

**BOROUGH OF SOUDERTON
MONTGOMERY COUNTY
PENNSYLVANIA**

ORDINANCE NO. 16-726-04

**AN ORDINANCE AMENDING THE SOUDERTON
BOROUGH ZONING ORDINANCE NO. 405, ENACTED
MARCH 6, 1972, AS AMENDED, BY AMENDING AND
RESTATING, IN ITS ENTIRETY ARTICLE XI – SIGNS;
REPEALING INCONSISTENT ORDINANCES**

The Borough Council of the Borough of Souderton, hereby ENACTS and ORDAINS, as follows:

SECTION 1. Amendment. The definition of “Sign” in Article II, Section 200 of the Souderton Borough Zoning Ordinance No. 405, enacted March 6, 1972, as amended, is amended to read as follows:

**ARTICLE II
DEFINITIONS**

Section 200. Definitions.

SIGN. Any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message. Sign includes the sign faces as well as any sign supporting structure.

SECTION 2. Amendment. Article XI – Signs of the Souderton Borough Zoning Ordinance No. 405, enacted March 6, 1972, as amended, in its entirety and restated to read as follows:

**ARTICLE XI
SIGNS**

Section 1100. Applicability of Regulations.

The following regulations shall apply to all signs erected, altered, or maintained after the effective date of this Article.

Section 1101. Intent.

It is the intent of this Article to regulate all signs within the Borough of Souderton to ensure that they are appropriate for their respective uses and in keeping with the appearance of the affected property and surrounding environment and to protect the public health, safety, morals and general welfare. In addition, the intent of this Article is to:

- A. Encourage good sign design in the context of the overall image and visual environment of the borough.
- B. Enhance the appearance of the business community taking into account the nature of the use and thus stimulate as well as protect the economic vitality of the borough.
- C. Provide for signage which is adequate but not excessive and which displays a message through use of pictures, symbols and logos for rapid comprehension by the public.
- D. Prohibit the erection of signs in such numbers, sizes, designs, and locations as may create a hazard to pedestrian and motorists.
- E. Avoid excessive competition for large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness and confusion.
- F. Allow for the coordination of signs to reflect the character of the architecture, landscape and visual themes that the borough is supporting.
- G. Promote signs which are designed utilizing clear, crisp lettering and bold, uncomplicated symbols, which identify a business or activity efficiently and also enhance the area where they are located as well as the general appearance of the street.
- H. Prevent sign overload and excessively large signs, which create a visually chaotic and competitive situation within the business community.

Section 1102. Definitions.

As used in this Article, the following terms have the meanings indicated, unless otherwise expressly stated:

ABANDONED SIGN – A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 180 days for off-premises signs, or at least 360 days for on-premises signs.

ADDRESS SIGN – A sign that designates the street number and/or street name for identification purposes, as designated by the United States Postal Service (also known as: **NAMEPLATE SIGN**).

ANIMATED SIGN – A sign depicting action, motion, or light or color changes through electrical or mechanical means.

AWNING – A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

AWNING SIGN – A sign painted on, printed on, or applied to an awning.

BALLOON SIGN - A lighter-than-air, gas-filled balloon, tethered in a fixed location, which contains an advertisement message on its surface or attached to the balloon in any manner.

BANNER – Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are temporary in nature and do not include flags.

BEACON LIGHTING – Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object.

BUILDING FRONTAGE – The maximum linear width of a building measured in a single straight light parallel, or essentially parallel, with the abutting a street or parking lot.

CANOPY – A multi-sided overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points.

CANOPY SIGN – Any sign that is part of, or attached to a canopy.

CHANGEABLE COPY SIGN – A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system. The two types of changeable-copy signs are **MANUAL CHANGEABLE COPY SIGNS** and **ELECTRONIC CHANGEABLE COPY SIGNS**, which include: **MESSAGE CENTER SIGNS** and **DIGITAL DISPLAYS**.

CHANNEL LETTER SIGN – A sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall, which may accommodate a light source.

CLEARANCE – The distance above the walkway, or other surface if specified, to the bottom edge of a sign. This term can also refer to a horizontal distance between two objects.

CURB (OR SIDEWALK) SIGN – A type of freestanding, portable sign consisting of two faces whose message is targeted at pedestrians.

DIGITAL DISPLAY – The portion of a sign message made up of internally illuminated components capable of changing the message periodically. Digital displays may include but are not limited to LCD, LED, or plasma screens.

DIRECTIONAL SIGN – A sign designed to provide direction to pedestrian and/or vehicular traffic into and out of a site, or providing direction to individual amenities or buildings within a site.

FESTOON LIGHTING – A type of illumination comprised of a group of incandescent light bulbs hung or strung overhead or on a building or other structure.

FLAG – Any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners. For the purposes of this Article, this definition shall include “feather flags” and “flutter flags.”

FLASHING SIGN – A sign whose artificial illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction, or animation. This definition does not include electronic message center signs or digital displays that meet the requirements set forth herein.

FOOT-CANDLE – A unit of incident light (on a surface) stated in lumens per square foot and measurable with an illuminance meter, or light meter. One (1) foot-candle is equal to one (1) lumen per square foot.

FOOT-LAMBERT – A unit of emitted light (from a surface) stated in lumens per square foot and measurable with an illuminance meter, or light meter. One (1) foot-lambert is equal to one (1) lumen per square foot.

FREESTANDING SIGN – A sign supported by structure or supports that are placed on, or anchored in, the ground; and that is independent and detached from any building or other structure. The following are subtypes of freestanding signs:

- **GROUND SIGN** – A sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole or attached to any part of a building (also known as **MONUMENT SIGN**).
- **POLE SIGN** – A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure.

GAS STATION CANOPY – A freestanding, open-air structure constructed for the purpose of shielding service station islands and users from the elements.

GAS STATION CANOPY SIGN – Any sign that is part of, or attached to, the vertical sides of the gas station canopy roof structure. For the purposes of this Article, gas station canopy signs shall be considered wall signs.

GOVERNMENT/REGULATORY SIGN – Any sign for the control of traffic or for identification purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger or construction, which are erected by or at the order of a public officer, employee, or agent thereof, in the discharge of official duties.

HISTORIC DISTRICT – A district or zone designated by a local, state, or federal government, within which buildings, structures, and/or appurtenances are deemed important because of their association with history, or because of their unique architectural style and scale.

HOLIDAY DECORATIONS – Signs or displays including lighting, which are a non-permanent installation celebrating national, state, and local holidays, religious or cultural holidays, or other holiday seasons (also known as **SEASONAL DECORATIONS**).

ILLUMINATED SIGN – A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign, or externally illuminated by a light source aimed at its surface.

ILLUMINATION – A source of any artificial or reflected light, either directly from a source of light incorporated in, or directly from, an artificial source.

- **EXTERNAL ILLUMINATION** – Artificial light, located away from the sign, which lights the sign, the source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.
- **INTERNAL ILLUMINATION** – A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and sign incorporating neon lighting shall not be considered internal illumination for the purposes of this Article.

INCIDENTAL SIGN – A sign that displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public street. These signs shall not contain any commercial advertising.

INCIDENTAL WINDOW SIGN – Signs displayed in the window displaying information such as the business' hours of operation, credit institutions accepted, commercial and civic affiliations, and similar information. These signs shall be information only and shall not contain a commercial message.

INFLATABLE SIGN – A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device.

INTERACTIVE SIGN – An electronic or animated sign that reacts to the behavior or electronic signals of motor vehicle drivers.

LEGIBILITY – The physical attributes of a sign that allow for an observer's differentiation of its letters, words, numbers, or graphics.

LIGHT TRESPASS – Light emitted by a lighting installation, which extends beyond the boundaries of the property on which the installation is sited.

LIMITED DURATION SIGN – A non-permanent sign that is displayed on private property for more than 30 days, but is not intended to be displayed for an indefinite period of time.

LUMINANCE – An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign, measured in candles per square foot (cd/ft²).

MANUAL CHANGEABLE COPY SIGN – A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.

MARQUEE – A permanent structure, other than a roof or canopy, attached to, supported by, and projecting from a building and providing protection from the elements.

MARQUEE SIGN – Any sign attached to a marquee for the purpose of identifying a use or product. If attached to a theater, performing arts center, cinema, or other similar use, it may also advertise films or productions.

MECHANICAL MOVEMENT SIGN – A sign having parts that physically move rather than merely appear to move as might be found in a digital display. The physical movement may be activated electronically or by another means, but shall not include wind-activated movement such as used for banners or flags. Mechanical movement signs do not include digital signs that have changeable, programmable displays.

MEMORIAL SIGN – A memorial plaque or tablet, including grave markers or other remembrances of persons or events, which is not used for a commercial message.

MENU SIGN – A permanent sign for displaying the bill of fare available at a restaurant or other use serving food or beverages.

MESSAGE CENTER SIGN – A type of illuminated, changeable copy sign that consists of electronically changing alphanumeric text often used for gas price display signs and athletic scoreboards.

MESSAGE SEQUENCING – The spreading of one message across more than one sign structure.

MULTI-TENANT SIGN – A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

MURAL – Artwork applied to the wall of a building, which covers all or most of the wall and depicts an artistic scene or event of natural, social, cultural or historic significance.

NEON SIGN – A sign illuminated by a neon tube, or other visible light-emanating gas tube, that is bent to form letters, symbols, or other graphics.

NITS – A unit of measurement of luminance used primarily to indicate a digital display's brightness. One nit is equal to one candela per square meter (1 cd/m²).

NONCONFORMING SIGN – A sign that was legally erected and maintained prior to the effective date of this Article, or any subsequent amendment hereto, that does not currently comply with the provisions of this Article.

OFF-PREMISES SIGN – An outdoor sign whose message directs attention to a specific business, product, service, event or activity, or other commercial or noncommercial activity, or contains a non-commercial message about something that is sold, produced, manufactured, furnished, or conducted elsewhere than on the premises upon which the sign is located (also known as **BILLBOARD**).

OFFICIAL TRAFFIC SIGN – Official highway route number signs, street name signs, directional signs, and other traffic signs erected and maintained on public highways and roads in the interest of public safety or for the regulation of traffic.

ON-PREMISES SIGN – A sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity which is sold, offered, or conducted on the premises upon which the sign is located.

PENNANT SIGN – A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

PERMANENT SIGN – A sign attached or affixed to a building, window, or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

PERSONAL EXPRESSION SIGN – An on-premises sign that expresses an opinion, interest, position, or other non-commercial message.

PRIVATE DRIVE SIGN – A sign indicating a street or drive which is not publicly owned and maintained and used only for access by the occupants of the development and their guests.

PROJECTING SIGN – A building-mounted, double-sided sign with the two faces generally perpendicular to the building wall, not to include signs located on a canopy, awning, or marquee (also known as **BLADE SIGN**).

PROJECTION SIGN – A sign created by projecting an image on a surface using lighting that is stationary and constant in intensity and color at all times and which may use stencils, photographic images, or other visual media or technology to project the image.

PUBLIC SIGN – A sign erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification signs for public facilities.

REFLECTIVE SIGN – A sign containing any material or device, including paint, which has the effect of intensifying reflected light.

REVOLVING SIGN – A sign which revolves in a circular motion rather than remaining stationary on its supporting structure.

ROOF SIGN – A building-mounted sign erected upon, against, or over the roof of a building.

SCOREBOARD – A sign contained within an athletic venue and intended solely to provide information to the attendees of an athletic event.

SECURITY SIGN – An on-premises sign regulating the use of the premises, such as a “no trespassing,” “no hunting,” or “no soliciting” sign (also known as **WARNING SIGN**).

SHIELDED – The description of a luminaire from which no direct glare is visible at normal viewing angles, by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, barn doors, baffles, louvers, skirts, or visors.

SIGN – Any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message. Sign includes the sign faces as well as any sign supporting structure.

SIGN AREA – The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols. See § 1105.C. for standards for measuring sign area.

SIGN FACE – The part of the sign that is, or can be used, for the sign area. The sign area can be smaller than the sign face.

SIGN HEIGHT – The vertical dimension of a sign as measured using the standards in § 1105.D.

SIGN SUPPORTING STRUCTURE – The poles, posts, walls, frames, brackets, or other supports that hold a sign in place.

SNIPESIGN – A sign tacked, nailed, posted, pasted, glued, or otherwise affixed to a tree, pole, stake, fence, public bench, streetlight, or other object, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner (also known as **BANDIT SIGN**).

STOREFRONT – The exterior façade of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment.

STREAMERS – A display made of lightweight, flexible materials, consisting of long, narrow, wavy strips hung individually or in a series, with or without a logo or advertising message printed or painted on them and typically designed to move in the wind.

STREET FRONTAGE – The side or sides of a lot abutting on a public street or right-of-way.

STREET POLE BANNER – A banner suspended above a public sidewalk and attached to a single street pole. These signs shall not contain any commercial advertising.

TEMPORARY SIGN – A type of non-permanent sign that is located on private property that can be displayed for no more than 30 consecutive days at any one time.

UNDER CANOPY SIGN – A sign which is mounted entirely under a canopy or the roof of a covered walkway or pedestrian arcade.

VEHICULAR SIGN – Any vehicle to which a sign is affixed in such a manner that the carrying of such sign or signs is used primarily as stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose.

VENDING MACHINE SIGN – A sign displayed on a vending machine indicating the name of the product being sold and/or the price of such product.

WALL SIGN – A building-mounted sign which is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A sign installed on a false or mansard roof is also considered a wall sign. Also known as: **FASCIA SIGN, PARALLEL WALL SIGN, or BAND SIGN.**

WINDOW SIGN – A sign that is applied, painted, or affixed to a window, or placed inside a window, within three (3) feet of the glass, facing the outside of the building, and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs.

Section 1103. Prohibited Signs.

It shall be unlawful, upon or after the effective date of this Article or any amendment thereto, for any person, firm or corporation to erect any of the following signs within the Borough of Souderton:

- A. Abandoned signs.
- B. Any sign that imitates, resembles, interferes with, or obstructs official traffic lights, signs, or signals.
- C. Signs erected without the permission of the property owner or authorized agent, with the exception of those authorized or required by local, state, or federal government.
- D. Signs that create a hazard by obstructing the clear view of vehicles and pedestrian traffic.
- E. Internally illuminated box signs with plastic panel inserts.
- F. Animated signs, flashing signs, or signs that scroll or flash text or graphics.
- G. Any sign that prevents free ingress or egress from any door, window, fire escape or other exit-way, or that prevents free access from one part of a roof to any other part. No sign other than a safety sign shall be attached to a standpipe or fire escape.
- H. Vehicular signs. This regulation does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes and/or personal transportation.
- I. Signs that exhibit statements, words or pictures of obscene or pornographic subjects as determined by the borough.
- J. Mechanical movement signs, including revolving signs.
- K. Roof signs.
- L. Projecting V-shaped signs.
- M. Snipe signs. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this Article.
- N. Pennant strings and streamers.
- O. Inflatable devices or balloon signs, with the exception of balloons used in temporary, non-commercial situations.
- P. Signs which emit smoke, visible vapors, particulate matter, sound, odor, or contain open flames.
- Q. Reflective signs or signs containing mirrors.

- R. Interactive signs.
- S. Any banner or sign of any type suspended across a public street, without the permission of the owner of the property and roadway.
- T. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of the Borough Zoning Ordinance.
- U. Any sign that promotes illegal activity.
- V. Off-premises signs. Note: this prohibition is possible because off-premises signs are permitted in other municipalities within the Indian Valley Region.

Section 1104. Signs Exempt from Permit Requirements.

The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district, provided such signs comply with the regulations in this section, if any.

- A. Official traffic signs and public signs.
- B. Government/regulatory signs.
- C. Legal notices of a governmental agency.
- D. Directional signs provided they do not contain any commercial messaging, up to four (4) sq. ft. in area and five (5) feet in height. Directional signs shall be non-illuminated.
- E. Memorial signs, public monument, plaque or historic identification marker erected by a government agency.
- F. Address or nameplate signs: One (1) sign per property provided that the sign shall be non-illuminated and shall not exceed two (2) square feet in area.
- G. Security and warning signs, not exceeding one (1) square foot in area. These limitations shall not apply to the posting of conventional "no trespassing" signs in accordance with state law.
- H. Public service and information signs advertising the availability of public restrooms, telephones or similar public conveniences, not exceeding three (3) square feet in area.
- I. Menus and signs indicating business hours provided sign shall not exceed two (2) square feet and that signs shall be located in a permanently-mounted display box on the façade of the building adjacent to the entrance, displayed within a window adjacent to the entrance, or at a podium that will be placed inside the restaurant upon closing.
- J. Personal expression signs of any sign type, including flags, provided that they do not exceed four (4) square feet in area per side, are non-commercial in nature, and are not illuminated.
- K. Signs inside a building, or other enclosed facility, which are not meant to be viewed from the outside, and are located greater than three (3) feet from the window.
- L. Holiday and seasonal decorations.
- M. Signs or emblems of a religious, civil, philanthropic, historical, or educational organization that do not exceed four (4) square feet in area.

N. Private drive signs: One (1) sign per driveway entrance, not to exceed two (2) square feet in area.

O. Flags.

1. *Location:* Flags and flagpoles shall not be located within any right-of-way.

2. *Size and Number.*

a. Residential Zoning Districts: The following standards shall apply to flags located in the R-1, R-2, R-3, and GA residential zoning districts.

i. A maximum of two (2) flags, up to 24 sq. ft. in area and 20 feet in height, are permitted per property, provided there is a minimum spacing of 50 feet between all flags on the property.

b. Non-Residential Zoning Districts: The following standards shall apply to flags located in all other zoning districts.

i. A maximum of three (3) flags, up to 35 sq. ft. in area and 20 feet in height, are permitted per property, provided there is a minimum spacing of 50 feet between all flags on the property.

3. Flags containing commercial messages may be used as permitted freestanding or projecting signs. If so used, the area of the flag shall be included in, and limited by, the computation of allowable area for signs on the property.

4. Flags up to three (3) square feet in area located on private property and containing non-commercial messages are considered personal expression signs and are regulated in accordance with § 1104.J.

P. Vending machine signs.

Q. Signs which are a permanent architectural feature of a building or structure, existing at the time of adoption of this Article.

R. Incidental signs, including incidental window signs.

S. Art and murals provided such signs do not contain any commercial messaging.

T. Signs incorporating beacon and/or festoon lighting. Signs incorporating beacon and/or festoon lighting may be displayed up to a maximum of seven (7) consecutive days, two (2) times per calendar year.

U. Temporary signs, in accordance with § 1106.D.

V. Street pole banner signs, in accordance with § 1106.G.

Section 1105. General Regulations.

A. Sign Location.

1. No sign shall be placed in such a position as to endanger pedestrians, bicyclists, or vehicular traffic on a street by obscuring the view or by interfering with official street signs or signals, by virtue of position or color.

2. No sign may occupy a sight triangle.

3. Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.

B. Sign Materials and Construction.

1. Every sign shall be constructed of durable materials, using non-corrosive fastenings; shall be structurally safe and erected or installed in strict accordance with the PA Uniform Construction Code; and shall be maintained in safe condition and good repair at all times so that all sign information is clearly legible.
2. In general, signs incorporating natural materials, including but not limited to: wood, metal, and glass, are encouraged. In order to maintain the established historic community character, internally illuminated box signs with plastic panel inserts are not permitted.

C. Sign Area.

1. The area of a sign shall mean the area of all lettering, wording, accompanying designs, logos, and symbols, together with the background on which they are displayed, whether open or enclosed. The area of a sign shall not include any supporting framework, bracing, or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols.
2. Where the sign consists of individual letters, designs or symbols attached to a building, awning/canopy, wall, or window, the area shall be that of the smallest rectangle which encompasses all of the letters, designs, and symbols.
3. Signs may be multi-sided.
 - a. Only one (1) side shall be considered when determining the sign area, provided that the faces are equal in size, the interior angle formed by the faces is less than 45 degrees, and the two faces are not more than 18 inches apart.
 - b. Where the faces are not equal in size, but the interior angle formed by the faces is less than 45 degrees and the two faces are not more than 18 inches apart, the larger sign face shall be used as the basis for calculating sign area.
 - c. When the interior angle formed by the faces is greater than 45 degrees, or the faces are greater than 18 inches apart, all sides of such sign shall be considered in calculating the sign area.
4. Signs that consist of, or have attached to them, one or more three-dimensional or irregularly-shaped objects, shall have a sign area equal to the sum of two adjacent vertical sign faces of the smallest cube encompassing the sign or object.
5. If elements of a sign are movable or flexible, such as a flag or banner, the measurement is taken when the elements are fully extended and parallel to the plane of view.

D. Sign Height.

1. Sign height shall be measured as the distance from the highest portion of the sign to the mean finished grade of the street closest to the sign. In the case of a sign located greater than 100 feet from a public street, height shall be measured to the mean grade at the base of the sign.

2. Clearance for freestanding and projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.
- E. Sign Spacing: The spacing between sign structures shall be measured as a straight-line distance between the closest edges of each sign.
- F. Sign Illumination. Signs may be illuminated, unless otherwise specified herein, in compliance with the following standards:
1. *Location*. The summary table below (§ 1105.F.10.) provides detailed information about what types of illumination are permitted in each zoning district.
 2. Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
 - a. External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be white light only.
 - b. Internal illumination, including neon lighting, must be static in intensity and color. Sign lettering of internally-illuminated signs may be back-lit, halo-lit illumination, or reverse channel with halo illumination. Internally illuminated box signs with plastic panel inserts are prohibited.
 3. No more than 0.2 foot-candle of light shall be detectable at the boundary of any abutting property.
 4. *Hours of Operation*.
 - a. Signs on non-residential properties may be illuminated from 5 am to 12 am, or ½ hour past the close of business of the facility being identified or advertised, whichever is later.
 - b. Signs shall provide an automatic timer to ensure compliance with the limits herein.
 5. *Electrical Standards*.
 - a. Permits for illuminated signs will not be issued without an approved electrical permit, if required. Applications for electrical permits shall be filed at the same time as the sign permit application.
 - b. A sign using electricity shall be installed in compliance with the Borough Electrical Code as set forth in the PA Uniform Construction Code.
 - c. All signs not attached to a building shall be connected by underground service only.
 - d. The owner of an illuminated sign shall provide certification documentation to the Borough showing compliance with the brightness standards set forth herein as a condition precedent to the issuance of a sign permit.
 6. *Glare Control*. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting height, wattage, aiming angle, and fixture placement. Vegetation screens shall not be employed to serve as the primary means for controlling glare.

7. *Additional Standards Applicable to Message Center Signs and Digital Displays:*

- a. Sign Type. Message center signs and digital displays are permitted in the form of freestanding, monument, and wall signs, in accordance with the regulations herein
- b. Height. A message center sign or digital display shall have the same height limits as other permitted signs of the same type and location.
- c. Area. Message center signs and digital displays shall not exceed 50% of the total sign area for any one sign, and shall not exceed more than 30% of the total sign area for all signs permitted on a property.
- d. Maximum Number. Where permitted, a maximum of one (1) message center sign and/or one (1) digital display is permitted per property.
- e. Message Display.
 - 1. No message center sign or digital display may contain text which flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
 - 2. One message/display may be brighter than another, but each individual message/display must be static in intensity.
 - 3. The content of a message center sign or digital display must transition by changing instantly (e.g., no fade-out or fade-in).
 - 4. The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
- f. Conversion of a permitted non-message center sign or non-digital display sign to a message center sign or digital display requires the issuance of a permit pursuant to § 1109.
- g. The addition of any message center sign or digital display to a nonconforming sign is prohibited.
- h. Public Service Announcements. The owner of every message center sign or digital display is encouraged to coordinate with local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or other alerts concerning terrorist attacks or natural disasters. Emergency information message shall remain in the advertising rotation according to the protocols of the agency that issues the information.
- i. Brightness. Message center signs and digital displays are subject to the following brightness limits.
 - 1. During daylight hours between sunrise and sunset, luminance shall be no greater than five thousand nits.
 - 2. At all other times, luminance shall be no greater than 250 nits.
 - 3. Each sign must have a light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change, to ensure compliance with the limits set herein.

- j. *Message Duration.* The minimum length of time each message may be displayed on a message center sign or digital display is based upon the visibility and speed limit unique to individual signs and adjacent road conditions. The following method should be used to calculate the minimum message duration for message center signs and digital displays.

1. Determine the greatest distance (feet) from which the sign becomes visible on the road the sign is primarily intended to serve. If a sign is intended to be seen from more than one roadway, the road with the lower posted speed limit shall be used.
2. Multiply the road's posted speed limit (MPH) by 5,280, and then divide by 3,600 to obtain the speed limit in feet/second.
3. Divide the visibility distance by the speed limit (feet/second)
4. Add an additional ten (10) percent of this number to the total.
5. The resulting amount of time is the minimum permitted message duration in seconds, provided that it is no less than the minimum of eight (8) seconds.

8. *Additional Standards Applicable to Projection Signs.*

- a. Maximum Number. Where permitted, a maximum of one (1) projection sign is permitted per property.
- b. Projected images shall not extend into any public street.
- c. Light sources shall be stationary and constant in intensity and color at all times. Light sources shall be shielded from view from all public streets and walkways.

9. *Additional Standards Applicable to Beacon and Festoon Lighting.*

- a. Signs incorporating beacon and/or festoon lighting are permitted by conditional use.
- b. Signs incorporating beacon and/or festoon lighting may be displayed up to a maximum of seven (7) consecutive days, two (2) times per calendar year.

10. *Illumination Standards by Zoning District.*

Zoning District	Illumination Type					
	External	Internal	Message Center Sign	Digital Display	Projection Sign	Festoon and Beacon Lighting
Residential Zoning Districts (R-1, R-2, R-3, GA) <i>See § 1107.A. for additional sign standards</i>	Y	N	N	N	N	N
Main Street Commercial	Y	Y	N	N	Y*	CU

Zoning District (C-3) <i>See § 1107.B. for additional sign standards</i>						
Neighborhood Commercial Zoning Districts (C-2) <i>See § 1107.C. for additional sign standards</i>	Y	Y	Y^	N	N	CU
Mixed Use Zoning Districts (MUR) <i>See § 1107.D. for additional sign standards</i>	Y	Y	Y^	Y^	Y	CU
General Commercial and Industrial Zoning Districts (C-1 and LI) <i>See § 1107.E. for additional sign standards</i>	Y	Y	Y^	Y^	Y^	CU

Y Illumination type is permitted in that zoning district, subject to standards in § 1105.F.

N Illumination type is not permitted in that zoning district

CU Illumination type is permitted only by conditional use

* Only permitted if sign faces either Main Street or Broad Street

^ Only permitted if sign faces either County Line Road or Broad Street

Section 1106. Regulations by Sign Type

A. Building Signs.

1. *Wall Signs.*

- a. The lowest edge of a wall sign shall be at least eight (8) feet above the finished grade.
- b. No wall sign shall extend more than twelve (12) inches from the building wall on which it is affixed. If the wall sign projects less than three (3) inches from the building wall on which it is affixed, the minimum 8-foot clearance requirement shall not apply.

2. *Canopy and Awning Signs.*

- a. A canopy or awning without lettering or other advertising shall not be regulated as a sign.
- b. Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
- c. No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
- d. The lowest edge of the canopy or awning sign shall be at least eight (8) feet above the finished grade.
- e. Any ground-floor awning projecting into a street right-of-way must be retractable or removable.
- f. Awnings above the ground floor may be fixed, provided they do not project more than four (4) feet from the face of the building.
- g. Multi-Tenant Buildings. If the awning or canopy sign is mounted on a multi-tenant building, all awning or canopy signs shall be similar in terms of height and projection across all tenants in the building.

3. *Under Canopy Signs.*

- a. The lowest edge of an under canopy sign shall be at least eight (8) feet above the finished grade.

4. *Projecting Signs.*

- a. No portion of a projecting sign shall project more than four (4) feet from the face of the building wall on which it is affixed.
- b. The outermost portion of a projecting sign shall project no closer than five (5) feet from a curbline or shoulder of a public street.
- c. The lowest edge of a projecting sign shall be at least eight (8) feet above the finished grade.

5. *Window Signs.* Incidental window signs displaying pertinent business information, such as business' hours of operation and credit cards accepted, shall be excluded from area calculations for window signs.

B. Marquee Signs.

1. Such signs shall be located only above the principal public entrance of a building facing a public street or parking lot.
2. No marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.
3. No marquee shall extend closer to the curb than three (3) feet.
4. *Sign Height.*
 - a. No portion of a marquee sign shall extend vertically above the eaveline.
 - b. The lowest edge of the marquee sign shall be at least ten (10) feet above the finished grade.

C. Freestanding Signs.

1. The lowest edge of any freestanding pole sign shall be either less than four (4) feet or greater than seven (7) feet above the ground.
2. Freestanding ground signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner to incorporate it into the landscape or architectural design scheme.
3. *Sign Placement.*
 - a. All freestanding signs shall be setback at least five (5) feet from the right-of-way, except for official traffic signs and government/regulatory signs.
 - b. No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, cartway of the right-of-way or other areas required to remain unobstructed.

D. Temporary Signs.

1. *General Provisions:* Temporary signs that are located on private property and comply with all of the requirements of this sub-section are exempt from standard permit requirements and shall not be included in the determination of the type, number, or area of signs allowed on a property. Unless otherwise state below, the requirements listed below shall apply to both commercial and non-commercial signs.
2. *Sign Type:* All temporary signs are permitted in the following sign types, subject to all additional regulations in § 1106.A.
 - a. Freestanding sign.
 - b. Window sign.
 - c. Wall sign.
 - d. Banner sign.
3. *Size and Number.*
 - a. Residential Zoning Districts: The following standards shall apply to temporary signs located in the R-1, R-2, R-3, and GA residential zoning districts.
 - i. *Number:* One (1) temporary sign shall be permitted per street frontage, up to a maximum of two (2) temporary signs per property.
 - ii. *Area:* Each temporary sign shall have a maximum area of four (4) sq. ft.
 - iii. *Height:* Each temporary sign shall have a maximum height of six (6) feet.
 - b. Non-Residential Zoning Districts: The following standards shall apply to temporary signs located in all other zoning districts.
 - i. *Large Temporary Signs:*
 - A. Number: One (1) large temporary sign shall be permitted per property, however two (2) large temporary signs shall be permitted per property, if the property meets any of the following criteria:
 1. The property has two (2) or more street frontages;
 2. The property has at least 100 feet of street frontage; or
 3. The property has at least 10,000 sq. ft. of non-residential floor area.
 - B. Area: Each large temporary sign shall have a maximum area of 16 sq. ft.
 - C. Height: Each large temporary sign shall have a maximum height of eight (8) feet.
 - ii. *Small Temporary Signs:*

- A. Number: One (1) small temporary sign shall be permitted per property, however two (2) small temporary signs shall be permitted per property, if the property meets any of the following criteria:
 - 1. The property has two (2) or more street frontages;
 - 2. The property has at least 100 feet of street frontage; or
 - 3. The property has at least 10,000 sq. ft. of non-residential floor area.
 - A. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.
 - B. Height: Each small temporary sign shall have a maximum height of six (6) feet.
 - i. *Banner Signs*: One (1) banner sign, up to 32 sq. ft. in area and 24 feet in height, is permitted per property.
- 4. *Duration and Removal*.
 - a. Temporary signs may be displayed up to a maximum of 30 consecutive days, four (4) times per calendar year.
 - b. The Borough or the property owner may confiscate temporary signs installed in violation of this Article. Neither the Borough nor the property owner is responsible for notifying sign owners of confiscation of an illegal temporary signs.
- 5. *Permission*: The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.
- 6. *Municipal Notification*: Temporary signs are exempt from the standard permit requirements but the date of erection of a temporary sign must be written in indelible ink on the lower right hand corner of the sign.
- 7. *Installation and Maintenance*.
 - a. All temporary signs must be installed such that in the opinion of the Borough Zoning Officer, they do not create a safety hazard.
 - b. All temporary signs must be made of durable materials and shall be well-maintained.
 - c. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- 8. *Illumination*: Illumination of any temporary sign is prohibited.

9. *Summary Table for Temporary Signs.*

	Residential Zoning Districts (R-1, R-2, R-3, GA)	Non-Residential Zoning Districts (All Other Zoning Districts)
Maximum Number	<u>Temporary Signs:</u> 1 per street frontage, up to a maximum of 2 per property	<u>Large Temporary Signs:</u> 1 per property (plus, 1 additional if property has ≥2 street frontages, ≥100 ft. of street frontage, OR ≥10,000 sq. ft. of non-residential floor area) <u>Small Temporary Signs:</u> 1 per property (plus, 1 additional if property has ≥2 street frontages, ≥100 ft. of street frontage, OR ≥10,000 sq. ft. of non-residential floor area) <u>Banner Signs:</u> 1 per property
Maximum Area (sq. ft.)	<u>Temporary Signs:</u> 6	<u>Large Temporary Signs:</u> 16 <u>Small Temporary Signs:</u> 6 <u>Banner Signs:</u> 32
Maximum Height (feet)	<u>Temporary Signs:</u> 4	<u>Large Temporary Signs:</u> 8 <u>Small Temporary Signs:</u> 6 <u>Banner Signs:</u> 24

E. Limited Duration Signs.

1. *General Provisions:* Limited duration signs that are located on private property and comply with all of the requirements of this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property. Unless otherwise state below, the requirements listed below shall apply to both commercial and non-commercial signs.
2. *Sign Type:* All limited duration signs are permitted in the following sign types, subject to all additional regulations in § 1106.A.
 - a. Freestanding sign.
 - b. Window sign.
 - c. Wall sign.
3. *Size and Number.*
 - a. Residential Zoning Districts: The following standards shall apply to limited duration signs located in the R-1, R-2, R-3, and GA residential zoning districts.
 - i. *Number:* One (1) limited duration sign shall be permitted per street frontage, up to a maximum of two (2) limited duration signs per property.
 - ii. *Area:* Each sign shall have a maximum area of four (4) sq. ft.
 - iii. *Height:* Each sign shall have a maximum height of six (6) feet.
 - b. Non-Residential Zoning Districts: The following standards shall apply to limited duration signs located in all other zoning districts.
 - i. *Large Limited Duration Signs:*

- A. Number: One (1) large limited duration sign shall be permitted per property, however two (2) large limited duration signs shall be permitted per property, if the property meets any of the following criteria:
 - 1. The property has two (2) or more street frontages;
 - 2. The property has at least 100 feet of street frontage; or
 - 3. The property has at least 10,000 sq. ft. of non-residential floor area.
 - B. Area: Each large limited duration sign shall have a maximum area of 16 sq. ft.
 - C. Height: Each large limited duration sign shall have a maximum height of eight (8) feet.
 - ii. *Small Limited Duration Signs*:
 - A. Number: One (1) small limited duration sign shall be permitted per property, however two (2) small limited duration signs shall be permitted per property, if the property meets any of the following criteria:
 - 1. The property has two (2) or more street frontages;
 - 2. The property has at least 100 feet of street frontage; or
 - 3. The property has at least 10,000 sq. ft. of non-residential floor area.
 - B. Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.
 - C. Height: Each small limited duration sign shall have a maximum height of six (6) feet.
- 4. *Permit Requirements*.
 - a. A permit for a limited duration sign is issued for one (1) year and may be renewed annually.
 - b. One (1) sign is allowed per permit. An applicant may request up to two (2) permits per address, but is subject to the size and number requirements set forth in this section.
 - c. An application for a limited duration sign permit must include:
 - i. A description of the sign indicating the number, size, shape, dimensions, and colors of the sign, and the expected length of time the sign will be displayed;
 - ii. A schematic drawing of the site showing the proposed location of the sign in relation to nearby buildings and streets; and
 - iii. The number of signs on the site.
- 5. *Installation and Maintenance*.
 - a. All limited duration signs must be installed such that in the opinion of the Borough Zoning Officer, they do not create a safety hazard.
 - b. All limited duration signs must be made of durable materials and shall be well-maintained.
 - c. Limited duration signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- 6. *Illumination*: Illumination of any limited duration sign is prohibited.

7. *Summary Table for Limited Duration Signs.*

	Residential Zoning Districts (R-1, R-2, R-3, GA)	Non-Residential Zoning Districts (All Other Zoning Districts)
Maximum Number	<u>Limited Duration Signs:</u> 1 per street frontage, up to a maximum of 2 per property	<u>Large Limited Duration Signs:</u> 1 per property (plus, 1 additional if property has ≥2 street frontages, ≥100 ft. of street frontage, OR ≥10,000 sq. ft. of non-residential floor area) <u>Small Limited Duration Signs:</u> 1 per property (plus, 1 additional if property has ≥2 street frontages, ≥100 ft. of street frontage, OR ≥10,000 sq. ft. of non-residential floor area)
Maximum Area (sq. ft.)	<u>Limited Duration Signs:</u> 6	<u>Large Limited Duration Signs:</u> 16 <u>Small Limited Duration Signs:</u> 6
Maximum Height (feet)	<u>Limited Duration Signs:</u> 4	<u>Large Limited Duration Signs:</u> 8 <u>Small Limited Duration Signs:</u> 6

F. Curb/Sidewalk Signs.

1. *General Provisions:* Curb/sidewalk signs that comply with the requirements in this subsection shall not be included in the determination of the type, number, or area of signs allowed on a property.
 - a. Number: One (1) curb/sidewalk sign is permitted per building frontage up to two (2) curb/sidewalk signs per property.
 - b. Area: Each sign shall have a maximum area of eight (8) sq. ft. per sign face.
 - c. Height: Signs shall have a maximum height of three and one-half (3.5) feet.
 - d. Illumination: Illumination of any curb/sidewalk sign is prohibited.
 - e. Hours of Display.
 - i. Signs shall not be displayed on any premises before 6:00 am and shall be removed each day at or before 10:00 pm. However, all curb/sidewalk signs must be taken indoors during hours of non-operation of the business being advertised.
 - ii. All signs must be taken indoors during inclement weather.
2. *Sign Placement.*
 - a. If a sign is located on a public or private sidewalk, a minimum of five (5) feet of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.
 - b. The sign must be located on the premises, and within twelve (12) feet of the primary public entrance, of the establishment it advertises. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking garage or parking lot.
 - c. Curb/sidewalk signs shall be weighted at the base so that the sign cannot be moved by strong winds; however, no sign shall be chained, tied or otherwise affixed to any structure or object.

G. Street Pole Banner Signs.

1. *General Provisions.* Street pole banner signs that comply with the requirements in this subsection shall not be included in the determination of the type, number, or area of signs allowed on a property.
 - a. Illumination. Illumination of any street pole banner is prohibited.
 - b. Area. Each street pole banner shall have a maximum area of twelve and one-half (12.5) sq. ft. and a maximum width of three (3) feet. Up to two (2) street pole banners are permitted per street pole.
 - c. Height.
 - i. When the street pole banner's edge is less than 18 inches from the curb, the lowest edge of the street pole banner shall be at least 14 feet above the finished grade.
 - ii. When the street pole banner's edge is greater than 18 inches from the curb, the lowest edge of the street pole banner shall be at least seven and a half (7.5) feet above the finished grade.
 - d. Location.
 - i. No street pole banner shall extend beyond the curbline.
 - ii. Street pole banners shall maintain a minimum of three (3) foot vertical clearance below any luminaries located on the pole measured from where the ballasts connect to the poles.
 - iii. Street pole banners shall not interfere with the visibility of traffic signals or signs.
 - iv. No street pole banner shall be located on a pole that has traffic or pedestrian control signals.
 - e. Installation and Maintenance.
 - i. All street pole banners must be made of lightweight and durable fabrics.
 - ii. Street pole banners that are frayed, torn, or faded so that they are no longer legible will be deemed unmaintained and will be required to be removed.
2. *Permission.*
 - a. The party posting the street pole banner sign is solely responsible for obtaining the permission of the property owner before posting their street pole banner sign.
3. *Municipal Approval.*
 - a. Although street pole banner signs are exempt from the standard permit requirements, the Borough Zoning Officer must approve an application for a street pole banner sign.
 - b. An application for a street pole banner sign must include the following:
 - i. A diagram or map of the specific pole(s) to be used for street pole banner installation and the streets on which the poles are located.
 - ii. A proof of the street pole banner design, including the banner's dimensions.
 - iii. If brackets are to be installed, submit specifications for the bracket installation system.

- H. Manual Changeable Copy Signs. Manual changeable copy signs are permitted only when integrated into a freestanding, marquee, wall, or curb/sidewalk sign.

Section 1107. Signs Regulations by Zoning Districts

- A. Signs in Residential Zoning Districts (R-1, R-2, R-3, GA). In addition to the exempt signs described in § 1104, the following numbers and types of signs may be erected in the R1 Residential, R2, Residential, R3 Residential, or GA Garden Apartment zoning districts, subject to the conditions specified herein and in § 1106.
1. Any limited duration sign as defined and regulation in § 1106.D.
 2. Any temporary sign as defined and regulated in § 1106.E.
 3. *Residential Uses.*
 - a. Home occupations.
 - i. *Freestanding Signs:* One (1) freestanding sign shall be permitted subject to the following regulations.
 - A. Area: Each sign shall have a maximum area of six (6) sq. ft. per sign face.
 - B. Height: Each sign shall have a maximum height of six (6) feet.
 - C. Illumination: Signs shall be non-illuminated.
 - ii. *Wall/Projecting Signs:* One (1) wall or projecting sign shall be permitted subject to the following regulations.
 - A. Area: Each sign shall have a maximum area of two (2) sq. ft. per sign face.
 - B. Height: Each sign shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
 - C. Illumination: Signs shall be non-illuminated.
 - b. *Residential Developments and Apartment Buildings.*
 - i. *Freestanding Signs:* One (1) freestanding sign shall be permitted per street frontage of a property containing more than ten (10) dwelling units, subject to the following regulations.
 - A. Area: Each sign shall have a maximum area of 20 sq. ft. per sign face.
 - B. Height: Each sign shall have a maximum height of six (6) feet.
 - C. Illumination: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 1. External illumination.
 - ii. *Awning/Canopy/Under Canopy Signs:* One (1) awning, canopy, or under canopy sign shall be permitted per building entrance to an apartment or amenity building, subject to the following regulations.
 - A. Area: Each sign shall have a maximum area of 20 sq. ft. per sign face.
 - B. Height: Each sign shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
 - C. Illumination: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 1. External illumination.
 4. *Park, Recreation, and Open Space Uses.*
 - a. Freestanding Signs: One (1) freestanding sign shall be permitted per street entrance subject to the following regulations.
 - i. *Area:* Each sign shall have a maximum area of 24 sq. ft. per sign face.
 - ii. *Height:* Each sign shall have a maximum height of ten (10) feet.

- iii. *Illumination*: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. External illumination.
 - b. Scoreboards: In addition to the freestanding signs permitted above, one (1) freestanding scoreboard sign shall be permitted per playing field subject to the following regulations.
 - i. *Area*: Each scoreboard sign shall have a maximum area of 200 square feet per sign face.
 - ii. *Height*: Each sign shall have a maximum height of 20 feet.
 - iii. *Illumination*: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. Internal illumination.
 - B. External illumination.
 - C. Message center sign.
 - iv. *Additional Regulations*.
 - A. Commercial messages and advertising shall not exceed 30% of the total sign area of any one (1) scoreboard.
 - B. The face of all scoreboards, including any attached commercial signs and panels, shall be permanently oriented toward the recreation and spectator area.
 - c. Interior Signs: Signs located on the interior of the site used to identify various use areas, facility boundaries, on-site traffic direction, trail use information, the hours and rules for the use of the grounds, etc., are exempt from permit requirements, subject to the following regulations.
 - i. *Area*: Each sign shall have a maximum area of ten (10) sq. ft. per sign face.
 - ii. *Height*: Each sign shall have a maximum height of eight (8) feet.
 - iii. *Illumination*: Signs shall be non-illuminated.
 - d. Signs located on the interior walls or fence of an open stadium, and designed to be viewed from the inside of the stadium only, shall be permitted subject to the following regulations.
 - i. *Area*: Each sign shall have a maximum area of 24 sq. ft. per sign face.
 - ii. *Illumination*: Signs shall be non-illuminated.
- 5. *All Other Non-Residential Uses*.
 - a. Freestanding Signs: One (1) freestanding sign shall be permitted per street frontage, up to a maximum of two (2) freestanding signs, subject to the following regulations.
 - i. *Area*: Each sign shall have a maximum area of 20 sq. ft. per sign face.
 - ii. *Height*: Each sign shall have a maximum height of four (4) feet.
 - iii. *Illumination*: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. External illumination.
 - b. Wall and Projecting Signs: One (1) wall or projecting sign shall be permitted per non-residential tenant, per building frontage, up to a maximum of two (2) signs per non-residential tenant, subject to the following regulations:
 - i. *Area*: Each sign shall have a maximum area of 20 sq. ft. per sign face.
 - ii. *Height*: Each sign shall have a maximum height equal to the eaveline, or the bottom of the second story window sill, whichever is lower.

iii. *Illumination*: The following illumination types shall be permitted subject to the regulations in § 1105.F.

A. External illumination.

c. Window Signs: Window signs shall be permitted for non-residential uses subject to the following regulations:

i. *Area*: A maximum of 15% of the total window area of any single building frontage may be used for signs.

ii. *Illumination*: These signs shall be non-illuminated.

6. *Summary Table for Signs in the R1, R2, R3, and GA Districts.*

	Freestanding	Wall and Projecting	Awning/Canopy/ Under Canopy	Window
Maximum Number	<u>Home Occupations</u> : 1 per lot <u>Residential Developments or Apartment Buildings</u> : 1 per street entrance, up to 2 <u>Parks and Open Space</u> : <i>Entrance Signs</i> : 1 per street entrance <i>Scoreboards</i> : 1 per playing field <u>Non-Residential Uses</u> : 1 per street frontage	<u>Home Occupations</u> : 1 per lot <u>Non-Residential Uses</u> : 1 per tenant per building frontage (up to 2 per tenant)	<u>Apartment Buildings</u> : 1 per building entrance	N/A
Maximum Area (sq. ft.)	<u>Home Occupations</u> : 6 <u>Residential Developments or Apartment Buildings</u> : 15 <u>Parks and Open Space</u> : <i>Entrance Signs</i> : 24 <i>Scoreboards</i> : 200 <i>Interior Signs</i> : 10 <u>Non-Residential Uses</u> : 20	<u>Home Occupations</u> : 2 <u>Non-Residential Uses</u> : 20	<u>Apartment Buildings</u> : 20	<u>Non-Residential Uses</u> : 15% of the total window area
Maximum Height	<u>Home Occupations</u> : 6 feet <u>Residential Developments or Apartment Buildings</u> : 8 feet <u>Parks and Open Space</u> : <i>Entrance Signs</i> : 10 feet <i>Scoreboards</i> : 20 feet <i>Interior Signs</i> : 8 feet <u>Non-Residential Uses</u> : 4 feet	The eaveline or the bottom of the second story window sill, whichever is lower.		N/A

- B. Signs in Neighborhood and Main Street Commercial Zoning Districts (C-2, C-3). In addition to the exempt signs described in § 1104, the following numbers and types of signs may be erected in the C2 Limited Commercial-Residential and C3 Commercial – Downtown Core zoning districts, subject to the conditions specified herein and in § 1106.
1. Any limited duration sign as defined and regulation in § 1106.D.
 2. Any temporary sign as defined and regulated in § 1106.E.
 3. Any sandwich board sign as defined and regulated in § 1106.F.
 4. Any street pole banner as defined and regulated in § 1106.G.
 5. Signs associated with a residential use or parcel shall comply with the standards in § 1107.A.
 6. *All Non-Residential Uses.*
 - a. Freestanding Signs.
 - i. *Location:* A minimum street frontage of 100 feet is required per freestanding signs. Freestanding signs are not permitted in the C-3 Commercial – Downtown Core zoning district.
 - ii. *Number:* One (1) freestanding sign per street frontage, up to two (2) freestanding signs per property.
 - iii. *Area:* Each sign shall have a maximum area of 15 sq. ft. per sign face, plus an additional five (5) sq. ft. per tenant per sign face, up to a maximum of 30 sq. ft. per sign face.
 - iv. *Height:* Each sign shall have a maximum height of six (6) feet.
 - v. *Illumination:* The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. External illumination.
 - b. Building Signs: The total area of all wall, awning/canopy, and projecting signs shall be limited to one and one-half (1.5) square feet per one (1) linear foot of building frontage that faces a public street or public parking lot, subject to maximum size limitations based on sign type.
 - i. *Wall Signs:* One (1) wall sign per tenant per street frontage, up to two (2) wall signs per tenant. Where a property has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.
 - A. Area: Each sign shall have a maximum area of 24 sq. ft. per sign face.
 - B. Height: Each sign shall have a maximum height equal to the eaveline of the building or the bottom of the second story window sill, whichever is lower.
 - C. Illumination: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 1. External illumination, with the light source lighting the sign from above.
 2. Halo illumination or back-lit letters.
 - ii. *Awning /Canopy/Under Canopy Signs.*
 - A. Height: Each sign shall have a maximum height equal to the eaveline of the building or the bottom of the second story window sill, whichever is lower.
 - B. Illumination: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 1. External illumination.

- iii. *Projecting Signs:* One (1) projecting sign per ground floor establishment, plus one (1) projecting sign per building entrance serving one or more commercial tenants without a ground floor entrance.
 - A. Area: Each sign shall have a maximum area of ten (10) sq. ft. per sign face.
 - B. Height: Each sign shall have a maximum height equal to the eaveline of the building or the bottom of the second story window sill, whichever is lower.
 - C. Illumination: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. External illumination.
 - c. Window Signs.
 - i. *Area:* A maximum of 15% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or permanently affixed or applied to the window. A maximum of 25% of the total window area of any single storefront may be covered by a combination of permanent and temporary window signs.
 - ii. *Illumination:* Signs shall be non-illuminated.
 - d. Marquee Signs.
 - i. *Location:* A minimum street frontage of 100 feet on either Main Street or Broad Street is required per marquee sign.
 - ii. *Number:* One (1) marquee structure per building.
 - iii. *Area:* The total area of all signs on a single marquee structure shall not exceed 150 square feet.
 - iv. *Height:* Each sign shall have a maximum height equal to the eaveline of the building.
 - v. *Illumination:* The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. External illumination.
 - B. Neon lighting.

7. *Summary Table for Signs in the Neighborhood and Main Street Commercial Zoning Districts (C-2, C-3).*

	Wall Signs, Awning/Canopy/ Under Canopy Signs	Projecting Signs	Window Signs	Marquee Signs	Freestanding Signs
Maximum Number	Wall: 1 per tenant per street frontage, up to 2 per tenant Awning/Canopy: N/A (See §1106.A.2.)	1 per ground floor establishment, plus 1 per building entrance serving commercial tenants without a ground floor entrance	N/A	1 per property	1 per street frontage, up to 2 per lot
Maximum Area (Total)	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign type.		15% of total window area (permanent signs); 25% of total window area (all signs)	N/A	N/A
Maximum Area (Individual)	Wall: 24 sq. ft. Awning/Canopy: N/A (see §1106.A.2.)	10 sq. ft.	N/A	150 sq. ft.	15 sq. ft. plus an additional 5 sq. ft. per tenant up to 30 sq. ft.
Maximum Height	The eaveline of the building or the bottom of the second story window sill, whichever is lower.		N/A	The eaveline of the building	10 ft.

C. Signs in Mixed Use Zoning Districts (MUR). In addition to the exempt signs described in §1104, the following numbers and types of signs may be erected in the MUR Mixed Use Redevelopment zoning district, subject to the conditions specified herein and in § 1106.

1. Any limited duration sign as defined and regulation in § 1106.D.
2. Any temporary sign as defined and regulated in § 1106.E.
3. Any sandwich board sign as defined and regulated in § 1106.F.
4. Any street pole banner as defined and regulated in § 1106.G.
5. Signs associated with a residential use or parcel shall comply with the standards in § 1107.A.
6. *All Non-Residential Uses.*
 - a. Freestanding Monument Signs. A minimum of one (1) and a maximum of two (2) freestanding monument signs shall be placed at each street entrance, subject to the following regulations. Freestanding monument signs should be designed and placed so that they frame the main street entrances into the development, create a welcoming gateway, and introduce the branding of the development as a whole.

- i. *Location:* Freestanding signs are not permitted to front on East Chestnut Street.
 - ii. *Area:* Each sign shall have a maximum area of 50 sq. ft.
 - iii. *Height:* Each sign shall have a maximum height of ten (10) feet.
 - iv. *Illumination:* The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. Internal illumination.
 - B. External illumination.
 - C. Halo illumination or back-lit letters.
- b. Building Signs. The total area of all wall, awning/canopy, and projecting signs shall be limited to two (2) square feet per one (1) linear foot of building frontage that faces a public street or public parking lot, subject to maximum size limitations based on sign type.
 - i. *Wall Signs:* One (1) wall sign per tenant per street frontage, up to a maximum of two (2) wall signs per tenant. Where a property has entrances facing both a street and a parking lot, an additional sign is permitted to face the parking lot.
 - A. Area: Each sign shall have a maximum area of 24 square feet per sign face.
 - B. Height: Each sign shall have a maximum height equal to the eaveline of the building.
 - C. Illumination: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - 1. External illumination, with the light source lighting the sign from above.
 - 2. Halo illumination or back-lit letters.
 - 3. Neon lighting.
 - ii. *Awning/Canopy/Under Canopy Signs.*
 - A. Height: Each sign shall have a maximum height equal to the eaveline of the building.
 - B. Illumination: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - 1. External illumination, with the light source lighting the sign from above.
 - iii. *Projecting Signs:* One (1) projecting sign per ground floor establishment, plus one (1) projecting sign per building entrance serving one or more commercial tenants without a ground floor entrance.
 - A. Area: Each sign shall have a maximum area of twelve (12) square feet per sign face.
 - B. Height: Each sign shall have a maximum height equal to the eaveline of the building.
 - C. Illumination: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - 1. External illumination, with the light source lighting the sign from above.
 - 2. Neon lighting.

- c. Window Signs.
 - i. *Area:* A maximum of 15% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or permanently affixed to the window. A maximum of 25% of the total window area of any single storefront may be covered by a combination of permanent and temporary window signs.
 - ii. *Illumination:* The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. Neon lighting.
- d. Marquee Signs.
 - i. *Number:* One (1) marquee structure per building.
 - ii. *Area:* The total area of all signs on a single marquee structure shall not exceed 150 square feet.
 - iii. *Height:* Each sign shall have a maximum height equal to the eaveline of the building.
 - iv. *Illumination:* The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. Internal illumination.
 - B. External illumination.
 - C. Message center sign.
 - D. Neon lighting.

7. *Summary Table for Signs in the Mixed Use Zoning Districts (MUR).*

	Wall Signs, Awning/Canopy/ Under Canopy Signs	Projecting Signs	Window Signs	Marquee Signs	Freestanding Signs
Maximum Number	Wall: 1 per tenant per street frontage, up to 2 Awning/Canopy: N/A (See §1106.A.2.)	1 per ground floor establishment, plus 1 per building entrance serving commercial tenants without a ground floor entrance	N/A	1 per building	A minimum of 1 per street entrance (up to 2 per entrance)
Maximum Area (Total)	2 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign type.		15% of total window area (permanent signs); 25% of total window area (all signs)	N/A	N/A
Maximum Area (Individual)	Wall: 24 sq. ft. Awning/Canopy: N/A (See §1106.A.2.)	12 sq. ft.	N/A	150 sq. ft.	50 sq. ft.
Maximum Height	The eaveline of the building		N/A	The eaveline of the building	10 ft.

D. Signs in General Commercial and Industrial Zoning Districts (C-1, LI). In addition to the exempt signs described in § 1104, the following numbers and types of signs may be erected in the C-1 Commercial Business and LI Limited Industrial zoning districts, subject to the conditions specified herein and in § 1106.

1. Any limited duration sign as defined and regulation in § 1106.D.
2. Any temporary sign as defined and regulated in § 1106.E.
3. Any sandwich board sign as defined and regulated in § 1106.F.
4. Any street pole banner as defined and regulated in § 1106.G.
5. Signs associated with a residential use or parcel shall comply with the standards in § 1107.A.
6. *All Non-Residential Uses.*
 - a. Freestanding Signs. One (1) freestanding sign shall be permitted per street entrance, up to a maximum of two (2) signs per lot, subject to the following regulations.
 - i. *Area:* Each sign shall have a maximum area of 20 sq. ft. per sign face, plus an additional five (5) sq. ft. per additional tenant, up to a maximum of 40 sq. ft.
 - ii. *Height:* Each sign shall have a maximum height of ten (10) feet.
 - iii. *Illumination:* The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. Internal illumination.

- B. External illumination.
 - C. Halo illumination or back-lit letters.
 - D. Message center sign.
 - E. Digital display.
- b. **Building Signs.** The total area of all wall, awning/canopy, and projecting signs shall be limited to two (2) square feet per one (1) linear foot of building frontage that faces a public street or public parking lot, subject to maximum size limitations based on sign type.
- i. **Wall Signs:** One (1) wall sign per tenant per street frontage, up to a maximum of two (2) wall signs per tenant. Where a property has entrances facing both a street and a parking lot, an additional sign is permitted to face the parking lot.
 - A. **Area:** Each sign shall have a maximum area of 32 square feet per sign face.
 - B. **Height:** Each sign shall have a maximum height equal to the eaveline of the building or the bottom of the second story window sill, whichever is lower.
 - C. **Illumination:** The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - 1. External illumination, with the light source lighting the sign from above.
 - 2. Halo illumination or back-lit letters.
 - 3. Neon lighting.
 - ii. **Awning/Canopy/Under Canopy Signs.**
 - A. **Height:** Each sign shall have a maximum height equal to the eaveline of the building or the bottom of the second story window sill, whichever is lower.
 - B. **Illumination:** The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - 1. External illumination, with the light source lighting the sign from above.
 - iii. **Projecting Signs:** One (1) projecting sign per ground floor establishment, plus one (1) projecting sign per building entrance serving one or more commercial tenants without a ground floor entrance.
 - A. **Area:** Each sign shall have a maximum area of 20 square feet per sign face.
 - B. **Height:** Each sign shall have a maximum height equal to the eaveline of the building or the bottom of the second story window sill, whichever is lower.
 - C. **Illumination:** The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - 1. External illumination, with the light source lighting the sign from above.
 - 2. Neon lighting.
- c. **Window Signs.**
- i. **Area:** A maximum of 25% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or permanently affixed

to the window. A maximum of 35% of the total window area of any single storefront may be covered by a combination of permanent and temporary window signs.

- ii. *Illumination*: The following illumination types shall be permitted subject to the regulations in § 1105.F.

- A. Neon lighting.

d. Marquee Signs.

- i. *Number*: One (1) marquee structure per building.
- ii. *Area*: The total area of all signs on a single marquee structure shall not exceed 200 square feet.
- iii. *Height*: Each sign shall have a maximum height equal to the eaveline of the building.
- iv. *Illumination*: The following illumination types shall be permitted subject to the regulations in § 1105.F.
 - A. Internal illumination.
 - B. Message center sign.
 - C. Neon lighting.

7. *Summary Table for Signs in the Mixed Use Zoning Districts (MUR).*

	Wall Signs, Awning/Canopy/Under Canopy Signs	Projecting Signs	Window Signs	Marquee Signs	Freestanding Signs
Maximum Number	Wall: 1 per tenant per street frontage, up to 2 Awning/Canopy: N/A (See § 1106.A.2.)	1 per ground floor establishment, plus 1 per building entrance serving commercial tenants without a ground floor entrance	N/A	1 per building	1 per street frontage, up to 2 per lot
Maximum Area (Total)	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign type.		25% of total window area (permanent signs); 35% of total window area (all signs)	N/A	N/A
Maximum Area (Individual)	Wall: 32 sq. ft. Awning/Canopy: N/A (See § 1106.A.2.)	20 sq. ft.	N/A	200 sq. ft.	20 sq. ft. plus an additional 5 sq. ft. per tenant up to 40 sq. ft.
Maximum Height	The eaveline of the building or the bottom of the second story window sill, whichever is lower.		N/A	The eaveline of the building	10 ft.

- E. Additional Regulations for Signs in Historic Districts. In evaluating the design and/or placement of new signs proposed to be placed within the boundaries of any historic district, in addition to all other requirements of this Article, the Sign Review Committee may consider the following criteria which are specifically applicable to signs.
1. The size, scale, and design of the sign shall be compatible with the size, scale, and design of the property, building, or site upon which it is to be located.
 2. The sign's materials shall be compatible with the period and style of the property, building, or site.
 3. The sign's location shall not obscure any significant architectural features of the building or site.
 4. The sign's installation shall not irreparably damage any cornice, ornament, or similar architectural detail, and shall be the least damaging method feasible for the property, building, or site.

Section 1108. Removal of Unsafe, Unlawful, or Abandoned Signs

- A. Unsafe or Unlawful Signs.
1. Upon written notice by the Borough, the owner, person, or firm maintaining a sign shall remove the sign when it becomes unsafe, is in danger of falling, or it becomes so deteriorated so that it no longer serves a useful purpose of communication, or it is determined by the Borough to be a nuisance, or it is deemed unsafe by the Borough, or it is unlawfully erected in violation of any of the provisions of this Article.
 2. The Borough may remove or cause to be removed the sign at the expense of the owner and/or lessee in the event of the owner or the person or firm maintaining the sign has not complied with the terms of the notice within thirty (30) days of the date of the notice. In the event of immediate danger, the Borough may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.
- B. Abandoned Signs.
1. It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within 60 days of the sign becoming abandoned as defined in this Article. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, and structural trim.
 2. Where the owner of the property on which an abandoned sign is located fails to remove such sign within 60 days of the date of the notice, the Borough may remove such sign. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, the Borough may file a lien upon the property for the purpose of recovering all reasonable costs associated with the removal of the sign.

Section 1109. Permits & Applications

- A. It shall be unlawful to erect, construct, or significantly alter any sign which requires a sign permit without first filing with the Borough of Souderton an application in writing, which application shall contain the information required by the Borough Zoning Officer.
- B. Application for Sign Permit. The following shall be provided:
1. The name, address, and telephone number of the property owner, and the signature of the owner or duly authorized agent for the owner.
 2. Two copies of a plan drawn to scale depicting:

- a. Lot dimensions, building frontage, and existing cartways, rights-of-way, and driveways.
 - b. The design of each sign face and sign structure, including dimensions, total area, sign height, depth, color scheme, structural details, materials, lighting scheme, and proposed location.
 - c. The building elevations, existing and proposed façades, parapet walls, eaveline, and the location and size of all proposed and existing permanent signage.
 - d. Current photographs showing existing signs on the premises and certifying the date on which photographs were taken.
 - e. Such other information as may be required by the Borough Zoning Officer
- C. All illuminated signs shall require certification in order to demonstrate continued compliance with the brightness requirements set forth in § 1105.F. This certification must be renewed every three (3) years. This will allow the Borough to adjust standards as needed based on changing technology and evaluation of impacts. The Borough reserves the right to assess the brightness of any sign at any time to ensure compliance with illumination requirements.
- D. Sign Review Committee. Prior to submitting an application for a sign permit, the applicant shall present their sign design to the Sign Review Committee for informal feedback on the design and placement of the proposed signage.

Section 1110. Nonconforming Signs

- A. Any sign legally existing at the time of the adoption of this Article that does not conform to the requirements of this Article, shall be considered a nonconforming sign and shall be bound by the regulations of this Article regarding nonconforming signs.
- 1. A sign not conforming to this Article shall be removed when the sign requires any structural renovation or the background area of the sign is to be altered.
 - 2. All nonconforming signs, except those which are painted onto building walls, may be repainted, resurfaced or repaired provided that they are not substantially destroyed or abandoned, and provided such does not increase the dimension of the existing sign.
 - 3. A nonconforming sign must be removed within 14 days after notification by the Borough Zoning Officer or be made to conform to this ordinance in every respect whenever:
 - a. It is not securely attached to the ground, wall, or roof and can be easily moved; or
 - b. It becomes so deteriorated that it no longer serves a useful purpose of communication and is a nuisance as determined by the Borough; or
 - c. It is abandoned by the owner or the use is abandoned.
- B. All nonconforming temporary signs, limited duration signs, portable signs, and banners must be permanently removed within 90 days of the effective date of this Article, unless specific approval is granted as provided for herein.

Section 1111. Signs on the Premises of Legally Nonconforming Uses

- A. Signs on the premises of legally nonconforming uses may remain until the existing use of the premises is discontinued.
- B. If a sign wears out or is damaged (including rust, faded colors, discoloration, holes, or missing parts or informational items), or is changed for any other reason, the number, size, and area of all signs relating to the premises shall not be increased beyond the characteristics of the sign or signs that existed on the property at the time this Article was adopted.

Section 1112. Substitution Clause

Notwithstanding any provision of this Article to the contrary, to the extent that this Article allows a sign containing commercial copy, it shall allow a non-commercial sign to the same extent. The non-commercial message may occupy the entire sign area or any portion thereof, and may substitute for or be combined with the commercial message. The sign message may be changed from commercial to non-commercial, or from one noncommercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited and the sign continues to comply with all of the requirements of this Article.

SECTION 3. Repealer.

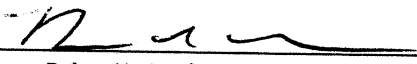
A. Article XI – Signs of the Souderton Borough Zoning Ordinance No. 405, enacted March 6, 1972, as amended, is hereby repealed.

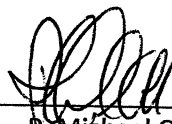
B. All other ordinances or parts of ordinances inconsistent herewith are hereby repealed.

ORDAINED and ENACTED by the Borough Council of the Borough of Souderton this 1st day of August, 2016.

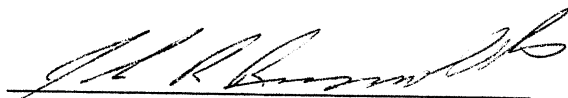
BOROUGH OF SOUDERTON

{BOROUGH SEAL}

By: 
Brian K. Goshow, President

Attest: 
P. Michael Coll, Secretary

APPROVED this 1st day of August, 2016.


John R. Reynolds, Mayor