

ARTICLE 6

SIGNS

SECTION 6.1 PURPOSE:

The purpose of this Article is to set forth standards to regulate the use, erection, alteration, repair, and maintenance of signs and similar devices, together with their accessories and auxiliary devices. Signs may be erected and maintained only when in compliance with the provisions of this Article and any other regulations of the Township, State, or Federal Governments.

SECTION 6.2 PROHIBITED SIGNS:

The following signs shall not be permitted, erected, or constructed in any zoning district.

1. Signs advertising activities that are illegal under Federal, State or local laws, regulations or ordinances as applied to the location of a particular sign or the location of such activities.
2. Signs which by reason of size, location, movement, content, coloring or manner of illumination, obstruct the vision of drivers either when leaving or entering a public street from another street or driveway, obstruct or detract from the visibility or effectiveness of any traffic control device or traffic sign on a public street.
3. Signs which make use of words such as "stop", "look", "one-way", "danger", "yield", "go slow", "caution", or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead or confuse traffic, or which imitate an official traffic sign or signal.
4. Signs which advertise an activity, business, product or service no longer produced or conducted. In such case, such sign shall be removed after the same is no longer produced or conducted.
5. Signs which are placed or located within the public right-of-way.
6. Signs which obstruct free ingress to, or egress from a fire escape, door, window, or other exit way.
7. Signs which are structurally unsafe or in a state of disrepair.

SECTION 6.3 INCIDENTAL SIGNS:

The following signs shall be permitted in all zoning districts:

1. Signs advertising the sale or rental of residential premises upon which they are erected by the owner or broker or any other person interested in the sale or rental of such premises, may be erected and maintained, provided:
 - a. The size of any such sign for an individual lot is not in excess of six (6) square feet;
 - b. The size of any such sign advertising an entire residential development involving a group of lots/dwelling units is not in excess of thirty-two (32) square feet; and
 - c. Not more than two (2) signs are placed upon any property in single and separate ownership, unless such property fronts upon more than one (1) street, in which event two (2) such signs may be erected on each frontage.
2. Signs advertising the sale, lease, or development of non residential premises upon which they are erected, when erected in connection with the development of the premises by a builder, contractor, developer or other person interested in such sale or development, may be erected and maintained provided:
 - a. The size of any sign is not in excess of thirty-two (32) square feet, and
 - b. Not more than two (2) signs are placed upon any property in single and separate ownership, unless such property fronts upon more than one (1) street, in which event two (2) such signs may be erected on each frontage.
3. Signs bearing the word "sold" or the word "rented", with the name of the person effecting the sale or rental, provided the conditions in subsection (1 or 2) hereof, are complied with.
4. Signs of mechanics, painters and other artisans during the period such persons are performing work on the premises on which such signs are erected, provided:
 - a. The size thereof is not in excess of sixteen (16) square feet, and
 - b. Such signs are removed promptly upon completion of the work.
5. Signs indicating the private nature of a driveway, or trespassing signs, provided that the size of any such sign shall not exceed two (2) square feet.
6. Signs of schools, colleges, churches, hospitals, sanitariums or other public or semi-public institutions of a similar nature provided:

- a. The size of any such sign is not in excess of twenty (20) square feet, and
 - b. Not more than two (2) signs are placed on a property in single or separate ownership, unless such property fronts upon more than one (1) street, in which event two (2) such signs may be erected on each frontage.
7. Signs advertising home occupations shall be not larger than four (4) square feet bearing not more than the occupation conducted within the dwelling and the name of the practitioner. Only one sign shall be permitted per home occupation.
8. Signs indicating the location and direction of real estate for sale or rental, but not erected upon such premises, may be erected and maintained provided:
 - a. The size of any such sign is not in excess of two (2) square feet, and
 - b. Not more than one (1) such sign per real estate agency is erected on each five hundred (500) feet of street frontage.
9. Signs indicating the location and direction of premises available for or in process of development, but not erected upon such premises, and having inscribed thereon the name of the owner, developer, builder, or agent, may be erected and maintained, provided:
 - a. The size of any such sign is not in excess of six (6) square feet, and not in excess of four (4) feet in length, and
 - b. Not more than one such sign is erected on each five hundred (500) feet of street frontage.
10. Signs advertising the sale or brand of farm products, excepting Farm Markets as defined in Section 3.1.A.3, when permitted by this Ordinance provided:
 - a. The size of any such sign is not in excess of six (6) square feet.
 - b. Not more than two (2) signs are used.
11. Notwithstanding any other limitation or regulation of this Ordinance, one (1) sign not larger than two (2) square feet, showing only the location, identity, name or office hours of business or professional offices, where such offices are permitted by the terms of this Ordinance, may be erected within any yard of the premises occupied by such offices.
12. Signs necessary for the identification, operation, and protection of public utility facilities providing the size thereof is not in excess of two (2) square feet.
13. Signs to identify construction and development programs of State, Federal and other public agencies shall be exempted from the regulations controlling the size of signs.

14. Temporary political signs advertising political parties or candidates for election may be erected, provided:
 - a. The area of any one (1) side of such sign shall not exceed thirty-two (32) square feet.
 - b. All such signs shall be removed no later than seven (7) days after the date of the election.

15. Off-premises advertising signs when affixed to the fence defining the interior space of baseball, softball, football, or soccer fields, or similar recreational field subject to the following standards and those applicable standards in Section 6.6 and elsewhere in this Ordinance.
 - a. No sign shall exceed a size of thirty-two (32) square feet or a dimension of four (4) feet by eight (8) feet.
 - b. No sign shall be directly illuminated.
 - c. Only the side of the sign that is displayed to the interior of the playing field shall bear advertising.

SECTION 6.4 BUSINESS IDENTIFICATION SIGNS:

The following types of signs, bearing the name of the occupant and products manufactured or services provided, sold or displayed may be erected and maintained on the premises in any district where such activities are permitted as an accessory structure or use, subject to the following regulations:

1. One free-standing sign per public roadway frontage not to exceed one hundred (100) square feet in surface area, and no dimension of the sign surface shall exceed eighteen (18) feet.

2. In addition, one of the following types of sign may also be erected per public roadway frontage:
 - a. One wall sign to a business unit, provided it is attached to the wall of the building and projects horizontally not more than twelve (12) inches therefrom, provides not less than eight (8) feet of clearance beneath it, and occupies a sign surface area not more than twenty percent (20%) of the total area of the front portion of the building face assigned to the business unit. It shall not project above the building roof line or parapet wall, or;
 - b. One projecting sign to a business unit, provided it is attached to the wall of the building, provides not less than eight (8) feet of clearance beneath it, contains a sign surface area not to exceed fifteen (15) square feet with no dimension

exceeding six (6) feet, and shall not project above the building roof line or parapet wall.

3. Related business signs (e.g. office or professional service, real estate, apartments, etc.) identifying the business and service, or the apartment name shall not exceed an area of twenty-five (25) square feet.
4. Signs identifying businesses in non-conforming structures and the non-conforming use of land shall not exceed twenty (20) square feet in area.
5. Multiple Tenant Signage – Where a property is occupied by multiple tenants such as a shopping center, office park, or industrial complex, one free standing sign per access road frontage shall be permitted for the purpose of announcing the name of the multiple tenant facility and the occupants therein. Such sign shall be a maximum of 300 square feet in size.

SECTION 6.5 OFF-PREMISES ADVERTISING SIGNS:

Off-premises advertising signs shall be permitted to be erected only in the Commercial, Commercial/Industrial and Industrial Districts subject to the following regulations:

1. A lease or other acceptable form of agreement to erect the sign is received from the property owner.
2. Such signs erected in the CI – Commercial/Industrial Zone and the I – Industrial Zone shall not exceed four hundred eighty (480) square feet in area. Such signs erected in the C – Commercial Zone shall not exceed two hundred forty (240) square feet in area.
3. All such signs are in conformance with Act No. 160, the Outdoor Advertising Control Act of 1971, as amended, except as further controlled by this Article.
4. No such sign shall be permitted on or within two hundred (200) feet of the nearest property or lot line of the premises containing a unified, integrated shopping center, office park complex, or industrial park complex.
5. In the C - Commercial District, off-premises advertising signs shall be no closer than one thousand five hundred (1500) feet from any other off-premise advertising sign. No sign shall exceed twenty (20) feet in vertical measurement.
6. In the C/I – Commercial / Industrial District and the I - Industrial District, off-premise advertising signs shall be no closer than seven hundred fifty (750) feet from any other off-premise advertising sign. No sign shall exceed a vertical measurement of twenty (20) feet.

7. No such sign shall be permitted upon the roof of any building. All signs shall be required to setback thirty (30) feet from the front lot line or to the established building line, whichever is less and shall be setback a minimum of ten (10) feet from all other property lines unless otherwise regulated herein.
8. No sign shall be permitted to be erected within one hundred (100) feet of an adjoining Residential District; nor, within fifty (50) feet of any adjoining residentially used property; nor, within fifty (50) feet of any residentially used buildings on the property on which the sign is erected.
9. All lighting shall be indirectly illuminated and conform to the height regulations for buildings in the district in which they are located.
10. The distance between sign structures shall be measured along the nearest edge of the pavement between points directly opposite the signs along the same side of the traveled way.

SECTION 6.6 GENERAL REQUIREMENTS FOR SIGNS:

1. The following regulations shall apply to all signs, unless otherwise specifically provided for:
 - a. In addition to the other requirements of this Article and, in compliance with other applicable codes and ordinances, every sign must be constructed of durable materials, kept in good repair, and maintained so as not to become a threat to the public's welfare.
 - b. Signs shall not project beyond property lines, over public walkways, nor within any street right-of-way.
 - c. Signs shall not project above the height limit permitted in any district in which they are located.
 - d. All signs shall be removed after the circumstances leading to their erection no longer apply.
 - e. All signs erected within or adjacent to the right-of-way of a State highway shall be in accordance with the regulations of the Pennsylvania Department of Transportation.
 - f. All sign lighting shall be arranged, designed and shielded or directed to protect the adjoining properties and streets from glare. Reflectors and lights permitted in conjunction with signs shall be equipped with restraining hoods or shields to concentrate the illumination upon the area of the sign.
 - g. If the Zoning Officer finds that any sign is unsafe, insecure or a menace to the public or had been constructed or erected or is being maintained in violation of the provisions of this Ordinance, he shall give written notice to the owner thereof. If the owner fails to remove or alter the sign so as to comply with the standards herein set forth within ten (10) days after receipt of such notice, the

Township may proceed to remove or alter such sign so as to comply and charge the expense thereof to the owner of the property on which it is located. The Zoning Officer may cause any sign or other advertising structure which is causing immediate peril to persons or property to be removed summarily and without prior notice provided that written notice of such action shall be furnished to the owner of such sign within five (5) days after the date of such removal.

- h. Any sign lawfully existing as of the effective date of this Ordinance that does not conform with the regulations of the district in which such sign is located shall be considered non-conforming and may continue subject to the following provision:
 - (1) Signs which are non-conforming may continue in their present locations and are subject to the applicable provisions of Article 9, herein.
 - (2) The signs are in a good state of repair.
- i. Computation of Sign Area:
 - (1) The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing incidental to the display itself.
 - (2) Where the sign consists of individual letters or symbols attached to a building, wall or window, the area shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols.
 - (3) In computing square foot area of a double-face sign, only one (1) side shall be considered, provided both faces area identical. If the interior angle formed by the two (2) faces of the double-faced sign is greater than forty-five (45) degrees, then both sides of such sign shall be considered in calculating the sign area.

2. Permit Application and Fees: Except for signs exempted under this Article, no person shall erect, cause to be erected, change or alter any sign on any property within the Township until a permit for the same has been issued by the Township Zoning Officer. Property owners who authorize or allow any sign on their property shall ensure that all provisions of this Ordinance are adhered to and shall comply with the following provisions:

- a. Application for a permit shall be made on an authorized Township form and shall be accompanied by the following:
 - (1) A detailed scale drawing showing the sign and its intended location;
 - (2) A description of its type, construction, manner, and method of installation, and materials to be used;

- (3) Written authorization of the owner or lessee of the property, if other than the applicant; and,
 - (4) A permit fee, as established by Resolution of the governing body.
 - b. After the sign has been erected, moved or altered, as authorized by the permit, the applicant shall notify the Zoning Officer.
 - c. For the purpose of this Article, the terms "alter" or "change" shall not be interpreted to include routine maintenance or change of copy.
- 3. Exemptions from Permits and/or Fees: A permit and fee shall not be required for the following signs:
 - a. Window Signs
 - b. Temporary Signs

Exemption from obtaining a permit and paying a fee does not release the person responsible for posting the sign from compliance with other standards or provisions of this or other applicable ordinances, codes, or laws.

SECTION 6.7 TALL SIGN OVERLAY ZONE:

- 1. Tall Signs shall only be permitted, erected, constructed or maintained within the Tall Sign Overlay Zone, which shall only be located in the Commercial, Commercial/Industrial and Industrial Districts.
- 2. Delineation of the Tall Sign Overlay Zone. The area within six hundred sixty (660) feet of the nearest edge of the right-of-way of the highway known as "Interstate 81".
- 3. Overlay Concept.
 - a. The Tall Sign Overlay Zone described above shall be an overlay to the existing underlying districts as shown on the Official Zoning Map, and as such, the provisions for the Tall Sign Overlay Zone shall serve as a supplement to the underlying district provisions.
 - b. Where there happens to be any conflict between provisions or requirements of any of the Tall Sign provisions and those of any underlying district, the more restrictive provisions shall apply.
- 4. Zoning Map. The boundaries of the Tall Sign Overlay Zone are established as incorporated into the Guilford Township Zoning Map. Refer to Article I, Section 105, INTERPRETATION, as contained in this Ordinance.
- 5. Interpretation of Overlay Boundaries. Initial interpretation of the boundaries of the Tall Sign Overlay Zone shall be made by the Zoning Officer. Should a dispute arise concerning the boundaries of any of the Zones, the Zoning Hearing Board shall make the necessary determination. The person questioning or contesting the location of the

district boundary shall be given a reasonable opportunity to present his case to the Board and to submit his own technical evidence if he so desires.

6. The following regulations apply to all Tall Signs:
 - a. All such signs shall be in complete conformance with the Federal Law known as the Outdoor Advertising Control Act of 1971, as amended, except as further controlled by this Article, and Chapter 445 of the Pennsylvania Department of Transportation Regulations.
 - b. One Tall Sign per premises.
 - c. The surface area of the sign, as defined herein, shall not exceed six hundred (600) square feet.
 - d. No dimension of the sign surface shall exceed thirty (30) feet.
 - e. Tall Signs and their standards shall not exceed ninety (90) feet to the highest point as defined in Sign, Height Of herein.
 - f. The Tall Sign shall be removed within one hundred eighty (180) days after the use of the premises, for which it was established, has been discontinued.
 - g. No Tall Sign shall be permitted upon the roof of any building. All signs shall be required to be setback fifty (50) feet from all property lines except as provided in (h.) below.
 - h. No sign shall be permitted to be erected within one hundred (100) feet of an adjoining residential district or residential use.
 - i. All signs shall be indirectly illuminated and shall not include flashing, intermittent, or rotating lights.