

**ARTICLE XXIV****Signs**

§ 180.73. Reserved for future use. *[Deleted 03-21-07 by Ord. No. 1000]*

§ 180.74. **SIGNS permitted in residence and civic districts.**  
*[Amended 6-18-86 by Ord. No. 709]*

In all areas designated as Residence Districts and in Civic District C-1, SIGNS may be used for the following purposes and under the following restrictions. Uses for any other purposes or uses which are not in conformity with these restrictions are prohibited.

180.74.1. Permitted uses.

180.74.1.1. SIGNS advertising sale or rental of premises. An unlighted SIGN advertising the proposed sale or rental of the premises on which it is installed may be installed and maintained by the owner, the agent or any other PERSON, firm or CORPORATION interested in the sale or rental of such premises, provided that the area of such SIGN shall not exceed six (6) square feet and that no more than one (1) such SIGN may be installed to face each STREET on which the property abuts.

180.74.1.2. SIGNS advertising DEVELOPMENT of subdivision on the premises. Unlighted SIGNS advertising the DEVELOPMENT of the premises on which they are installed may be installed and maintained by the owner, the developer, the builder, the agent or any other PERSON, firm or CORPORATION connected with such DEVELOPMENT, provided that the area of any such SIGN shall not exceed twenty (20) square feet unless the property advertised for sale or DEVELOPMENT contains at least five (5) separate BUILDING LOTS, in which case the area of any such SIGN shall not exceed sixty (60) square feet, and that no more than two (2) such SIGNS may be installed to face each STREET on which the property abuts.

180.74.1.3. SIGNS advertising DEVELOPMENT of subdivisions off the premises. Unlighted SIGNS indicating the location and direction of premises available for or in process of DEVELOPMENT, but not installed on such premises, and having inscribed thereon the name of the subdivision or of the owner, the developer, the builder or the agent may be installed and maintained, provided that the SIGN shall not exceed six (6) inches in height nor thirty (30) inches in length, that not more than one (1) SIGN for the same DEVELOPMENT shall be erected on any five hundred (500) feet of STREET frontage and that not more than one (1) SIGN for the same DEVELOPMENT shall be erected on any block of any STREET.

180.74.1.4. SIGNS of artisans on the premises. Unlighted SIGNS of carpenters, plumbers, mechanics, painters, contractors and other artisans may be installed and maintained upon the premises (construction site) by such PERSONS,

firms or corporations during the period in which they are performing construction work, provided that the area of any such SIGN shall not exceed twenty (20) square feet, that no more than one (1) such SIGN may be installed to face each STREET on which the property abuts and that such SIGNS shall be removed by such PERSONS, firms or corporations promptly upon the completion of the work. SIGNS advertising the installation of furnishings or other equipment upon such premises are hereby prohibited.

180.74.1.5. Institutional SIGNS. SIGNS of CHURCHES, schools, colleges, hospitals and other institutions of a similar nature and of public utilities, relating exclusively to the identity, activities and services of such institutions or public utilities, may be installed and maintained on their own premises, provided that the size of any such SIGNS shall not exceed twenty (20) square feet and that no more than one (1) such SIGN may be installed to face each STREET on which the property abuts.

180.74.1.6. Nameplates. An unlighted nameplate designating the name of the owner of a private residence may be installed and maintained on the premises, provided that its size shall not exceed one-half (1/2) square foot.

180.74.2. No SIGN installed under §§ 180.74.1.1 through 180.74.1.4 of this section shall be permitted to remain after the completion of the work or other activity for which the SIGN was erected, and under no conditions shall the SIGN be permitted to remain for a period of more than six (6) months without the specific signed approval of the BUILDING INSPECTOR.

§ 180.75. **SIGNS in commercial districts.** *[Amended 5-17-78 by Ord. No. 577; 9-18-85 by Ord. No. 698]*

180.75.1. In areas designated as Commercial Districts C-2, C-3 and C-4, SIGNS may be used for the following purposes and under the following restrictions. Uses for any other purposes or uses which are not in conformity with these restrictions are prohibited:

180.75.1.1. All uses permitted by and under the restrictions established in § 180.74 of this Article.

180.75.1.2. SIGNS located on the business premises advertising the name of the business and the services or products for rent or sale on the premises. Such SIGNS must be approved by the BUILDING INSPECTOR for the BOROUGH in regard to their construction, structure, material and installation. Such SIGNS must be of welded angle iron construction. The minimum heights of any SIGN approved by the BUILDING INSPECTOR shall be not less than ten (10) feet above the ground level, and such SIGN shall be no nearer than six (6) feet from the outside edge of the curb of a STREET and shall never be nearer than one (1) foot from the property line.

180.75.2. In Zoning Districts C-2 and C-4, the following SIGNS shall be permitted.

180.75.2.1. Pole-mounted SIGNS. Pole mounted SIGNS of one and one-half (1 1/2) square feet per front foot of property shall be permitted but shall not exceed one hundred (100) square feet.

180.75.2.2. Parallel and roof SIGNS. Parallel SIGNS mounted on and attached to the front wall of a BUILDING may extend the full length of the wall but may not exceed a height of four (4) feet or a maximum total area of eighty (80) square feet. Roof SIGNS mounted on and attached to the roof of a BUILDING may extend the full length of the BUILDING but may not exceed a height of four (4) feet or a maximum total area of eighty (80) square feet. Roof SIGNS are limited to one (1) per BUILDING.

180.75.2.3. Side or rear wall SIGNS. SIGNS attached to the side or rear wall of a BUILDING shall not exceed sixty (60) square feet in area. Only one (1) SIGN shall be permitted per BUILDING.

180.75.2.4. Projecting SIGNS. SIGNS attached to and projecting from a BUILDING wall shall not exceed one (1) square foot per foot of wall length and shall not exceed fifty (50) square feet in total area. Projecting SIGNS shall not be located so as to cause an obstruction to persons or vehicles using any public right-of-way.

180.75.2.5. Painted SIGNS. SIGNS painted on any wall or roof of any BUILDING are prohibited.

180.75.3. In Zoning District C-3, the following SIGNS shall be permitted:

180.75.3.1. Identification of the total shopping center.

180.75.3.1.1. Separately mounted SIGNS not less than ten (10) feet above ground level nor closer than six (6) feet to the property line or SIGNS structurally attached to the BUILDING or BUILDING canopy shall not be more than ten (10) feet long with a maximum area of two hundred (200) square feet. Not more than one (1) SIGN may be installed to face each STREET on which the property abuts.

180.75.3.2. Identification or advertising of individual stores or shops.

180.75.3.2.1. No SIGN shall be painted on any wall or roof.

180.75.3.2.2. Front SIGNS shall be parallel to the BUILDING and mounted or attached structurally to the BUILDING or canopy.

180.75.3.2.2.1. A series of small continuous stores or

shops or stores or shops located completely within the BUILDING with no separate outdoor entrance may have a multiple SIGN not longer than ten (10) feet and having a maximum area of two hundred sixty (260) square feet to advertise the list of individual stores or shops.

180.75.3.2.2.2. Large individual stores or shops may have one (1) SIGN with a maximum area equal to the front length of the store or shop multiplied by two (2).

180.75.3.2.2.3. In addition, individual stores or shops may have one (1) SIGN with a total maximum area of ten (10) square feet to designate the entrance to the store or shop.

180.75.3.2.3. Side or rear SIGNS shall be parallel to and attached to the BUILDING. One (1) SIGN not exceeding sixteen (16) square feet is permitted for each store or shop if located on the actual side or rear of the shop.

180.75.4. ILLUMINATED SIGNS. ***[Amended 3-21-07 by Ord. No. 1000]***

All SIGNS permitted under **§180.75.1.2** of this Article may be illuminated. The body of all ILLUMINATED SIGNS shall be constructed entirely of noncombustible materials. No permit shall be issued for a red, green or yellow ILLUMINATED SIGN or any combination thereof if such SIGN will interfere with the effective visibility of a traffic signal. ~~No ILLUMINATED SIGN shall be of the flashing type.~~ All displays on the face of an ILLUMINATED SIGN shall be stationary, and no animated, sequential, flashing, moving or oscillating ILLUMINATED SIGN or display shall be permitted. ***[Amended 6-6-18 by Ord. No. 1109]***

180.75.4.1. Brightness. During daylight hours between sunrise and sunset, the luminance of an ILLUMINATED SIGN shall be no greater than two thousand five hundred (2,500) nits. At all other times, the luminance of an ILLUMINATED SIGN shall be no greater than two hundred fifty (250) nits. ***[Added 6-6-18 by Ord. No. 1109]***

180.75.5. Design data to accompany applications for permit. ***[Amended 3-21-07 by Ord. No. 1000]***

All applications to install any SIGN permitted under **§§ 180.75** and **180.76** must be accompanied by complete design data. This design data must be prepared by a registered engineer or architect, and any such SIGNS installed must be constructed in accordance with the design data submitted with the application.

180.75.6. Permit required; fee. ***[Amended 5-17-78 by Ord. No. 577; 6-3-87 by Ord. No. 715; 03-21-07 by Ord. No. 1000]***

Any PERSON, firm or CORPORATION desiring to install, reinstall, construct, reconstruct or alter a SIGN must apply to the BUILDING INSPECTOR for a permit before proceeding with the

work. The APPLICANT for such permit shall furnish the BUILDING INSPECTOR with all the information necessary to enable the BUILDING INSPECTOR to ascertain whether the proposed SIGN will comply with the provisions of this chapter, on a form prescribed by the INSPECTOR. Permits for SIGNS as described in **§ 180.74** of this Article may be issued without the submission of a plan, and no fee will be charged for their issuance. In accordance with **§ 180.75.5**, the BUILDING INSPECTOR shall require applications for all other types of SIGNS covered by this chapter to be accompanied by copies of the plan showing all details of construction and the manner of erection. A fee shall be charged for each such permit.<sup>1</sup>

**180.75.7. Insurance requirements; compliance of existing SIGNS.  
[Amended 3-21-07 by Ord. No. 1000]**

**180.75.7.1. Liability insurance.** All APPLICANTS for permits to install and maintain SIGNS in commercial areas in the BOROUGH and the owners of all such SIGNS now installed and maintained in the BOROUGH are hereby required and directed to procure a public liability insurance policy providing complete third party coverage for the BOROUGH with a reputable insurance company approved by the Pennsylvania Insurance Commissioner. The policy shall provide coverage of not less than one hundred thousand dollars (\$100,000.) for injury to one (1) person and not less than three hundred thousand dollars (\$300,000.) for injury to more than one (1) person, and not less than ten thousand dollars (\$10,000.) for damages to property against any loss, injury and damage that may hereafter be caused, directly or indirectly, by and in the installation or maintenance of any OVERHANGING SIGN. Such public liability insurance policy shall be continued in force for the life of the SIGN. A copy of each such policy or a certificate of such insurance shall be kept in the office of the BUILDING INSPECTOR. Certificates of renewal of such insurance shall be delivered to the BUILDING INSPECTOR not less than ten (10) days prior to the renewal date. Where such renewal certificates have not been so delivered, the BUILDING INSPECTOR is directed to order the SIGN removed immediately in accordance with **§ 180.75.8**.

**180.75.7.2.** The BUILDING INSPECTOR is hereby directed to refuse to issue a permit for an OVERHANGING SIGN in case of failure of the APPLICANT to procure the hereinabove specified insurance policy and to deliver the same or a certificate of such insurance to the BUILDING INSPECTOR. The owners of OVERHANGING SIGNS now installed and maintained shall be allowed thirty (30) days from the date of approval of this chapter to comply with the requirements of this section, following which thirty-day period the BUILDING INSPECTOR is directed to order removed any such SIGN not insured as hereinabove required. Said removal shall be effected in accordance with the provisions of **§ 180.75.8** of this chapter.

**180.75.8. Inspection of SIGNS; notice to remove; noncompliance.**

---

<sup>1</sup> Editor's Note: Specific fees are as set forth in the Fee Resolution on file in the BOROUGH Offices.

**[Amended 3-21-07 by Ord. No. 1000]**

All SIGNS shall be maintained in safe condition by the owner thereof, and any such SIGN found to be in an unsafe condition or not used for its intended purpose is hereby declared to be a public nuisance. If any SIGN is not used for its intended purpose or, as found by the BUILDING INSPECTOR, is not being maintained in safe condition and in accordance with the provisions of this chapter, the BUILDING INSPECTOR shall give notice in writing to the owner of any such SIGN to remove the same within ten (10) days, and upon failure of the owner to comply with such notice, said SIGN shall be removed by the BOROUGH at the owner's expense. The cost and expense incurred by the BOROUGH in effecting the removal of any SIGN as herein provided shall be collectible from the owner in like manner as other municipal claims are now or may hereafter be collectible by law.

**§ 180.76. BILLBOARDS [Added 03-21-07 by Ord. No. 1000]**

BILLBOARDS shall be considered and may be authorized by COUNCIL as a CONDITIONAL USE when located within a C-4 Commercial DISTRICT provided all of the following standards and criteria are met.

## 180.76.1. Location

180.76.1.1. BILLBOARDS shall not be located within one hundred (100) feet of a residential DISTRICT or a RESIDENTIAL AREA.

180.76.1.2. BILLBOARDS shall maintain a minimum distance from any existing or proposed BILLBOARD structures of seven hundred fifty (750) feet. The required minimum distances shall be measured along a line extending from the centermost point of the BILLBOARD which is parallel to the centerline of the STREET to which the BILLBOARD is oriented.

180.76.1.3. BILLBOARDS shall not interfere with any existing or proposed driveway area or interrupt the flow of traffic at the STREET, any STREET access point, or adversely effect traffic circulation on the LOT or other adjacent areas.

180.76.1.4. BILLBOARDS shall not obstruct the required clear sight triangle as needed to provide the Minimum Safe Stopping Distance in accordance with PennDOT standards for vehicular traffic at any STREET at which the BILLBOARD is situated adjacent to, and shall not interfere in any manner with public use or traffic safety along the STREET.

180.76.1.5. BILLBOARDS shall not obstruct the view of any existing BUILDING, SIGN, or STRUCTURE from any STREET.

180.76.1.6. No portion of any BILLBOARD shall be located within or over a FRONT YARD AREA of fifteen (15) feet or be located within fifteen (15) feet of any public sidewalk or STREET right-of-way.

180.76.1.7. No portion of any BILLBOARD shall be located within or over a SIDE YARD AREA of fifteen (15) feet.

180.76.1.8. No portion of any digital electronic display BILLBOARD shall be located within two hundred and fifty (250) feet of any electrically controlled Traffic Signal.

#### 180.76.2 Standards.

180.76.2.1. BILLBOARDS shall be independent, freestanding structures, and shall not be part of a roof or wall, or mounted on a roof, wall or other part of a building or any other structure.

180.76.2.2. BILLBOARDS shall have a maximum allowable SIGN AREA of three hundred and one (301) square feet per sign face.

180.76.2.3. BILLBOARDS shall have no more than two (2) sign faces per BILLBOARD structure which may be placed back to back or in a V-shaped configuration having an interior angle of forty-five (45) degrees or less. BILLBOARD faces shall not be stacked on the BILLBOARD structure.

180.76.2.4. The dimensions for the SIGN AREA shall not exceed thirteen (13) feet in total height or twenty-five (25) feet in total length.

180.76.2.5. The BILLBOARD structure shall have a maximum height of thirty (30) feet above the curb of the adjacent STREET.

180.76.2.6. The BILLBOARD structure containing the sign shall be located at least ten (10) feet above grade at all areas along the length of the sign face.

#### 180.76.3 Construction Standards.

180.76.3.1. The BILLBOARD structure shall have a maximum of one (1) vertical support being a maximum of three (3) feet in diameter or width, and without additional bracing or vertical supports.

180.76.3.2. The entire base of the BILLBOARD structure shall be permanently landscaped with suitable SCREENING placed in such manner as to obstruct the view of the structure foundation from any STREET or adjacent lot.

180.76.3.3. The sign face shall consist of removable paper or plastic sheeting, or shall be a digital electronic display.

180.76.3.4. The sign face shall not contain any signage, lettering, or

embellishments that project from the sign face or beyond the SIGN AREA.

180.76.3.5. The BILLBOARD structure, sign face, or display lighting shall not move, flash, or emit noise. No display lighting shall cause distractions, confusion, nuisance, or hazard to pedestrians, vehicular traffic, aircraft or other properties.

180.76.3.6. BILLBOARDS shall not produce movement or the illusion of movement by means of electronic, electrical, electro-mechanical or environmental activation, or illumination capable of simulating movement.

180.76.3.7. A digital electronic display may change sign faces provided each display shall have minimum display duration of fifteen (15) seconds. The brightness and intensity of any digital display shall be controlled so as not to be significantly brighter in contrast or intensity than the surrounding ambient light at any time of day or night.

180.76.3.8. BILLBOARDS with lighting, illumination or electronic display shall be constructed so as not to create glare or exceed a maximum of one (1.0) footcandle upon any adjoining property.

180.76.3.9. The use of colored lighting or illumination shall not be permitted, except as the sign face for a digital electronic display.

180.76.4 Maintenance.

180.76.4.1. The BILLBOARD structure shall be constructed using durable materials, and shall maintain a finished surface free from fading, peeling, corrosion, or other deterioration.

180.76.4.2. BILLBOARDS using removable paper or other materials shall be maintained in such condition as to eliminate loose or frayed material protruding or hanging from the structure. All paper and other waste materials shall be removed from the site and disposed of properly whenever any sign face is changed.

180.76.4.3. LANDSCAPING and SCREENING shall be maintained by the sign owner in an attractive and healthy manner in accordance with accepted conservation practices.

180.76.5. Approvals and Permits.

180.76.5.1. Approval of the CONDITIONAL USE shall be valid for twelve (12) months from the date of Approval by COUNCIL. If a valid Building Permit in accordance with the complete terms and conditions of the Approval by COUNCIL is not obtained within twelve (12) months, the Approval of the CONDITIONAL USE shall become void.



180.76.5.2. The applicant shall provide a detailed SITE PLAN identifying the location of the proposed BILLBOARD and all STRUCTURES and features on the LOT and adjacent properties. The SITE PLAN shall be prepared and sealed by a licensed design professional registered with the Commonwealth of Pennsylvania and shall include detailed information demonstrating adequate sight distance for traffic circulation and documentation showing PennDOT approval of the BILLBOARD location and plan.

180.76.5.3. A Building Permit shall be obtained prior to the construction or any alteration of a BILLBOARD structure. The permit application shall include documentation to demonstrate that the BILLBOARD design meets the requirements of Chapter 78 of the BOROUGH Code and all other applicable Law.

180.76.5.4. Upon completion of the BILLBOARD installation and construction, the owner of the BILLBOARD shall cause a structural inspection of the BILLBOARD and BILLBOARD structure to be performed, and shall provide a report to the BOROUGH. The report shall be prepared and sealed by a Professional Engineer registered with the Commonwealth of Pennsylvania, and shall certify that the BILLBOARD and BILLBOARD structure are structurally sound.

180.76.5.5. Any person, owner, or operator found in violation of this Chapter, as amended, shall be subject to civil enforcement penalties as set forth in the BOROUGH Code or any other legal or equitable remedies under applicable law.