

# Chapter 19

## Signs

### Part 1

#### Signs

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**Part 1****Signs****§19-101. Applicability and Scope.**

1. This Part regulates the number, size, placement, and physical characteristics of signs. The regulations are not intended to, and do not, restrict, limit, or control the content or message of signs. The regulations of this Part apply to all zoning districts in the Township.

2. For purposes of this Part, a sign is defined as: “any permanent or temporary structure or part thereof inclusive of, but not limited to, flags, banners, or whirly gigs or any device attached, painted, or represented directly or indirectly on a structure or other surface that shall display or include any letter, word, insignia, flag, or representation used as or that is in the nature of an advertisement, announcement, visual communication, direction, or is designed to attract the eye or bring the subject to the attention of the public. Flags of any governmental unit or branch of any charitable or religious organization, interior signs not visible from a public right-of-way or adjoining property, and cornerstones built into or attached to a wall of a building shall not be construed to be “signs.”

*(Ord. 04-108, 2/10/2004, §1)*

**§19-102. Conformance.**

No sign may be erected unless it conforms with the regulations of this Part. Sign permits must be approved prior to erection of the sign.

*(Ord. 04-108, 2/10/2004, §2)*

**§19-103. Exempt Signs.**

The following signs are exempt from the provisions of this Part, but may be subject to other Township ordinances:

A. Signs inside a building, not visible from a right-of-way, private or public road, or other private property.

B. Building street address numbers.

C. Signs carved into or part of materials that are on an integral and permanent part of the building, noting the name of the building and its date of erection.

D. Garage or yard sale signs no larger than 4 square feet, displayed for a maximum duration of 48 hours per year.

E. Public and/or government signs, including traffic or similar regulatory devices.

F. Flags and insignia of any government, except when displayed in connection with a commercial promotion.

G. Non-illuminated warning, private drive, posted, or no trespassing signs, not exceeding 4 square feet per face.

H. Temporary, non-illuminated “For Sale,” “For Rent,” real estate signs concerning the premises upon which the sign is located, subject to the provisions of §19-113.D.2.

I. Non-illuminated window signs and posters not exceeding 10% of the window surface.

J. One temporary sign for a seasonal roadside stand selling agricultural produce grown on the premises, providing that such sign shall not exceed 4 square feet in area, shall be set back a minimum of 10 feet from any property line, and shall remain on the site only for that portion of the year that the stand is in active use.

K. Non-illuminated, on-premises directional signs for the convenience of the general public, such as those identifying public parking areas, fire zones, and entrances and exits; not exceeding 4 square feet per face and no more than 6 feet above the ground.

(Ord. 04-108, 2/10/2004, §3)

#### **§19-104. Prohibited Signs.**

The following signs are prohibited:

A. Signs placed or painted on a vehicle or vehicle trailer and parked with the primary purpose of providing a sign for a business, use, event, or similar function.

B. A sign that copies or imitates or in any way approximates an official highway sign or carries the words “Stop,” “Danger,” “Go Slow,” “Caution,” “Warning,” or similar terms.

C. Any sign in, or projecting into, a public right-of-way.

D. A sign or illumination that causes any direct glare into or upon any building or street, other than the building to which the sign may be accessory.

E. Abandoned signs, defined as those on-premises signs that advertise an activity, business, product, or service no longer conducted or available on the premises.

F. Any sign advertising activities, services, products or uses not located, made, sold, used, or served on the premises displaying such sign.

G. Billboards.

H. Roof signs or signs on dormers or balconies.

I. Strobe lights and signs containing strobe lights.

J. Animated signs, defined as having moving parts or lighting that creates the illusion of moving parts, except those portions of a sign indicating time and/or temperature.

K. Signs that emit smoke, visible vapors, particles, sound, or odors.

L. Signs consisting of pennants, spinners, or streamers, or inflatable signs, except as short-term temporary on-site commercial event signs as permitted in this Part.

M. Any sign that impairs, or causes confusion to, vehicular or pedestrian traffic in its design, color, or placement, as determined by the Police Department

of Cumberland Township.

N. Any sign mounted or attached to a tree or utility pole in the public right-of-way.

O. Any sign located in a rear yard.

P. Any sign that is not included under the types of signs permitted in specific district regulations or in this Part.

(Ord. 04-108, 2/10/2004, §4)

#### **§19-105. Sign Measurement.**

##### *1. Sign Face Area.*

A. The area of sign faces enclosed in frames or cabinets shall be determined based on the outer dimensions of the frame or cabinet surrounding the sign face. Sign area shall not include foundations, supports, and other essential structures that do not serve as a backdrop or border to the sign. Only one side of a double-faced sign shall be counted in the calculation of sign face area.

B. When a sign shall be on a base material and attached without a frame, such as a wood or plastic panel, the dimensions of the base material shall be used unless it is clear that part of the base contains no sign, related display, or decoration.

C. When signs shall be constructed of individual pieces or letters attached to a building wall, sign area shall be determined by a perimeter drawn around all the pieces or letters.

D. For sign structures containing multiple modules oriented in the same direction, the modules taken together shall be counted as one sign face.

E. The maximum surface area visible at one time of a round or three-dimensional sign shall be calculated to determine total sign area.

2. *Height of Signs.* The overall height of a sign or sign structure shall be measured from the grade directly below the sign to the highest point of the sign or sign structure.

(Ord. 04-108, 2/10/2004, §5)

#### **§19-106. Nonconforming Signs.**

1. The lawful use of a sign or signs existing at the time of adoption of this Part may be continued, even though the sign does not conform to the regulations and limitations of this Part, until one or more of the following occurs:

A. The structure, size, location, advertising display matter, or accessories of any or all signs previously granted approval and permits, are altered, modified, changed, reconstructed, or moved.

B. The structure, size, location, advertising display matter, lettering, color scheme, or accessories of any or all signs on the property for which approval and/or permits have not been granted are altered, modified, changed, reconstructed, or moved.

C. Buildings, structures, or site improvements on the property upon which the sign is placed are altered in such a way as to require subdivision or land

development plan approval.

D. Any or all signs on the property are damaged or destroyed by fire, explosion, or act of God to the extent of more than 60% of the actual value thereof.

E. Any or all signs on the property are abandoned.

F. Any or all signs on the property fall into a state of disrepair and/or become unsafe.

2. Ordinary maintenance and repairs may be made to any nonconforming sign provided the structure, advertising display matter, lettering, color scheme, or accessories are not altered, modified, changed, reconstructed, or moved, and provided that such ordinary maintenance and repairs do not exceed 20% of the value of the sign in any 1-year period.

3. Nothing contained in this Section shall be deemed to require any change in the plans or construction of any sign upon which actual construction was lawfully initiated prior to the effective date of this Part. Actual construction is hereby defined as the actual placing of the sign and/or structure materials in their permanent position in compliance with the previously obtained approval and permits.

(Ord. 04-108, 2/10/2004, §6)

#### **§19-107. General Design Criteria.**

1. Where more than one sign is permitted for the same activity, all signs should be coordinated with respect to color, letter style, illumination, and other graphic features.

2. In multiple owner/tenant occupancies, the various signs required for identification of different activities should be coordinated with respect to placement on the building facade, legibility, and illumination, and should express integration of design and a harmonious appearance.

3. All signs should be legible and visible for the purpose and circumstances in which they are used.

4. Sign(s) shall be considered a site plan and architectural feature of the proposed development, and as such, should be coordinated in size, height, color, illumination, location, graphic design, and finish detailing with the building(s), landscaping, area lighting, and vehicular and pedestrian circulation, and shall be shown on drawings with and considered in conjunction with uses where land development approval is required.

5. Where different uses are permitted side-by-side or on adjoining properties, signs permitted for one property or tenancy should not adversely affect the identification and reasonable use of the neighboring property or tenancy.

6. Where signs are to be placed near residential uses, sign height, size, location, and illumination shall be adjusted to ensure minimum impact on the residential uses.

7. *Illumination.* Where illumination of signs is permitted, such illumination shall only be between sundown and 11 p.m. (or later as permitted under §27-103 of the Zoning Ordinance of Cumberland Township of 2003 [Chapter 27]). Illumination shall be of an even intensity at all times. Illumination may be direct (giving forth light from the interior of the sign through translucent material) or it may be indirect (when the

light source is not visible from any adjoining property or street and is directed upon the sign). Direct lighting shall illuminate the letters, characters, or graphics on the sign but not its background. In addition:

A. Illumination should be appropriate to the character of the sign and its surroundings, and shall not adversely illuminate or shadow surrounding properties, uses, or streets and roads.

B. No sign shall be illuminated in such a manner so as to diminish or detract in any way from the effectiveness of any traffic signal or similar safety or warning device.

(Ord. 04-108, 2/10/2004, §7)

**§19-108. General Construction and Placement Criteria.**

1. All non-temporary signs installed after the effective date of this Part shall have attached to the sign a durable metal nameplate giving the sign permit number and the name and address of the owner, person, or corporation responsible for the general requirements and maintenance as outlined herein.

2. All internally illuminated signs shall be constructed in conformance with the “Standards for Electric Signs” (U.L. 48) of Underwriters Laboratories, Inc., and bear the seal of Underwriters Laboratories, Inc. If such a sign does not bear the Underwriters Laboratories label, the sign shall be inspected and certified by a fire underwriting agency.

3. All transformers, wires, and similar items shall be concealed. All wiring to freestanding signs shall be underground.

4. All signs, including attached wall, projecting, and suspended wall signs, shall be securely anchored and shall not swing or move in any manner.

5. All signs, sign finishes, supports, and electric work shall be kept clean, neatly painted, and free from all hazards such as, but not limited to; faulty wiring, and loose supports, braces, guys, and anchors.

6. All signs shall be painted and/or fabricated in accordance with generally accepted sign industry standards.

7. All signs and sign structures shall be erected and attached totally within the site.

8. *Sight Triangle Area.* No sign may be located within a sight triangle area as defined in the Zoning Ordinance of Cumberland Township of 2003 [Chapter 27]. No support structure(s) for a sign may be located in sight triangle area unless the combined cross-sectional area is 36 square inches or less.

9. *Vehicle Area Clearances.* When a sign shall extend over an area where vehicles travel or are parked, the bottom of the sign shall be at least 14 feet above grade. Vehicle areas shall include, but are not limited to, driveways, alleys, parking lots, and loading and maneuvering areas.

10. *Pedestrian Area Clearances.* When a sign shall extend over sidewalks, walkways, or other spaces accessible to pedestrians, the bottom of the sign shall be at least 8½ feet above grade.

(Ord. 04-108, 2/10/2004, §8)

**§19-109. Wall Projecting, Window and Awning Signs in Non-Residential Districts.**

No more than two wall, projecting, and awning signs advertising occupations, employment, enterprise, or businesses, or products or uses made, sold, used, or served on the premises displaying such signs, shall be permitted for every 30 feet of building frontage. In addition, the following regulations shall apply for all sign types other than freestanding signs:

A. *Attached Wall Sign.* Any sign posted, painted, or constructed, attached and parallel to the plane of the building wall, facade, marquee, or porch of any structure shall:

- (1) Be flush and flat throughout its length and height, to the face of the wall to which it is mounted.
- (2) Not extend beyond the ends or over the top of the wall to which it is mounted.
- (3) Not exceed 70% of the width of the tenancy or building wall to which it is mounted.

B. *Suspended Wall Sign.* Any sign that is suspended from a building wall, facade, marquee, or porch by means of brackets, hooks, chains, etc., and whose face is parallel to the plane of said building wall, facade, marquee, or porch shall:

- (1) Not project more than 12 inches from the face of the wall to which it is mounted.
- (2) Not extend beyond the ends or over the top of the wall to which it is mounted.
- (3) In multi-story buildings, be located no higher than the first floor.
- (4) Not exceed 70% of the width of the tenancy or building wall to which it is mounted.
- (5) Be securely anchored and shall not swing or move in any manner.

C. *Projecting Sign.* A sign that is attached to a building wall, facade, marquee, or porch and that extends more than 12 inches from the face of such building wall, facade, marquee, or porch shall:

- (1) Not have more than two faces.
- (2) Not extend more than 18 inches from the building wall, facade, marquee, or porch to which it is mounted.

D. *Window Sign.* A non-permanent sign applied or attached to the interior of a window, or located in such manner within a building that it can be seen from the exterior of the structure through a window, shall not exceed 25% of the area of the window.

E. *Awning Sign.* A sign mounted or painted on, or attached to an awning or canopy shall:

- (1) Not project out from, above, below, or beyond the awning or canopy.
- (2) Only indicate the name, address, and/or use of the business on the premises.

(Ord. 04-108, 2/10/2004, §9)

**§19-110. Sign Area for Wall, Projecting, Window and Awning Signs in Non-Residential Zoning Districts.**

The maximum sign area permitted for wall, projecting, window, and awning signs advertising occupations, employment, enterprise, or businesses, or products or uses made, sold, used, or served on the premises displaying such signs shall be determined by the position of the sign(s) relative to the building setback line, but in no case shall exceed 7½% of the wall area on which the signs are attached, suspended, or projected, including window and awning signs:

A. Where the sign(s) are at the building setback line, the maximum sign area shall be 30 square feet.

B. For every additional 3 feet that the sign(s) are set back beyond the building setback line, an additional 1 square foot of area above the 30 square foot maximum shall be permitted, to a maximum area of 7½% of the wall area on which the sign(s) are attached, suspended, or projected, including window and awning signs.

(Ord. 04-108, 2/10/2004, §10)

**§19-111. Freestanding Signs in Non-Residential Zoning Districts.**

One sign standing on the ground or supported from the ground by one or more poles, posts, or similar uprights with or without brackets, and advertising occupations, employment, enterprise, or businesses, or products or uses made, sold, used, or served on the premises displaying such sign shall be permitted per existing street frontage and shall:

A. Be located not less than 15 feet from any street ultimate right-of-way, front or side property line, or equal to the height of said sign, whichever is greater.

B. Be located not more than 200 feet from any street ultimate right-of-way.

C. Be located not less than 10 feet and not more than 50 feet from the intersection of a signalized access driveway and external roadway.

D. Be located no closer than 1,000 feet from any other such freestanding sign on the tract.

E. Not be placed so as to impair the vision of motorists.

F. Where practicable, be located within a landscaped area or be located within an area of pavers in a sand setting bed with permeable joints or a similar partly-pervious surface treatment.

(Ord. 04-108, 2/10/2004, §11)

**§19-112. Sign Area for Freestanding Signs in Non-Residential Zoning Districts.**

1. Total tract freestanding signage area shall not exceed the lowest of the following basic measures:

A. One square foot per 1,000 square feet of land area.

B. One square foot per 250 square feet of gross floor area devoted to use(s) related to the sign(s).

C. One square foot per 10 feet of frontage on existing streets.

2. The maximum area of any individual freestanding sign shall be determined by its setback from the street ultimate right-of-way:

A. Where the sign is 15 feet away from the ultimate right-of-way line, the maximum area shall be 12 square feet.

B. For every additional foot that the sign is set back beyond 15 feet from the street ultimate right-of-way line, an additional 1 square foot of area above the 12 square foot maximum shall be permitted, to a maximum area of 50 square feet.

C. The total of all the individual freestanding sign area measurements for all freestanding signs on a tract shall not exceed the total tract freestanding signage area determined in §19-112.1, above.

3. The maximum height of any freestanding sign shall be determined by its setback from the street ultimate right-of-way:

A. Where the sign is 15 feet away from the ultimate right-of-way line, the maximum height shall be 15 feet.

B. For every 2 feet that the sign is set back beyond 15 feet from the street ultimate right-of-way line, an additional 1 foot of height above the 15 foot maximum shall be permitted, to a maximum height of 25 feet.

(Ord. 04-108, 2/10/2004, §12)

### **§19-113. Signs Permitted in All Zoning Districts.**

The following signs shall be permitted within any zoning district in the Township:

A. *Development/Neighborhood Identification Sign.* In conjunction with an existing development or neighborhood, on-site development or neighborhood identification signs may be placed subject to the following conditions:

- (1) A maximum of two single-faced freestanding signs shall be permitted per development or neighborhood.
- (2) The maximum area per sign shall be 16 square feet.
- (3) Such signs shall only be indirectly illuminated.
- (4) If such signs are freestanding, the maximum height shall be 48 inches above the finished grade.

B. *Multiple-family Development Identification Signs.* In conjunction with an existing multiple-family development having 20 units or more, on-site multiple-family identification signs may be placed subject to the following conditions:

- (1) One freestanding, attached wall or suspended wall sign, single or double-faced, shall be allowed per street frontage from which vehicles gain access to the development.
- (2) The maximum area per sign shall be 16 square feet.
- (3) If such signs are freestanding, the maximum height shall be 48 inches above the finished grade.
- (4) If freestanding, such signs shall only be indirectly illuminated.
- (5) A maximum of 30% of the area of the sign may include information

pertaining to the availability or size of the dwelling units.

C. *Religious and Quasi-public Institutions.* In conjunction with religious institutions, libraries, colleges, other educational institutions, and hospitals, signs may be placed subject to the following regulations:

(1) One on-site, freestanding, attached wall, or suspended wall sign bulletin board may be placed that shall not exceed 20 square feet in area and 8 feet in height.

(2) One on-site attached wall, suspended wall, or projecting sign identifying the name of the institution may be placed that shall not exceed 20 square feet in area.

(3) On-site attached wall, suspended wall, or projecting signs identifying permitted accessory uses may be placed whose aggregate areas shall not exceed 20 square feet in area.

D. *Long-term Temporary Signs.*

(1) *Off-site Directional Signs.* In conjunction with an approved subdivision or use off-site directional signs may be placed subject to the following regulations:

(a) Maximum duration of such signs shall be 48 hours in any calendar week, except that real estate signs may remain for the duration of the project construction.

(b) One such sign may be placed per intersection.

(c) Such signs shall be located within 50 feet of the intersection, no further than two vehicular miles from the advertised site, and not less than 5 feet from a property line.

(d) Such signs shall be freestanding, with a maximum height of 5 feet.

(e) The maximum sign area per directional sign shall be 3 square feet.

(f) Directional signs shall have no commercial messages or copy and shall not be illuminated.

(2) *On-site Real Estate Signs.* Signs advertising the sale, lease, or rent of the premises upon which such sign is located may be placed subject to the following regulations:

(a) One attached wall or freestanding sign per street frontage is permitted.

(b) For residential properties, the maximum area per sign shall be 6 square feet with a maximum height of 5 feet. For non-residential properties, the maximum area per sign shall be 20 square feet and the maximum height of the sign shall be 8 feet.

(c) Signage shall not be illuminated.

(d) All such signs shall be removed within 3 days following the sale of the premises.

(e) No sign shall be permitted within the right-of-way adjacent to

any property.

(f) Open house and associated directional language shall be permitted, provided such signs comply with the following:

1) Open house signs shall be permitted on the subject property and shall not exceed the sign area permitted for primary real estate signs. Directional signs shall not exceed 3 square feet in area.

2) Such signs shall not be erected more than 48 hours prior to the open house and must be removed no later than 1 hour following the open house.

3) No sign is permitted within the right-of-way of any public street, alley, or way. Signage erected on private property must have the permission of the property owner.

(3) *On-site Construction Signs.* In conjunction with an approved subdivision or land development, construction signs may be placed subject to the following regulations:

(a) Such sign may only identify persons or companies involved with the construction, architecture, engineering, and development of the premises.

(b) Such sign shall be no larger than 20 square feet in total area, and no more than 8 feet in height.

(c) Construction signs shall not be illuminated.

(d) Construction signs may be erected and maintained for a period not to exceed 14 days prior to the commencement of construction and shall be removed within 14 days of the termination of construction of the project or development.

E. *Short-term Temporary Signs.*

(1) *Political Signs.* Signs announcing political candidates seeking public office, political parties, and/or political and public issues contained on a ballot may be placed subject to the following regulations:

(a) Such signs may be freestanding or attached wall signs.

(b) Such signs shall not be illuminated, shall not exceed 8 square feet in total area per property and, if freestanding, each sign shall be no more than 6 feet in height and no more than 6 square feet in area.

(c) All political signs shall be erected no earlier than 30 days prior to the election in question, and shall be removed within 2 days after election day.

(d) Any political sign erected in violation of these regulations shall be removed and impounded by the Township if such violation(s) is not corrected within 48 hours after issuing a notice to correct such signs. A reasonable service charge, as established by the Township, shall be levied to cover the cost of removing and impounding such signs.

(2) *Civic Event Signs.* Signs announcing a campaign, drive, activity, or event of a civic, philanthropic, educational, or religious organization for

non-commercial purposes may be placed subject to the following regulations:

(a) There shall not be more than one such sign for each lot. If the sign is not to be placed on property owned by the organization requesting the permit, then the permittee shall present written consents from all the property owners on whose property the sign is to be located.

(b) Such signs may be freestanding or attached wall signs.

(c) Such signs shall not be illuminated, shall not exceed 16 square feet in total area and, if freestanding, shall be no more than 6 feet in height.

(d) Civic event signs may be erected and maintained for a period not to exceed 30 days prior to the date of which the campaign, drive, activity, or event advertised is scheduled to occur and shall be removed within 5 days of the termination of such campaign, drive, activity, or event.

(3) *On-site Commercial Event Signs.* Signs, banners, posters, and other similar promotional devices announcing a special, unique, or limited activity, service, product, or sale of limited duration may be placed subject to the following regulations:

(a) One temporary event sign shall be permitted for every 200 linear feet of street frontage for the subject property. The primary event sign shall not exceed 40 square feet in sign area. Secondary signs shall not exceed 50% of the primary sign area. There shall be no more than three signs for any event or events on the subject property.

(b) If freestanding, no sign shall exceed 6 feet in height.

(c) Approval must be obtained from the Code Enforcement Officer prior to the erection of any commercial event sign(s). In addition to legal United States holidays, commercial event signs shall be limited to no more than four additional times on the parcel in any calendar year.

(d) All such signs shall be erected and maintained for a period not to exceed 21 days, and shall be removed within three days of the termination of the activity, service, project, or sale.

(Ord. 04-108, 2/10/2004, §13)

#### **§19-114. Signs Permitted in Residential Zoning Districts.**

The following signs shall be permitted within any residential zoning district in the Township:

A. One non-illuminated attached wall, suspended, or freestanding sign identifying a professional office may be placed on the premises subject to the following conditions:

(1) Such sign shall not exceed 2 square feet in total area.

(2) If freestanding, such sign shall not exceed 4 feet in height.

(Ord. 04-108, 2/10/2004, §14)

#### **§19-115. Permits.**

1. *Permit Required.* Except for the following, no person may erect, alter, or

relocate within the Township any sign without first obtaining a sign permit:

A. Exempt signs as specified in §19-103.

B. Routine maintenance or changing of the parts of a sign, provided the maintenance or change of parts does not alter the surface area, height, message copy, or otherwise render the sign non-conforming.

2. *Permit Applications.* Each sign being applied for shall require the filing of a separate permit application. Applications for sign permits shall be submitted to the Code Enforcement Officer on forms prescribed and provided by the Township and shall contain or have attached thereto the following information:

A. The names, addresses, and telephone numbers of the applicant, the owner of the property on which the sign is to be erected or affixed, and the person or company to be erecting or affixing the sign.

B. The location of the building, structure, or lot on which the sign is to be erected or affixed.

C. A site plan of the parcel involved, showing all structures and the exact location of the proposed sign.

D. Two sets of plans and specifications of the sign to be erected or affixed and its method of construction and attachment to the building or in the ground. Such plans and specifications shall include details of dimensions, materials, color, and weight.

E. If necessary, a certification from a professional engineer or architect, indicating the sign is designed to withstand winds of at least 100 miles per hour.

F. The written consent of the owner of the building, structure, or property on which the sign is to be erected or affixed.

G. The method of illumination, if any, and the position of lighting or other extraneous devices, and a copy of the electrical permit related to the electrical connection.

H. Such other information as the Code Enforcement Officer may require to determine full compliance with this and other applicable ordinances and regulations of the Township.

3. *Issuance of Permits.* Upon the filing of an application for a sign permit, the Code Enforcement Officer shall examine the plans, specifications, and other submitted data, and the premises upon which the sign is proposed to be erected or affixed. If it appears that the proposed sign is in compliance with all the requirements of this Part and other applicable ordinances of the Township, and if the appropriate permit fee has been paid, the Township shall, within 30 days, issue a permit for the proposed sign. The issuance of a permit shall not excuse the applicant from conforming to the other laws, ordinances, or regulations of the Township. If the work authorized under a sign permit has not been completed within 90 days after the date of issuance, the permit shall become null and void, but may be renewed within 15 days prior to the expiration, for good cause shown, for an additional 90 days, upon payment of one-half of the original permit fee.

4. *Permit Fees.* At the time of filing a sign permit application, it shall be accompanied by an appropriate application fee. Application fees shall be in accordance

with the Fee Schedule established by the Board of Supervisors.  
(Ord. 04-108, 2/10/2004, §15)

**§19-116. Review of Existing Signs.**

1. *Non-requested Inspections.* The Code Enforcement Officer, or his authorized representative, shall have the authority, without a formal request, to inspect any sign for the purpose of identifying those signs that are not in compliance with the provisions of this Part.

2. *Requests for Inspections.* Any person may file a written request with the Code Enforcement Officer requesting an inspection of one or more existing signs as identified in the request. In each such instance, the Code Enforcement Officer shall promptly inspect such sign(s) to determine compliance with the provisions of this Part. Following the inspection, the Code Enforcement Officer shall make a written report indicating the findings of the inspections to both the owner of the inspected sign and to the person filing the request for inspection.

3. *Notice of Violation.* The Code Enforcement Officer shall notify in writing each owner of an existing sign found to be in violation of any provision of this Part pursuant to inspections made under subsections .1 and .2, above. The notice shall specifically refer to each Section of this Part under which a violation has been found to exist and thereupon describe the features of the inspected sign found to be deficient.

4. *Effect of Notice.* Upon receipt of a notice of violation for an existing sign, the owner of said sign shall have 15 days to correct the violation(s). If the violation(s) is not corrected after the conclusion of such 15 day period, the Code Enforcement Officer is hereby authorized to cause the sign to be removed or repaired forthwith at the expense of the owner of the building or premises on which such sign is located.

(Ord. 04-108, 2/10/2004, §16)

**§19-117. Removal of Certain Signs.**

1. *Nonconforming Signs.* If the Code Enforcement Officer shall find that any nonconforming sign, except for those nonconforming signs as specified in §19-106, is displayed, he shall give written notice to the owner of the premises on which such sign is located. Removal of the sign shall be effected within 15 days after receipt of the notice. If such sign is not removed after the conclusion of such 15-day period, the Code Enforcement Officer is hereby authorized to cause the sign to be removed forthwith at the expense of the owner of the building or premises on which such sign is located.

2. *Obsolete Signs.* A sign, whether existing on or erected after the effective date of this Part, that advertises a business no longer being conducted or a product no longer being offered for sale in or from the premises on which the sign is located, shall be removed within 120 days upon cessation of such business or sale of such product by the owner of the building or premises on which such sign is located. The sign in this case shall include the sign face or message area but may exclude the standard, frame, or cabinet, which may remain provided they are in good repair. Any electrical components, including but not limited to ballasts, sockets, and lamps that may become exposed as a result of removal of the message area, shall be concealed by means of an opaque insert installed in the frame or cabinet.

A. If the Code Enforcement Officer shall find that any such obsolete sign has not been removed within 120 days upon cessation of such business or sale of such product, he shall give written notice to the owner of the building or premises on which such sign is located. Removal of the sign shall be effected within 15 days after receipt of the notice. If such sign is not removed after the conclusion of such 15 day period, the Code Enforcement Officer is hereby authorized to cause the sign to be removed forthwith at the expense of owner of the building or premises on which such sign is located.

3. *Unsafe Signs.* If the Code Enforcement Officer shall find that any sign is unsafe, insecure, or is a menace to the public, he shall give written notice to the owner of the building or premises on which such sign is located. Correction of the condition that caused the Code Enforcement Officer to give such notice shall be effected within 15 days after receipt of the notice. If such condition is not corrected after the conclusion of such 15 day period, the Code Enforcement Officer is hereby authorized to cause the sign to be removed forthwith at the expense of the owner of the building or premises on which such sign is located.

A. Notwithstanding the foregoing provision, the Code Enforcement Officer is authorized to cause any sign to be removed summarily and without notice, at the expense of the owner of the building or premises on which such sign is located, whenever he determines that such sign is an immediate peril to persons or property.

(*Ord. 04-108, 2/10/2004, §17*)

### **§19-118. Violations and Penalty.**

Any person, firm or corporation who shall violate any provision of the Part, upon conviction thereof in an action brought before a District Justice in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense.

(*Ord. 04-108, 2/10/2004, §18; as amended by Ord. 05-112, 7/26/2005*)