot with the dwelling and indicating the name of the occupant of the dwelling, provided that the area of any one (1) side of any such sign shall not exceed one hundred (100) square inches, and provided that not more than one (1) such sign shall be erected for each dwelling.

B. Signs in Commercial and Industrial Districts. In all Commercial and Industrial Districts, only the following signs shall be permitted:

1. Any sign permitted in any residential district, provided that the sign is not an off-premises sign and that it complies with all of the regulations which would apply if the sign was in a residential district.
2. Signs identifying bed and breakfast uses, tourist homes, or rooming houses, located on the same premises with such use, provided that the area of any one (1) side of such sign shall not exceed six (6) square feet and that not more than one (1) such sign shall be erected on any one (1) street frontage of the property (parcel or parcels) where the use is located.

3. Business or Commercial Signs. Business, or commercial signs on the same property (parcel or parcels) as the use to which it relates.
 - a. The total area of all signs (except certain accessory and temporary signs expressly authorized in this Article to exceed this limit) on any one (1) street frontage, for any principal use, shall not exceed the smaller of thirty-six (36) square feet, or ten (10) percent of the wall surface area of the wall (or walls) of the premises occupied exclusively by such use and facing such frontage. When there is more than one (1) principal use of a property, the total sign area on any street frontage for all such uses fronting on the street, shall not exceed forty (40) square feet, or ten (10) percent of all the wall surface area fronting on such street, whichever is smaller (this provision does not allow the individual use limits to be exceeded.).
 - b. Single-Sided Sign: The total area of any single-sided sign shall not exceed the smaller of twenty-five (25) square feet, or ten (10) percent of the wall surface area of the wall (or walls) fronting on the street.
 - c. Double-Sided Sign: In the case of a double-sided sign, both sides shall be used in calculating the total sign area.
4. Industrial Signs. Industrial sign on the same property (parcel or parcels) as the use to which it relates.
 - a. The total area of all such signs (except certain accessory and temporary signs expressly authorized in this Article to exceed this limit), on any one (1) street frontage, for any principle use, shall not exceed the smaller of thirty-six (36) square feet, or ten (10) percent of the wall surface area of the wall (or walls) of the premises occupied exclusively by such use and facing such frontage.
 - b. When there is more than one (1) principle use on a property, the total sign area on any street frontage for all such uses fronting on the street, shall not exceed forty (40) square feet per principle use, or ten (10) percent of all the wall surface area fronting on such street, whichever is smaller (this provision does not allow the individual use limits to be exceeded). In computing wall area, doors and windows shall be included, but not roofs, pent roofs or architectural details intended to look like roofs. When the ten (10) percent wall area restriction would allow a sign area of less than ten (10) square feet per side (of the sign) for any principle use, a sign may, nevertheless, be constructed for the use with up to eight (8) square feet of surface area per side for each fifty (50) feet of road frontage that a premises exclusively occupied by such use has, provided that the sign is displayed for view from such frontage and that no more than forty (40) square feet of sign area shall be permitted, for any such use, on any street frontage.
5. Multi-Shop Retail Signs. Retail uses with three (3) or more commercial uses on a single lot having frontage along a single street of at least two hundred (200) feet, sharing parking facilities and designed as a unified development may, in addition to the signs permitted for individual establishments, have one (1) freestanding sign for the center, along each road frontage of at least two hundred (200) feet. A sign permit application for all signs, both for the individual establishments and the freestanding sign shall accompany the subdivision and land development plan, or in the case of existing multi-shop retail uses, shall be submitted to

- the Borough Zoning Officer as a new submission for a sign permit. Either submission for a sign permit for multi-shop retail uses shall be as follows:
- a. The location, orientation and a scaled drawing (indicating colors and materials) of all signs shall be shown on a plan submitted as part of the subdivision and land development plan review process, or, with respect to existing multi-shop retail uses, submitted to the Zoning Officer for approval. The applicant must establish that the signs are designed to be compatible with the overall design, color, style and materials of the center.
 - b. Signs for individual establishments shall be in conformance with Section 2604.B.3, above.
 - c. The area of any one (1) side of the free standing sign shall not exceed thirty-two (32) square feet.
 - d. The freestanding sign may be used only to communicate the name of the center and stores located in it and the address.
 - e. The application for the sign permit shall be signed by the primary owner or officer of each of the businesses within the multi-shop retail development, indicating their approval of the submitted plan.
 - f. The application for the sign permit shall be accompanied by the written consent of the property owner(s) or lesses(s) of the premises upon which the sign is to be erected for Borough officials to enter said premises to inspect such signs.
 - g. A plan for the maintenance of the freestanding sign shall accompany the application, describing the responsibility of the business owner(s) and/or property owner(s) for the maintenance of said sign.
6. Permanent Window Signs. Permanent window signs, when affixed to, or hung in a window or painted onto the window surface, that relates specific information about the use, including but not limited to the name or products sold, shall be counted as part of the maximum sign area allowed for the principal use. Permanent and temporary window signs, permitted under Section 2602.C.6, shall not exceed more than fifty (50) percent of any singular window and may not total more than fifty (50) percent of the total window area of the premises.
7. In addition to the signs otherwise permitted by this Section, automobile gas stations may have up to thirty (30) square feet of additional accessory signs, but no more than five (5) additional accessory signs in number.

Section 2605 NONCONFORMING SIGNS

- A. Any nonconforming sign, signboard, billboard, or advertising device existing before the effective date of this Ordinance, but which does not meet the requirements of this Ordinance, shall be considered a legal nonconforming sign and may be continued subject to the following:
1. A legal nonconforming sign may be moved to another position on the building or lot on which it is located, provided that moving such a sign would reduce or eliminate the

- nonconformity. This action shall require the notification and permission of the Borough Zoning Officer.
2. The total area of all such signs relating to a single use at the effective date of this Ordinance, or at the effective date of any amendment of this Ordinance, by which any sign shall be made nonconforming shall not be increased.
 3. No such sign shall be changed, except as authorized by maintenance provisions in Section 2602.B.
 4. Nonconforming signs may be replaced only with conforming signs.
 5. Whenever any nonconforming use of building or structure or land, or of a combination of buildings, structures and land ceases, all signs accessory to such use shall be deemed to become unlawful and shall be removed within three (3) calendar months from the date such use terminates.
- B. Any sign, signboard, billboard, or advertising device that did not satisfy the Ordinance requirements prior to the effective date of this Ordinance, and which does not meet the requirements of this Ordinance, shall be considered an illegal nonconforming sign, and may be continued only subject to the following:
1. An illegal nonconforming sign must be removed or replaced with a conforming sign not later than three (3) years following the effective date of this Ordinance. Illegal nonconforming signs may be replaced only with conforming signs.
 2. The required sign permit application fee shall be waived when an application proposed to replace an illegal nonconforming sign with a conforming sign is submitted.
 3. An illegal nonconforming sign may be moved to another position on the building or lot on which it is located provided that moving such a sign would reduce or eliminate the nonconformity. Such action shall require the notification and permission of the Borough Zoning Officer.
 4. The total area of all such signs relating to a single use at the effective date of this Ordinance, or at the effective date of any amendment of this Ordinance, by which any sign shall be made nonconforming shall not be increased.
 5. No such sign shall be changed, except as authorized by maintenance provisions in Section 2602.B.
 6. Whenever any nonconforming use of building or structure or land, or of a combination of buildings, structures and land uses, all signs accessory to such use shall be deemed to become unlawful and shall be removed within three (3) calendar months from the date such use terminates.

Section 2606 REGISTRATION OF NONCONFORMITIES

- A. The Zoning Officer may identify and register all legal nonconforming signs and all illegal nonconforming signs as follows:

1. Location and description of the sign, including Zoning District, County parcel number, and location on parcel or identified structure.
2. Name and address of the owner of the nonconforming sign.
3. Section of which the sign is nonconforming.
4. Date when the nonconforming sign came into existence.
5. Date when the nonconforming sign was approved, if ever.

Section 2607 REMOVAL OF UNSAFE SIGNS

- A. Whenever a sign is constructed in an unsafe manner, or is placed in a location that interferes with safe passage of vehicles or pedestrians, or blocks the sight distance in an intersection or becomes structurally unsafe and/or poses a potential threat to the safety of a building or premises, or otherwise endangers the public safety, and such condition becomes known to the Zoning Officer, written notice shall be given to the owner of the premises on which the sign is located, informing the owner that such sign must be made safe or removed within five (5) days, unless the Zoning Officer shall deem appropriate a more extended period for compliance.
- B. Where, in the opinion of the Zoning Officer, upon careful inspection, any sign as described in Section 2607.A, constitutes an imminent hazard to public safety, necessitating immediate action, appropriate measures may be taken to secure, stabilize, or remove such sign without the written notice to the owner of the premises otherwise required by Section 2607.A. In such cases, the owner shall be liable to the Borough for the actual cost of the removal and fines as well as fines related to zoning violations.
- C. Failure of the Zoning Officer to remove, or require the removal of, any unsafe sign shall create no liability, upon, nor cause of action against, the Zoning Office or any other Borough official or employee for damage or injury that may occur as result of such sign.

