Borough of West Grove
117 Rosehill Avenue, P O Box 61
West Grove, PA 19390-0061
Phone: (610) 869-2792
Fax: (610) 869-4138

APPLICATION FOR SIGN PERMIT

To alter or erect a sign in accordance with the Zoning Ordinance and all other pertinent Ordinances of West Grove Borough, Chester County, Pennsylvania.

I_____, the undersigned, hereby make application for a permit to erect a sign on my property at:

_____

SIGN INFORMATION:

Tax parcel #_____Lot #_____Zoning District_____
Wall Mounted_____ Free Standing_____ Projecting_____

Sign to be used for? (Check One or more appropriate)

_____Business Identification
_____Homeowner Name & Address
_____Oversized Real Estate Sign
_____Directional
_____Other
_____Home Occupation
_____Farm Occupation
_____Subdivision Name
_____Industrial Park

STRUCTURE SPECIFICATIONS:

Lot Size_____ Lot Width_____

Sign Height_____ Width_____ Length_____
Height from ground to bottom of sign:_____
Footings:_____ Thickness _____ Width_____Depth below grade
Materials of Construction:_____Area of Sign Square Ft._____
Estimated Cost: _____ Proposed Install Date:_____

Applicant Name:_____Date:_____
Address:_____Telephone:_____
Contractor:_____Telephone:_____
Address:_____

Applicants Signature:_____

Thomas H. Lowry, C.B.O. Building/Zoning Officer

****

OFFICE USE ONLY:

Applications #_____ Sign Permit #_____ Date_____

Denied_____ Reason_____ Date_____

If sign is to be erected by a commercial sign company, a workers compensation form must be completed in accordance with building permit application precedures.

If the sign is to be personally erected by property owner, this provision is waived.

ARTICLE 18
SIGNS

SECTION 1801 PURPOSE

To meet the legitimate demands for signage in the Borough of West Grove without the intrusion and potential public safety problems caused by an unlimited type and quantity of signs, any sign erected or maintained after the effective date of this Ordinance shall conform to the regulations herein and the following goals:

A. To provide general standards for all signs within the Borough and specific standards for signs in various zoning districts and for various uses.

B. To establish procedures for the review and approval of sign permit applications.

C. To regulate the location, size, construction, alteration, use and maintenance of signs.

D. To protect the safety and general welfare of the community through the proper use, design, and construction of signs for graphic and written communication purposes.

E. To promote the use of well crafted signs in harmony with the scale and character of the Borough.

F. To manage the size, location, and number of signs to promote orderly signage and prevent visual blight that may negatively affect public safety in vehicular and pedestrian circulation.

G. To develop a consistent and appropriate level of signage for a small Borough to assist in economic development by providing clear signage for local businesses.

H. To develop signage appropriate for the Borough that will provide appropriate controls while incorporating flexibility for different types of signs appropriate for a Borough.

SECTION 1802 GENERAL REGULATIONS

The following regulations shall be observed in all districts:

A. A sign permit in accordance with Section 1804 shall be obtained before erection, alteration, or enlargement of any sign, sign structure or any portion thereof under these regulations except as hereinafter provided.

B. No sign shall be erected within a street right-of-way, except traffic signs and similar regulatory notices of a duly constituted governmental body unless otherwise specifically permitted herein. Where such signs are erected within the street right-of-way the required sight distances shall be maintained.

C. No sign shall be placed in such a position that it will cause danger on a street by obscuring view and, in no case, except traffic signs, shall signs be placed within the required clear sight triangle in accordance with Section 1504.

D. No sign shall be placed where it obscures a motorist's view of traffic signals or traffic signs or interferes with vehicular traffic or pedestrian safety.

E. No moving, flashing, or rotating signs which may distract motorists on Borough streets or adjacent highways shall be permitted.

F. No sign which emits smoke, visible vapors, particles, sound, or odor shall be permitted.

G. No sign shall be erected containing information which states or implies that a property may be used for any purpose other than the use or uses permitted for the property on which the sign is located.

H. No sign shall be erected advertising a business, articles, or merchandise for sale other than on the same premises, except for billboards where permitted in accordance with Section 1806.G.6.

I. Every sign shall be constructed of a durable material and kept in good condition, repair, and safe from collapse.

J. No sign shall be attached to a utility pole or other public infrastructure or hung across a public street except as placed or permitted by the Borough.

K. No sign shall be painted on or affixed to a fence, utility pole or structure, or tree, shrub, rock, or natural object.

L. Signs shall not be mounted on roofs or extend above the roof line.

M. No sign together with any supporting framework shall extend to a height above the maximum building height permitted in a district.

N. No signs, other than traffic signs shall be erected or maintained nearer to a street line than a distance equaling the height of the sign, unless attached parallel to and flat against the building face.

O. The outdoor storage or parking of a vehicle on a property shall not be used as a sign for a business, home occupation, or any other use. No vehicle which contains advertising on its exterior shall park in a location visible from a public right-of-way continuously for more than two (2) weeks.

P. All distances provided for in this Article shall be measured along straight lines between signs from their near edge to the near edge of another sign or sign structure. This paragraph shall apply in all cases, including locating new signs in relationship to current non-conforming signs.

Q. Sign Area. For the purposes of calculating any sign area the following shall apply:

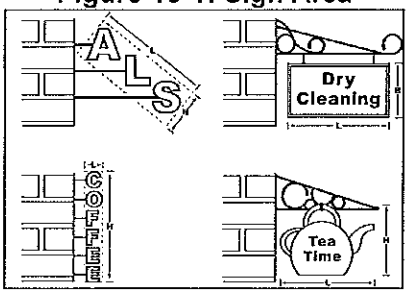
1. Sign Area. See Figure 18-1

a. The face of a sign including all letters, words, numbers, characters, designs, or symbols, together with background, whether open or enclosed, on which they are

displayed, but not including the supporting framework and bracing or decorative trim which is incidental to the copy content of the display itself.

b. Where a sign consists of individual letters, numbers, characters or symbols, the area of the sign shall be considered the smallest rectangle, square, circle or other geometric shape which encompasses all of the letters, numbers, characters or symbols.

Figure 18-1: Sign Area



2. Double-Faced Signs. Double faced signs shall be permitted when in accordance with the following:

   a. In computing the area of a double-face, only one side shall be considered, provided that both faces are identical and not greater than eighteen (18) inches apart.

   b. In "V" type signs or structures not meeting the above requirement, both sides shall be considered in computing the sign area.

SECTION 1803 ILLUMINATION STANDARDS AND DIGITAL SIGNS

A. Illumination. The following regulations shall apply to signs when illumination is proposed:

1. Signs shall be illuminated with steady, stationary, shielded light sources directed solely onto the signs without causing glare. There shall be no illumination of a flashing or intermittent type, except as permitted for electronic changing message signs as permitted by Section 1803.B, below.

2. Lighting of signs shall not shine directly upon adjacent properties nor within the normal line of vision of pedestrians or motorists using streets or sidewalks within public rights-of-way.

3. Lighting shall be shielded so that the source of light shall not be visible from any point off the lot on which the sign is located, except for digital signs as permitted by this Section.

4. Internally illuminated signs shall be permitted through the use of either translucent materials or backlighting so long as the source of the lighting complies with all other requirements of this Ordinance. Illumination shall be permitted for individual or groups of letters on a sign face or individual internally illuminated letters or backlit letters, but backlighting of an entire sign face shall not be permitted. See examples in Section 1809 on page 18-18.

5. No sign may be erected with exposed electrical wires.

6. Strings of bulbs are not permitted, except as part of a holiday celebration or temporary seasonal decorations.

7. No artificial light or reflecting device shall be used as a part of a sign where such light or device interferes with, competes for attention with, or may be mistaken for a traffic signal.

8. Neon window signs may be permitted in cases where they are custom designed to be compatible with the building's historic and/or architectural character and exterior color.

9. All signs shall comply with the applicable requirements of the UCC.

10. In addition to the regulations of this Section, illumination of signs shall comply with Section 1505 of General Regulations.

B. Digital and electronic changing message signs. Such signs may be permitted for non-residential uses and shall comply with all other requirements of this Chapter and the following regulations:

1. Displayed messages shall be visible for a minimum of six (6) seconds.

2. A change in displayed message shall occur within one (1) second.

3. No visual scrolling, movement, fading, or dissolving is permitted and messages shall not overlap.

4. The sign shall be equipped with automatic day/night dimming to reduce the illumination intensity of the sign from one (1) hour after sunset to one (1) hour prior to sunrise.

5. The sign shall be equipped with an automatic shut off in case of failure or error that would result in the sign projecting a full intensity all white image for an extended period of time.

6. The use of animation, sound, and full-motion video is prohibited.

SECTION 1804 SIGN PERMITS

A. Except for signs included under Sections 1804.B and 1804.C below, all signs shall require a permit in accordance with the following:

1. Applications for sign permits may be obtained from the Borough and shall be filed in duplicate and on forms furnished by the Borough to the Zoning Officer or other approved Borough official and shall be accompanied by detailed plans and specifications and such other information deemed necessary by the Zoning Officer to determine the location and details of sign construction.

2. Permit fees shall be collected prior to the issuance of a permit. Permit fees shall be as designated by the West Grove Borough Council by resolution.

3. 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. If an application is denied, the applicant shall receive notification in writing stating the reason for denial along with the specific provision or provisions of this Ordinance that were not met by the application.

B. Maintenance of or changes to signs. The following shall not require a permit:

1. Regular maintenance of the sign, including electrical, repainting, or cleaning.

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 changes to the information on or text of a sign, deemed by the Borough Zoning Officer to be insignificant to the sign. Changes to the size, shape, location, structure, or mounting do not constitute minor changes and shall require the submission of a sign permit.

C. Signs not requiring a permit. No permit shall be required for the following signs. These signs shall conform to all other regulations set forth herein:

1. Traffic direction signs.
2. Traffic signs.
3. Address signs.
4. Trespassing signs.
5. Real estate signs.
6. Temporary professional signs.
7. Portable signs.
8. Political signs.
9. Home occupation signs.
10. Legal notices.
11. Temporary signs, all other undefined.

a. Temporary signs may not require a permit but shall require notification to the Borough prior to the placement of the sign in the form of a written letter submitted at the Borough office including the following:

1) Name, address, and contact information for the property where the sign will be placed.
2) A brief description of the type of sign, placement of the sign, and reason for the sign.
3) The intended time period for placement of the sign.

b. Except for Real Estate Signs indicating the name of the real estate company, Portable Signs, and Temporary Professional Signs, Temporary Signs shall not be used to advertise for a business.

c. A sign shall be removed after the time specified on the notice or within two (2) days after the event for which the sign is intended has occurred, or if the sign violates any provision of this Ordinance.

D. All signs requiring a permit shall be subject to inspection by the Zoning Officer. No work shall be done other than as specifically shown on an approved sign permit or as permitted by Section 1804.B.

SECTION 1805 SIGNS PERMITTED BY ZONING DISTRICT

A. Signs permitted in Residential Zoning Districts:

1. Address signs.
2. Identification signs.
3. Traffic direction signs.
4. Traffic signs.
5. Freestanding Ground signs.
6. Home occupation signs.
7. Temporary sign types:

    a. Real estate signs.
    b. Political signs.
    c. Temporary new construction signs.
    d. Temporary professional signs.
    e. Trespassing signs.
    f. Garage sale / Yard sale signs.
    g. Temporary signs, all other temporary signs not specifically defined.
    h. Legal Notices as required by this Ordinance and/or any other official legal action.

B. Signs permitted in Non-Residential Zoning Districts.

1. The following Signs shall be permitted in the C-1 District:

    a. All signs permitted in Residential Districts in Section 1805.A.
    b. Awning Signs.
    c. Wall Signs.
    d. Projecting Signs.
    e. Window Signs.
    f. Temporary Signs:

        1) Temporary Window Signs.
        2) Portable Signs.

2. The following Signs shall be permitted in the C-2 and C-4 Districts: All signs permitted in the C-1 District in Section 1805.B.1, in addition to Freestanding Pole Signs.

3. The following Signs shall be permitted in the C-3 District: All signs permitted in the C-2 and C-4 Districts in Section 1805.B.2, in addition to Billboards which shall be permitted by conditional use.

4. The following Signs shall be permitted in the Limited Industrial Zoning District (LI): All signs permitted in the C-2 and C-4 Districts in Section 1805.B.2.

5. Number of Signs Permitted.

a. There shall be a maximum of one (1) permanent sign permitted per lot for a nonresidential use in a Residential Zoning District in addition to one (1) home occupation sign where permitted.

b. In the C-1, C-2, C-3, C-4, and LI district there shall be a maximum of two (2) permanent signs permitted per lot except where there is more than one (1) use per building or on a lot, additional signs may be permitted in accordance with Section 1806.G and the following additional provisions shall apply:

1) Lots which front on more than one (1) public street are permitted two (2) permanent signs of any type, as defined in Section 1806.G which may be placed on either street frontage.

2) Lots which front on a single street are permitted two (2) permanent signs, as permitted in Section 1806.G, provided that the signs are not of the same type and shall be placed facing the street the lot fronts upon.

c. Address signs shall be exempt in counting the number of permanent signs permitted.

SECTION 1806 SIGN CLASSIFICATION, SIZE, AND DISTRICT APPLICABILITY

Signs shall be permitted as designated in Section 1805, as follows:

A. Address Signs. A sign limited to the provision of the official numerical identification address of the property on which it is located.

1. One (1) sign shall be permitted per official address for a property. Where more than one (1) address is located on a property, each address may have one (1) sign or all of the address signs may be placed on one (1) sign totaling the combined sign area for all of the applicable uses.

2. Dimensional requirements. Sign area shall not exceed two (2) square feet.

B. Traffic Signs. A sign including but limited to those regulating traffic, naming roads, describing conditions, or providing directions, which are officially erected by the Commonwealth of Pennsylvania or the Borough of West Grove, or other official agency with jurisdiction.

C. Traffic Direction Signs. A sign which is designed and erected solely for the purpose of traffic or pedestrian direction for visitors on a property, including but not limited to exit and entrance signs, circulation direction, safety or warning signs, and information or public services signs such as those advertising the availability of rest rooms, telephone or similar public conveniences, but shall not be used for advertisement.

1. Signs shall be on the same lot as the use to which the sign relates.

2. Signs are limited to appropriate information such as that listed in Section 1806.C, above, the definitions herein, and in Article 2 and shall not contain any advertising.

3. Dimensional requirements. Sign area shall not exceed four (4) square feet.

D. Identification Signs. A sign which displays the name of a particular non-commercial or nonindustrial development, building, or use, such as an institutional use, place of worship, educational use, or residential development.

1. One (1) freestanding ground sign for each street frontage or at each access to a use, subdivision, development, or complex shall be permitted which may indicate the name and address, provided the sign shall not exceed fifteen (15) square feet.

2. Multi-family Uses may have, in addition to or in replacement of signs in Section 1806.D.1. above, one (1) development identification sign mounted as a wall sign that shall not exceed nine (9) square feet, on a multi-family building for identification purposes displaying the name and/or address of the building.

E. Home Occupation Signs. A sign used to indicate a home occupation where permitted as an accessory use to a single family detached dwelling in a residential district.

1. One (1) sign per use shall be permitted in all residential districts.

2. Dimensional requirements:

a. Non-intensive home occupation. Sign area shall not exceed two (2) square feet.

b. Intensive home occupation. Sign area shall not exceed four (4) square feet.

3. Signs shall be a minimum of five (5) feet from any lot line or street cartway (edge of pavement).

F. Temporary Signs. A sign that is not permanently affixed to the ground or a structure and/or which is intended to be displayed for a limited time. Temporary signs typically are mounted in a standard metal or wire frame with legs that may be pressed into the ground. Such signs may include specific types of temporary signs or temporary signs to be placed at the property owners discretion for personal expression or interest.

1. General Regulations.

a. Temporary signs shall be placed a minimum of five (5) feet from any lot line or street cartway (edge of pavement).

b. Signs shall be removed immediately upon completion of the active work or any special event.

c. Temporary signs shall be firmly anchored into or secured to the ground either by posts to be pressed into the ground or other similar method, but shall not be permanently affixed.

2. Real Estate Signs. A temporary sign which advertises the sale, rental, or lease of the property on which it is placed.

a. Not more than two (2) real estate signs shall be permitted for each street a lot fronts upon.

b. Dimensional requirements. Sign area shall not exceed six (6) square feet.

c. All such signs shall be removed within five (5) business days of the sale or rental of the premises.

3. Garage Sale / Yard Sale Signs. A temporary sign which directs attention to the sale of personal goods on the premises on which the sign is located.

   a. Signs may be placed not more than seven (7) days prior to the sale and shall be removed before the end of the day of the sale.

   b. Dimensional requirements. Sign area shall not exceed six (6) square feet.

   c. No off premises signs shall be permitted.

4. Trespassing Signs. A temporary sign Indicating the private nature of property, a road, or driveway, or restricting or prohibiting access, hunting, fishing, or some other activity. Sign area shall not exceed two (2) square feet.

5. Temporary Professional Signs. A temporary sign of a contractor, architect, mechanic, artisan, or similar profession displayed on a temporary basis on the premises at which the services are being performed.

   a. Signs shall be erected only on the premises where such work is being performed.

   b. Not more than one (1) such sign per contractor shall be placed on a premises.

   c. Dimensional requirements. Sign area shall not exceed six (6) square feet.

   d. Such signs shall be removed upon the completion of active work.

6. Temporary New Construction Signs. A temporary sign indicating that the premise is in the process of being subdivided and/or developed for the construction of dwellings or other buildings and/or uses that may include the name of the subdivision, development, or developer.

   a. One temporary (1) ground sign shall be permitted for each street the subdivision, development, or property fronts upon.

   b. Dimensional requirements. Sign area shall not exceed fifteen (15) square feet.

   c. Such signs shall be removed within five (5) days after dedication of streets to the Borough or upon substantial improvement of the project.

7. Portable Signs. A temporary sign that is not fixed, attached, or anchored in a permanent position, that is capable of being readily moved or relocated, including but not limited to, sandwich boards, placards, or other similar signs mounted on a frame or chassis on wheels or supported by legs but not pressed or extended into the ground or other surface.

a. Portable signs shall be placed on the same lot as the use for which the sign is associated.

b. The sign area of a portable sign shall not exceed nine (9) square feet and shall not exceed four (4) feet in height.

c. Not more than two (2) such signs shall be placed on a premise.

d. Signs shall be located a minimum of five (5) feet from any lot line or street cartway (edge of pavement).

e. Portable Signs shall comply with all other applicable regulations of this Ordinance, and shall not be placed to impede pedestrian traffic or constitute a hazard to or impede pedestrians or automobile circulation.

f. Such signs shall be permitted to be placed for viewing during the regular business hours of the associated use, and shall be removed from public view and placed indoors or in a secure location when the associated business is closed.

8. Political Signs. A temporary sign pertaining to political views, an individual seeking election or appointment to a public office, or a forthcoming public election or referendum.

a. Signs shall be approved by the property owner on which the signs are placed.

b. Such signs may be placed sixty (60) days prior to and shall be removed within five (5) days after the event or election for which the sign is intended has occurred.

c. Dimensional requirements. Sign area shall not exceed six (6) square feet.

9. Temporary Signs, all other temporary signs not specifically defined.

a. Dimensional requirements. Sign area shall not exceed six (6) square feet.

b. In addition to specific temporary sign types listed under this Section 1806.F, Temporary Signs shall be permitted for each use and shall be approved by the owner of the property on which the signs are placed at the owners discretion. Not more than one (1) undefined temporary sign shall be permitted on a lot at any given time.

10. Temporary Window Signs. See Section 1806.G.4.b.

G. Business, Commercial, or Industrial Signs. A sign used to advertise for and attract attention to a permitted use on the same premises. Such signs normally include the identifying name, type of business, and trademark of the establishment. The following signs are permitted for nonresidential uses in the Borough in accordance with the following provisions and Section 1805:

1. Wall Mounted Signs. A sign attached, applied, or mounted to a building in a plane parallel to the face of said wall and mounted at a distance not greater than ten (10) inches measured perpendicular from the wall to which the sign is attached, applied or mounted. No wall sign shall project more than eighteen (18) inches from the face of the

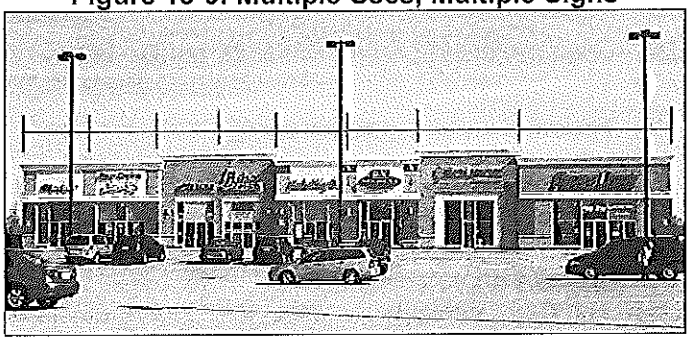
wall it is mounted upon. A sign mounted on a building shall not exceed twenty (20) percent of the wall area to which it is attached or painted or twenty (20) square feet, whichever is less. Where a lot fronts on more than one (1) street, the aggregate sign area facing each street frontage shall be calculated separately and the sign area for each shall apply only to the wall the sign is mounted upon. Wall signs may be applied in one (1) of two (2) ways depending on the number of uses in a building as follows:

a. Multiple uses, one sign. Where more than one (1) use is carried on in a single structure, the sign may indicate the presence of all uses in the structure. An additional five (5) square feet may be added to the sign for each additional use above the base sign area for the first use, however, no sign shall exceed thirty five (35) square feet. See Figure 18-2

Figure 18-2: Multiple Uses, One Sign

b. Multiple uses, multiple signs. If more than one (1) use is carried on in a single structure or where there are attached structures with a contiguous facade, where tenants have individual exterior entrance(s), each use with an individual exterior entrance may have its own wall sign. The sign size for each use shall be calculated upon the individual building frontage for each tenant which shall be the discernible architecturally designed wall that contains that tenants main entrance for use by the general public, calculated by the width between the exterior walls of that use within the structure. See Figure 18-3.

Figure 18-3: Multiple Uses, Multiple Signs



2. Freestanding Signs. A permanent, detached sign not attached to any building, erected as signage for the associated use or uses on the same parcel within the limits of the front yard of the property to which they pertain.

a. Sign area and number of signs. Freestanding signs shall not exceed twelve (12) square feet and the sign face shall not exceed four (4) feet in height or five (5) feet in width except where more than one (1) use is carried on in a single structure or on a lot, the sign may indicate the presence of all uses in the structure or on the lot. Individual signs for each use in a single structure or on a lot shall not be permitted where there is more than one (1) use. Where more than one (1) use exists in a structure or on a lot, an additional five (5) square feet may be added to the sign for each additional use, however, no sign shall exceed thirty five (35) square feet.

b. Type. Two (2) types of freestanding signs are permitted as follows. Where both Ground Signs and Pole Signs are permitted for the same use, only one (1) of either type of sign shall be permitted for each street frontage:

1) Ground Sign. A freestanding sign, other than a pole sign, placed directly on the ground with no gaps or space between the ground and the sign, and permanently attached thereto, without supports or pylons, independent from any building or structure.

a) Ground Signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign to the ground.

b) Ground Signs shall not exceed four (4) feet in height to the top of the sign from the average ground level at the base of the sign.

2) Pole Sign. A freestanding sign, other than a ground sign, including any sign supported by poles, uprights, or braces placed upon, or in, or supported by the ground independent from any building or structure.

a) Pole Signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign to the ground by one (1) or more poles, posts, or other similar structure.

b) Pole signs shall not exceed ten (10) feet in height to the top of the sign.

c) The height of poles signs shall be measured from the average ground level at the base of the sign to the highest point of the sign structure.

3. Projecting Signs. A sign projected perpendicularly from the face of the building it is mounted upon.

a. Sign area and number of signs. Signs shall have a maximum area of twelve (12) square feet for a single use. Where more than one (1) use is carried on in a single structure, a Projecting Sign may indicate the presence of all uses in the structure. An additional five (5) square feet may be added to the sign for each additional use, however, a projecting sign shall not exceed twenty seven (27) square feet. Individual projecting signs for each use within a single structure shall not be permitted.

b. The total area of a three dimensional sign shall be determined by enclosing the largest cross section of the sign in an easily recognizable geometric shape and computing its area which shall not exceed twelve (12) square feet, except where

there is more than one use additional area may be permitted in accordance with Section 1806.G.3.a, above.

c. The supporting framework shall be in proportion to the size of such sign.

d. Projecting signs shall have a minimum clearance of eight (8) feet above grade when located adjacent to or projecting over a sidewalk and/or right-of-way.

4. Window Signs. A sign which is visible to persons in vehicles or to pedestrians, on adjoining property or public sidewalks, and located on the outside or inside of a window in a building or structure, to direct attention to a use conducted in or product sold in the structure. For purposes of this definition, "window" means any translucent and/or transparent surface in a building or structure.

   a. Permanent Window Signs. A permanent sign affixed to, etched, or painted upon the interior or exterior surface of a window or otherwise displayed through or upon a window including permanent signs hung directly inside or mounted onto a window pane.

   b. Temporary Window Signs. A temporary sign that may be placed on a window or door or are visible to persons in vehicles or to pedestrians that may be temporarily affixed by suction cups, adhesives, wires, or hung from the ceiling, placed on a window sill, or any other temporary method of placement but not permanently painted, affixed, or otherwise placed.

   c. Sign area. A maximum of twenty five (25) percent of the total window area may be covered by a combination of Permanent Window Signs and Temporary Window Signs.

5. Awning Signs. A sign painted, stitched, or otherwise attached to the cover of an architectural projection from a wall over a window or entrance.

   a. Such sign shall be limited to establishment name, logo, and street number.

   b. Such sign shall be painted on or attached flat against the surface of the awning, but not extend beyond the valance or be attached to the underside.

   c. Letters shall not exceed ten (10) inches in height.

   d. A minimum of eight (8) feet above sidewalk level shall be permitted for pedestrian clearance.

6. Billboard Signs. A sign used to direct attention to a business, commodity, service or entertainment not conducted, sold or offered upon the premises where such sign is located.

   a. Location. Billboards shall be permitted within five hundred (500) feet of US Route 1 when approved by conditional use within all applicable zoning districts.

b. Dimensional Requirements. Sign area shall not exceed three hundred (300) square feet and in no case shall the face of the billboard exceed twenty (20) feet in height or thirty (30) feet in length.

c. Billboards shall in no case exceed thirty-five (35) feet in height.

d. Billboards shall have a separation distance from any other billboard a distance of a minimum of five hundred (500) feet.

e. No billboards shall be located within one hundred (100) feet of any property line, or any other structure.

f. No billboards shall be located within five hundred (500) feet of any street intersection.

g. Such signs may be externally lit, but shall comply with the lighting provisions of this Ordinance and shall comply with the IESNA (Illuminating Engineering Society of North America) recommended practices and criteria contained in the IESNA Lighting Handbook, including but not limited to "full cutoff" fixtures. All lighting fixtures shall be aimed to illuminate the advertising copy only and so as to not project or reflect light onto a neighboring use or property.

h. Billboards may be a digital sign or an electronically changing message sign, in which case, they shall also meet the applicable regulations in Section 1803 of this Article.

i. Billboards shall meet all other applicable state and Federal regulations.

SECTION 1807 CONSTRUCTION, MAINTENANCE, REMOVAL, and ABANDONED SIGNS

A. Construction, Maintenance, and Removal.

1. No sign shall be maintained within the Borough, except for legal nonconforming signs as permitted by this ordinance, that is in violation of this ordinance, determined to be a nuisance, in such a state of disrepair as to have the appearance of complete neglect or which is rotting or falling down, or is illegible or has loose parts separated from original fastenings.

2. If a sign is determined to be in violation of this ordinance in accordance with Section 1807.A.1. above, the Zoning Officer shall give written notice to the owner of the premises on which the sign is located, that the issue with the sign shall be corrected or the sign shall be removed by the Borough after ten (10) working days of receipt of such notice at the expense of the owner of the property on which it is located.

3. In the event of immediate danger, the Borough may remove a sign immediately upon the issuance of written notice to the owner.

4. All new signs shall comply with the provisions of this Ordinance.

B. Abandoned Signs. A sign and its structure shall be considered abandoned:

1. When a sign is associated with an abandoned use.

2. When a sign remains after the termination of a business. A business is presumed to have ceased operation if it is closed to the public for thirty (30) consecutive days. Seasonal businesses are exempt from this determination.

3. Abandonment shall be determined by the Zoning Officer. Upon determination that a sign is abandoned, the right to maintain and use such sign shall terminate immediately and the Zoning Officer shall issue an enforcement notice requiring the sign to be removed within thirty (30) days. If the owner does not cause the sign to be removed within thirty (30) days of receipt of such notice, the Borough shall remove the sign at the expense of the owner of the property.

SECTION 1808 NONCONFORMING SIGN STANDARDS

See Section 2104 in Article 21, Nonconformities.

SECTION 1809 SIGN DEFINITIONS AND ILLUSTRATIONS

In addition to the definition of Sign in Article 2 and definitions otherwise incorporated within the Sections of this Article, the following additional definitions and illustrations apply to this Ordinance:

A. Abandoned Sign. A sign erected on, or related to, the use of a property which becomes vacant and unoccupied for a period of time, or any sign which relates to a time, event, or purpose which has past.

B. Digital Sign. An advertising sign that utilizes digital or video light emitting diodes (LEDs) or similar electric methods to create an image display area.

C. Double-Faced Sign. A sign which displays a message, information, or advertising on both faces of the sign.

D. Electronically Changing Message Sign. A digital sign or portion thereof displaying frequent message changes that are rearranged electrically without physically altering the face or surface of such signs.

E. Illuminated Sign. A sign designed to project or reflect artificial light from an internal or external source. Illumination may occur through an external source which may directly or indirectly illuminate a sign, an internal source which may provide illumination through transparent or translucent materials, or digitally through light emitting diodes (LEDs) or similar technology.

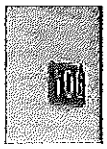
F. Nonconforming Sign. A sign that does not conform to the zoning requirements at the time of enactment of this Ordinance, or as a result of subsequent amendments thereto where such sign was lawfully in existence prior to the enactment of such ordinance or amendment or as a result of action by the Zoning Hearing Board.

G. Permanent Sign. A sign that is intended for long term use attached to a building, structure, or the ground through mounting, bolting, concrete footings, or other similar means that

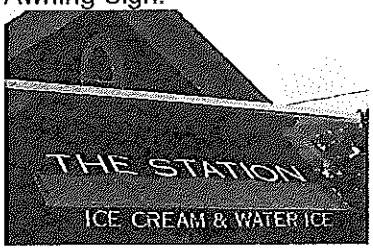
enable the sign to resist environmental loads, such as wind, and precludes ready removal or movement of the sign.

H. Illustrations of Sign Types. The following illustrations provide examples for each sign type but shall not be used directly for the regulation of each sign in terms of size, shape, color, or other criteria:

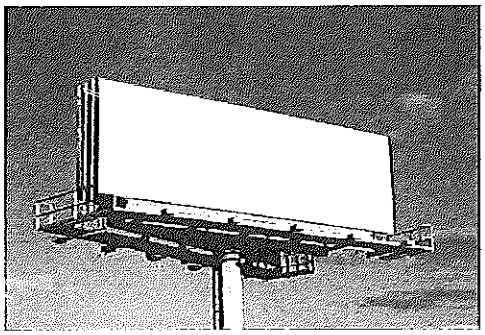
Address signs.



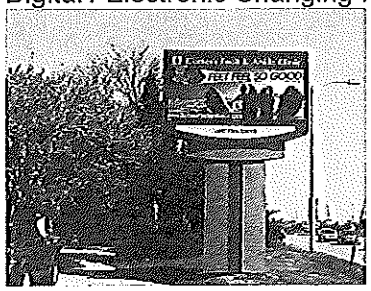
Awning Sign.



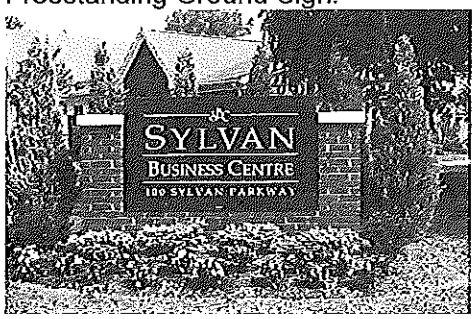
Billboard.

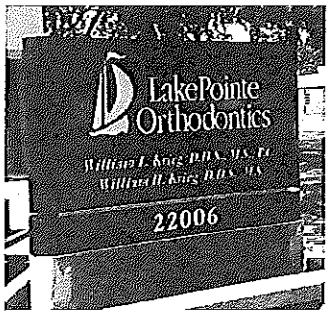


Digital / Electronic Changing Message Sign

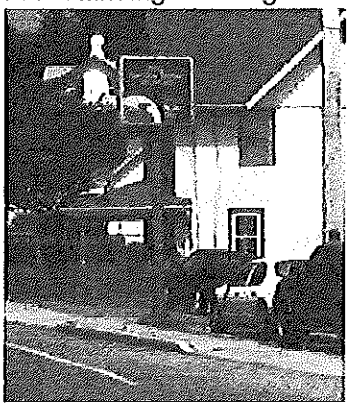


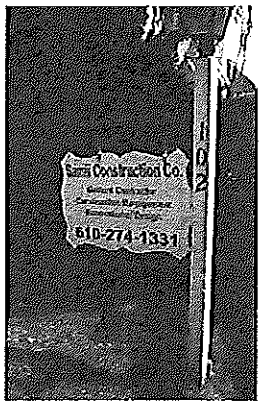
Freestanding Ground Sign.

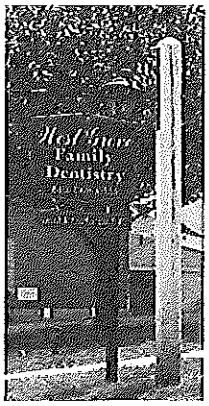




Freestanding Pole Sign.

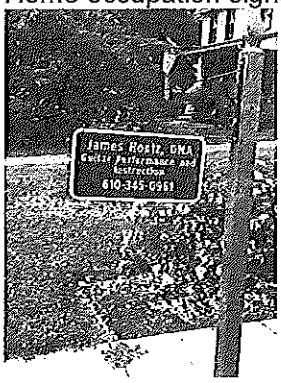




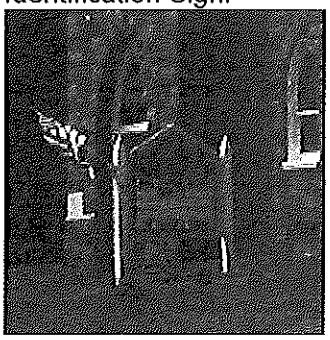


Garage sale / Yard sale signs.

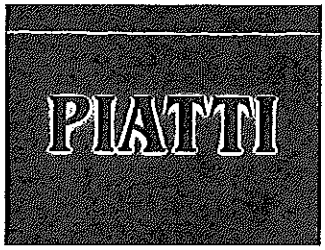
Home occupation signs.



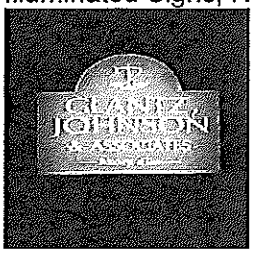
Identification Sign.

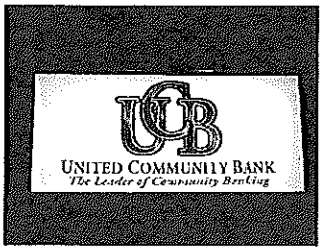


Illuminated Signs, Permitted

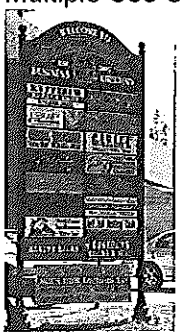


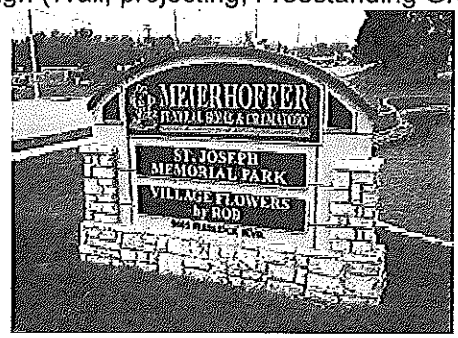
Illuminated Signs, Not Permitted



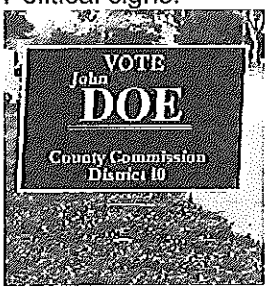


Multiple Use Sign (Wall, projecting, Freestanding Ground, Freestanding Pole).



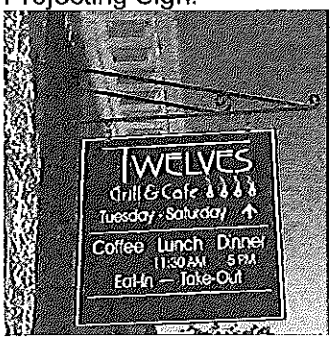


Political signs.

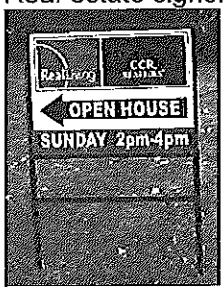


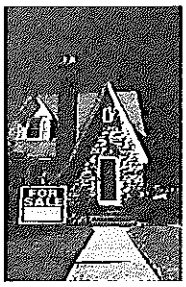
Portable Sign.

Projecting Sign.



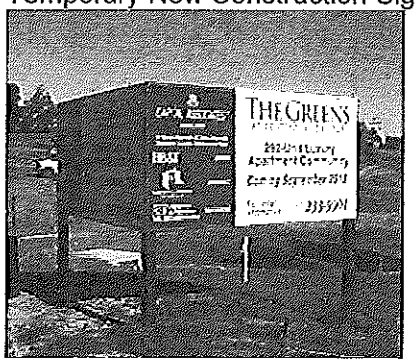
Real estate signs.





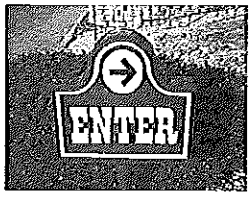
Temporary signs, all other undefined.

Temporary New Construction Signs.



Temporary professional signs.

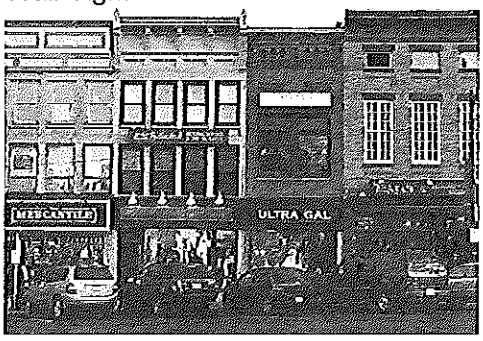
Traffic direction signs.

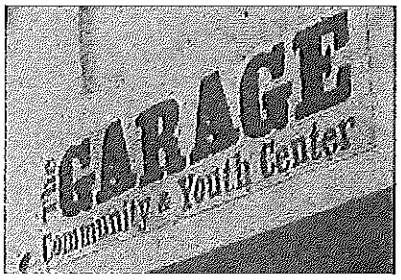


Traffic signs.

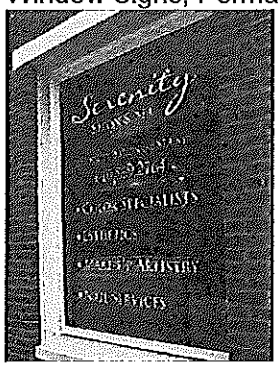
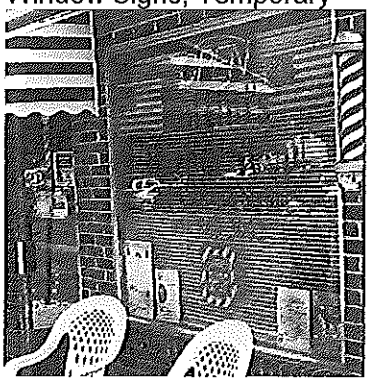
Trespassing signs.

Wall Sign.





Window Signs, Permanent



Window Signs, Temporary