Chapter 155. Zoning

Article III. General Provisions

§ 155-45. Signs.

A. Purpose:

(1) To provide for signs as a means of effective visual communication.

(2) To promote adopted comprehensive planning and zoning objectives.

(3) To assure compatibility of signs with land uses and buildings in the vicinity of the signs and in the community as a whole.

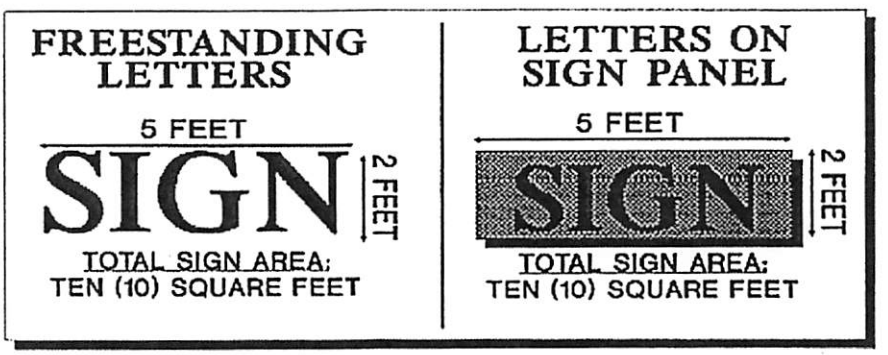
(4) To improve the safety of pedestrians, vehicular traffic, and property.

(5) To enhance the economic value of the community.

(6) To enhance the aesthetic environment.

(7) To minimize adverse effects of signs on nearby property.

(8) To otherwise promote the public health, safety, morals, and general welfare of the community.



(9) To regulate the use of signs through a sign permitting process.

(10) To enable the fair and consistent enforcement of these sign regulations.

B. Sign area and height. The following guidelines shall apply when interpreting area and height regulations in this section:

(1) Area. The area of a sign shall be the area of the smallest rectangle, triangle, or circle that will encompass all elements of the sign, such as letters, figures, symbols, designs, or other display.

(a) When the sign is a separate unit, the area shall include any borders, framing, trim, decorative attachments, background, and space between elements; it shall not include any supporting

structure, unless that structure is illuminated, is in the form of a symbol, or contains advertising elements.

(b) When the sign is applied to a wall or otherwise has no definable edges, the area shall include all color, artwork, or other means used to differentiate the sign from the surface upon which it is placed.

(c) When a single sign structure has more than one face with the same message, and no two sign faces are more than three feet apart at any point, the area shall be computed by determining the greatest total area of all sign faces visible from any single location.

(2) Height. The height of a sign shall be measured from the average ground level beneath the sign to the highest point of the sign. The ground level shall be the lower of the ground level existing at the time of construction or the ground level existing prior to construction and prior to any earth disturbance at the site. This prior ground level may be established by any reliable source, including, without limitation, existing topographic maps, aerial photographs, photographs of the site, or affidavits of people who are personally familiar with the site. No person(s) shall artificially increase the maximum height of a sign by altering the grade at the base of the sign by any means.

(a) No sign shall be higher than the height limitation imposed by this chapter.

(b) The height of freestanding signs shall be controlled by the standards in Tables 1 and 2 listed in § 155-45D of this chapter.

(c) Wall signs may be at any height on the wall to which they are attached, except that they may not extend higher than the top of the wall.

(d) Roof signs may extend no more than five feet above the lowest point where they are attached to the building and may not extend above the highest point of the roof.

C. General regulations. The following regulations shall apply to all signs, in addition to the specific regulations contained in the following provisions of this section. Where these general regulations are contradicted by a specific regulation, the specific regulation shall control.

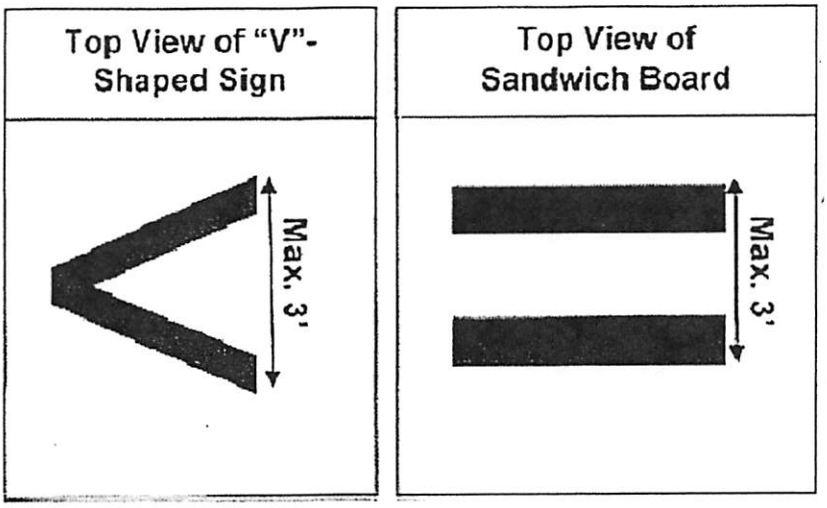
(1) All signs shall be constructed of durable materials, maintained in good condition, and secured in a safe manner.

(2) When a sign becomes unsafe, the Zoning Officer shall give written notice to the owner of the premises on which the sign is located that the sign must be made safe or removed immediately.

(3) The areas surrounding all signs shall be maintained in a neat, clean, and attractive condition.

(4) All signs shall be removed within three months if the purpose for which they were erected no longer exists.

(5) Each property that displays one or more permanent freestanding signs and that is in an area where street addresses have been assigned must prominently display the address on one permanent freestanding sign visible from the street. The address must include the street number; the street name is optional. The address must be of a size and design that is easily identifiable and legible from moving traffic in the street at a distance of 100 feet (three-inch-high lettering/numerals with a three-fourths-inch stroke). The area taken up by the address does not count as part of the sign area. Shopping center signs are exempt from this requirement.



(6) No temporary signs shall be permitted except as authorized elsewhere in this section.

(7) No sign shall be located within a street right-of-way, except a government sign, a public utility sign, a sidewalk sign, a nonprofit organization sign, or another sign approved by the Board of Supervisors or the Pennsylvania Department of Transportation.

(8) All freestanding signs shall be set back a minimum distance equal to the sign height from each lot line. No sign within the clear sight triangle shall obstruct vision between the heights of three feet and eight feet above the elevation of the center line of the street.

(9) No signs shall be painted, pasted, nailed, stapled, or otherwise attached to utility poles, trees, fences or fire hydrants or in an unauthorized manner to walls or other signs, except insofar as such signs comply with generally applicable rules, regulations, or policies formally adopted by the Board of Supervisors.

(10) No sign shall be placed so as to obstruct any door, stairway, window, fire escape, or other means of egress or ingress.

(11) No sign shall be placed so as to obstruct ventilation or light from a building.

(12) No overhead sign shall have a clearance of less than eight feet between any pedestrian walk and the lowest part of the sign, nor less than 17 feet six inches between any roadway and the lowest part of the sign.

(13) No flat wall sign shall project more than 18 inches from the face of the wall to which it is attached over a public sidewalk.

(14) No wall projecting sign shall project more than 48 inches from the face of the wall to which it is attached over a public sidewalk.

(15) No sign shall be permitted which imitates or which might be confused with an official traffic sign or signal, such as by containing the words "stop" or "danger" or by including red, green, or yellow lights.

(16) No sign or window display shall include a revolving beam or beacon of light resembling an emergency vehicle or facility.

(17) No sign shall advertise activities or products that are illegal under federal, state, or local municipal laws or regulations.

(18) No sign shall include statements, words, or pictures that are considered to be vulgar, obscene, or pornographic. No sign shall depict specified anatomical areas or specified sexual activities, both as defined herein.

(19) No streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons or similar materials shall be displayed outside a building. (See "special event sign" in Table 2, Temporary Sign Requirements, for regulations that apply to banners used as special events signs.[1])

[1] *Editor's Note: Said table is included at the end of this chapter.*

(20) In addition to any other signage permitted by this section, each commercial or industrial property may display one flag, not to exceed 35 square feet, with a company or corporate identification logo on premises on an approved, standard flagpole.

(21) No sign shall emit smoke, visible vapors, particles, sound, or odor.

(22) No sign shall be placed on an automobile, truck, or other vehicle if that vehicle is being used primarily for displaying such sign.

(23) No inflatable signs shall be permitted.

(24) No open flames shall be permitted as part of a sign or in any other way to attract attention.

(25) Advertising painted upon or displayed upon a barn or other structure shall be considered a sign and shall comply with this section.

(26) Any lighting of a sign or billboard must comply with § 155-33F(11) of this chapter.

(27) Any sign may be exempted from the regulations of this section as a special exception if the applicant can demonstrate, to the satisfaction of the Zoning Hearing Board, that the sign has been authenticated as historically significant and accurate for its specific location, whether original or a replica.

(28) Signs incorporating LCD, LED, plasma, CRT, pixelized lights or other animated and/or video-like displays shall be limited to the HC, I and Q Zones and shall comply with the following requirements:

(a) Such signs shall employ sufficient size lettering and/or symbols for immediate recognition by motorists;

(b) Such signs shall display simple and static messages for immediate recognition by motorists. Messages shall be complete in each display cycle and shall not require viewers to see multiple display cycles to derive their meaning;

(c) Such signs shall use instantaneous transitions from one message display cycle to the next, with no blank-outs, scrolling, fading, streaming, zooming, flashing or any other animated effect, for immediate recognition by motorists;

(d) Community service. All dynamic message display sign owners must use at least 20% of the operating time per each eight-hour cycle for community service (i.e., time, temperature, and school closing, weather, nonprofit, announcements);

(e) All owners must notify Amber Alert and register its location for use as needed at www.amber.state.pa.us/amber/guestaccount/registration_form.asp, as may be amended;

(f) During times of Amber Alert, the dynamic message display must display such information as provided by the Pennsylvania State Police for no less than 50% of the operating time during each one-hour cycle;

(g) All properties utilizing a dynamic message display sign must remove all exterior promotional banners and sandwich board signs and may not use any temporary signage; and

(h) Each message display cycle shall comply with the following minimum time standards, based upon the lowest speed limit of the road travel lane from which the sign is visible:

Speed Limit (miles per hour)	Required Minimum Message Display Cycles (seconds)		
	Total Sign Area Up to 64 Square Feet	Total Sign Area Between 64 and 300 Square Feet	Total Sign Area More Than 300 Square Feet
25	17	28	56
30	14	24	48
35	12	20	40
40	11	18	36
45	10	16	32
50	9	14	28
55+	8	12	24

D. Specific sign requirements. The tables on the following two pages tabulate requirements imposed upon permanent, temporary and planned center signs as permitted within the Township.[2]

[2] *Editor's Note: Said tables are included at the end of this chapter.*

E. Nonconforming signs. Nonconforming signs may continue to be displayed as long as there is compliance with the following limitations and conditions:

(1) There shall be no expansion or increase in the nonconforming aspect in any way.

(2) Maintenance and repair of the sign are permitted. If necessary, up to 50% of the entire area of a sign and its supporting structure may be replaced in the event of damage. Any such replacement must be completed within six months of the damage occurring.

(3) The sign must be brought into conformity if, for a period of at least three months, the message has no longer applied to an activity on the premises. (This does not apply to billboards.)

F. Permitting procedures and fees.

(1) Permits for the placement of signs are required as indicated by the last column in the tables listed in § 155-45D of this chapter.[3] All signs requiring permits must have such permit prior to the erection, installation, or alteration of the sign. Sign permit applications, forms, plan requirements, and fees shall be established by resolution of the Board of Supervisors.

[3] *Editor's Note: Said tables are included at the end of this chapter.*

(2) Application for permit shall be made in writing to the Zoning Officer and shall contain all information necessary for such Officer to determine whether the proposed sign, or the proposed alterations, conform to the requirements of this chapter. All applications for sign permits shall be accompanied by scaled plans or diagrams showing the following:

(a) Exact dimensions of the lot, including any right-of-way lines or building upon which the sign is proposed to be erected;

(b) Exact size, dimensions, and location of the said sign on the lot or building, together with its type, construction, materials to be used, and the manner of installation; and

(c) Any other lawful information that may be required of the applicant by the Zoning Officer.

(3) No sign permit shall be issued except in conformity with the regulations of this chapter, except upon order of the Zoning Hearing Board, granted pursuant to the procedures established for the issuance of a variance.

(4) Permits shall be granted or refused within 45 days from the date of application or within 45 days from the date of the Zoning Hearing Board's decision, where applicable.

155 Attachment 6

Conewago Township

Tables of Sign Requirements (§ 155-45D)

Permanent Sign Requirements (Table 1)

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs (feet)	Maximum Height of Flat Roof and Wall Signs	Maximum Height of Roof and Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Zones	Other Requirements	Permit Required
Signs owned and associated with uses operated by the Township; official traffic signs	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	All		No
Signs identifying public and semipublic uses (e.g., schools, churches, utilities, hospitals, libraries, parks, fire stations, post offices, and other similar uses)	2 per principal building	64 square feet for freestanding signs; 20% of the area of the wall/roof facade not to exceed 300 square feet	10	Height of wall to which sign is attached	Height of wall to which sign is attached	10 feet, but no closer than 10 feet from any lot line	All	See Footnote 1 below	Yes
Residential nameplates identifying name of home, its occupant, or both, not including name listing on mailbox	1 per dwelling unit	2 square feet	5	10 feet	Not permitted	Not permitted	All		No
Property control signs (e.g., "No Trespassing," "Private Property," "No Hunting or Fishing," "Posted," "Private Drive," or similar type signs)	1 per 25 lineal feet of property line	2 square feet per sign	5	Not permitted	Not permitted	Not permitted	All	Spacing at no less than 25-foot intervals	No

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs (feet)	Maximum Height of Flat Roof and Wall Signs	Maximum Height of Roof and Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Zones	Other Requirements	Permit Required
Institutional and residential development/neighborhood signs. Such signs shall only list the name of the neighborhood/development and shall not list any names of contractors, realtors, or both	1 per street entrance, but no more than 2 total	1 square foot per dwelling, not to exceed 32 square feet per sign	15	Height of wall to which sign is attached	Height of wall to which sign is attached	10 feet, but no closer than 10 feet from any lot line	(A, R-1, R-2, R-3 and MU)	The applicant shall submit a written description of the maintenance responsibilities in a form satisfactory to the Township Solicitor	Yes
Individual business signs identifying the name and type of business, any trademark of the business conducted on the premises, or any combination thereof. This does not include businesses contained within planned centers, as defined herein	1 per principal use	25 square feet, plus 2 square feet per 5 lineal feet of lot frontage, not to exceed 64 square feet per freestanding sign, not to exceed 100 square feet per attached sign	15	Height of wall to which sign is attached	Height of wall to which sign is attached	20 feet, but not closer than 10 feet from any lot line	All	No flat wall sign nor wall projecting sign shall be larger than 15% of the wall area to which the sign is attached	Yes
On-site directional, entrance, exit, rest room, and other informational signs	4 per building	2 square feet per sign; however, no more than 10% shall exceed 16 square feet	5	10 feet	Height of wall to which sign is attached	2 feet	All		No

NOTES:

1 In addition, two off-premises signs shall be permitted per use. Such signs shall not exceed eight square feet per side. If more than one organization collectively erects one sign, each organization shall be permitted a maximum of eight square feet of sign area; however, no such sign shall exceed a total sign area of 24 square feet. Each use of a collective sign shall constitute one of the organization's two permitted off-premise signs. Off-premises signs may only be located upon private property with the written permission of the landowner, a copy of which must be submitted to the Zoning Officer upon application for a zoning permit. No off-premises sign shall be located within the street right-of-way. Off-premises signs must be designed and located so as not to interfere with the clear sight triangle of any driveway, access drive or street. No more than two off-premises signs shall be located within 200 feet of any street intersection.

Temporary Sign Requirements (Table 2)

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs (feet)	Maximum Height of Flat Roof and Wall Signs	Maximum Height of Roof and Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Zones	Other Requirements	Permit Required
Temporary signs of contractors, architects, mechanics, landscapers, and artisans, displayed only while actual on-site work is in progress	1 per firm whose work is in progress	8 square feet	5	Not permitted	Not permitted	Not permitted	All	Should a sign be left on site beyond allowable time period, the Township may impound it and recover a fee from owner equal to cost of impoundment and storage	No
Real estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing less than 3 acres	1 per street frontage, maximum of 2 signs	8 square feet per sign	5	Height of wall to which sign is attached	Not permitted	Not permitted	All	All such signs shall be removed within 5 days of final sales transaction or upon rental occupancy, or be subject to Township impoundment and a recovery fee	No
Real estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing more than 3 acres	1 per street frontage, maximum of 2 signs	32 square feet per sign	10	Height of wall to which sign is attached	Not permitted	Not permitted	All	Same as above	Yes
Proposed development signs for residential, office, or both, complexes	1 per street frontage, maximum of 2 signs	1 square foot per unit of occupancy, not to exceed 32 square feet	10	Height of wall to which sign is attached	Not permitted	Not permitted	All, but only after final plan is approved	Such signs shall be removed upon completion of construction of final unit	Yes
Proposed development signs for commercial uses, industrial uses, other nonresidential, uses, or any combination thereof	1 per street frontage, maximum of 2 signs	1 square foot per 1,000 square feet of gross leasable floor area, not to exceed 64 square feet	10	Height of wall to which sign is attached	Not permitted	Not permitted	VC, HC, I and Q, but only after final plan approval	All such signs shall be removed upon completion of building construction	Yes

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs (feet)	Maximum Height of Flat Roof and Wall Signs	Maximum Height of Roof and Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Zones	Other Requirements	Permit Required
Special event signs for businesses (e.g., grand openings, change of use or ownership, closeout sale, clearance sale, holiday sale, etc.)	1 per business per event	32 square feet if freestanding; 48 square feet if attached to wall	10	Height of wall to which sign is attached	Not permitted	Not permitted	VC, HC, I and Q	Such signs may only be used during two consecutive periods per calendar year, not exceeding 30 days total	Yes
Roadside stand signs for the sale of agricultural products upon a principal farm property	1 per farm	8 square feet	5	Height of wall to which sign is attached	Height of wall to which sign is attached	5 feet	All	Roadside stand signs shall only be displayed during seasons when products are for sale	No
Garage/yard sale signs upon properties conducting such sales	2	8 square feet per sign	5	Height of wall to which sign is attached	Not permitted	Not permitted	All	See § 155-88 for additional requirements	Yes
Political signs	Unlimited	8 square feet	5	Height of wall to which sign is attached	Not permitted	Not permitted	All	Such signs may only be displayed between 30 days prior to and 30 days after an election	No

Planned Center Sign Requirements (Table 3)

Sign Type	Maximum Number Permitted	Maximum Permitted Sign Area	Maximum Permitted Height	Other Requirements	Zoning Permit Required
Freestanding shopping center sign	1 per street frontage with entrance or exit	1 square foot for each 4 lineal feet of frontage within the shopping center, with a maximum of 110 square feet	20 feet	This sign shall devote no less than 50% of the total sign area (per side) to the advertisement of the shopping center's name	Yes
Anchor tenant sign for one use containing more than 150 lineal feet of storefront	1 per side facing a street, with a maximum of 2 signs	If sign is less than 300 feet from facing street, then sign can be up to a maximum of 100 square feet. If sign is more than 300 feet from facing street, then sign can be up to a maximum of 150 square feet	Height of wall to which sign is attached	These signs shall only be provided as flat wall, wall projecting or roof signs	Yes
Storefront sign for one use containing up to 150 lineal feet of storefront	1 per principal use	2 square feet per lineal foot of storefront, up to a maximum of 75 square feet	Height of wall to which sign is attached	This sign shall only be provided as a flat wall or a wall projecting sign	Yes
Storefront under-canopy signs for all principal uses	1 per use with less than 150 lineal feet of storefront; 2 per use with more than 150 lineal feet of storefront	4 square feet	To base of canopy, or where no canopy is provided, 10 feet	No under-canopy sign shall have a vertical dimension of more than 18 inches from its lowest to highest point. The base of an under-canopy sign shall be no less than 8 feet, 6 inches above the finished grade below such sign	Yes
Outparcel signs for principal freestanding uses sharing common ingress and egress to shopping center	2 per principal use, but only 1 per wall	75 square feet per sign, not exceeding 20% of wall area to which sign is attached	Height of wall to which sign is attached	These signs shall only be provided as flat wall, wall projecting or roof signs	Yes
Freestanding shopping center sign along limited-access highway	1 per shopping center	165 square feet	45 feet	This sign shall devote no less than 50% of the total sign area (per side) to the advertisement of the shopping center's name	Yes