

**ORDINANCE NO. 2023-02**

**SIGN ORDINANCE**

**AN ORDINANCE OF DOUGLASS TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA REPEALING  
IN ITS ENTIRETY EXISTING PART 15, SIGN  
REGULATIONS, AND IN ITS PLACE ENACTING A NEW  
PART 15, SIGN REGULATIONS, WHICH WILL BECOME  
PART OF THE DOUGLASS TOWNSHIP ZONING  
ORDINANCE**

**WHEREAS**, Douglass Township has enacted as part of its Code of Ordinances regulations governing signs, the most recent of which was Ordinance No. 2014-05 which repealed prior sign regulations and became part of the Douglass Township Zoning Ordinance;

**WHEREAS**, the Board of Supervisors has determined that it is in the best interests of the Township to repeal and replace Part 15 of its Code of Ordinances, Sign Regulations; and

**NOW THEREFORE, BE IT ORDAINED AND ENACTED AND IT IS HEREBY ORDAINED AND ENACTED** by the Board of Supervisors of Douglass Township, Montgomery County, Pennsylvania as follows:

**SECTION 1.** The Board of Supervisors, pursuant to its authority under the Second Class Township Code, hereby enacts the following ordinance, repealing in its entirety and replacing Part 15 of Chapter 27, of the Douglass Township Code of Ordinances; and

**SECTION 2.**

**Part 15: Sign Regulations**

**Section 1501. Applicability**

Any sign erected, altered, or maintained after the effective date of this Ordinance shall conform to the following regulations.

**Section 1502. Purpose & Intent**

Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public. The intent of this Article is to regulate all signs within Douglass Township to ensure that they are appropriate for their respective uses, in keeping with the appearance of the affected property and surrounding environment, and protective of the public health, safety, and general welfare by:

- A. Setting standards and providing controls that permit reasonable use of signs while restricting the adverse visual effects of signs on the character of the Township.

- B. Prohibiting the erection of signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists.
- C. Avoiding excessive conflicts from large or multiple signs, so that each permitted sign can provide an adequate message while minimizing clutter, unsightliness, and confusion.
- D. Establishing a process for the review and approval of sign permit applications.

### **Section 1503. Definitions**

Words and terms used in this ordinance shall have the meanings given in this Article. Unless expressly stated otherwise, any pertinent word or term not part of this listing but vital to the interpretation of this Ordinance, shall be construed to have their legal definition, or in absence of a legal definition, their meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

**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, in the case of off-premises signs, or at least 360 days in the case of 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:** Any sign painted 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 line parallel, or essentially parallel, with the abutting public street or parking lot.

**Canopy:** A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

**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. Changeable copy signs consist of *manual changeable copy signs* and *electronic changeable copy signs*, which include: *message center signs, digital displays, and Tri-Vision Boards*.

**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.

**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 displays.

**Directional Sign:** Signs designed to provide direction to pedestrian and vehicular traffic into or within a site.

**Façade:** The exterior wall of a building extending from grade to the top of the parapet, walls, or eaves, and encompassing the entire width of the building.

**Festoon Lighting:** A type of illumination comprised of either: (a) a group of incandescent light bulbs hung or strung overhead or on a building or other structure, or (b) light bulbs not shaded or hooded or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.

**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.

**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 centers signs or digital displays that meet the requirements set forth herein.

**Freestanding Sign:** A sign supported by structures 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.

**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.

**Holiday and Seasonal 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.

**Illumination:** A source of any artificial or reflected light, either directly from a source of light incorporated in, or indirectly 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 signs incorporating neon lighting shall not be considered internal illumination for the purposes of this ordinance.

**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.

**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 informational 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.

**Limited Duration Sign:** A non-permanent, on-premises sign that is displayed on private property for more than 30 days, but not intended to be displayed for an indefinite period.

**Luminance:** An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign, measured in candles per square foot (cd/ft<sup>2</sup>).

**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 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.

**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.

**Mural (or mural sign):** A picture/image (including but not limited to painted art) which is painted, constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/or symbols.

**Neon Sign:** A sign illuminated by a neon tube, or other visible light-emitting gas tube, that is bent to form letters, symbols, or other graphics.

**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 not sold, produced, manufactured, furnished, or conducted on the premises upon which the sign is located. (Also known as a third-party sign, billboard, or outdoor advertising)

**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 sold, offered, or conducted on the same property where the sign is located.

**Pennant:** 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.

**Portable Sign:** A sign designed to be transported or moved and not permanently attached to the ground, a building, or other structure.

**Sandwich Board Sign:** A type of freestanding, portable sign consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians (Also known as *A-frame sign*)

**Vehicular Sign:** A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose.

**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*).

**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 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 lighting fixture 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 structures that consist of poles, posts, walls, frames, brackets, or other supports holding a sign in place.

**Sign Area:** The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols. See §1506.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 could be smaller than the sign face.

**Sign Height:** The vertical dimension of a sign as measured using the standards in §1506.D.

**Snipe Sign:** A sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, or other objects, 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 facade 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, on-premises sign that is located on private property that can be displayed for no more than 30 consecutive days at one time.

**Tri-Vision Boards:** An outdoor unit with a slatted face that allows three different copy messages to revolve at intermittent intervals.

**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:** Any 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 1504. Prohibited Signs**

The following signs are unlawful and prohibited:

- A. Abandoned signs.
- B. Snipe signs. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this Part.
- C. Vehicular signs. This regulation does not include the use of business logos, identification or advertising on vehicles primarily used and actively used for business purposes and/or personal transportation.
- D. Mechanical movement signs, including revolving signs.
- E. Pennant strings and streamers.
- F. Animated signs, flashing signs, or signs that scroll or flash text or graphics.
- G. Inflatable signs and devices or balloon signs, with the exception of balloons used in temporary, non-commercial situations.
- H. Any signs that imitate, resemble, interfere with, or obstruct official traffic lights, signs, or signals.
- I. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent 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.
- J. Signs which emit smoke, visible vapors, particulate matter, sound, odor or contain open flames.
- K. Reflective signs or signs containing mirrors.
- L. Interactive signs.
- M. Signs incorporating beacon or festoon lighting.

- N. Any banner or sign of any type suspended across a public street, without the permission of the owner of the property and road. Any banner sign or sign of any type on retaining walls or fences.
- O. Roof signs.
- P. Sandwich board/A-frame signs
- Q. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
- R. Any sign containing information which states or implies that property may be used for any purpose not permitted under the provisions of the Douglass Township Zoning Ordinance.
- S. Signs that exhibit statements, words, or pictures of obscene or pornographic subjects as determined by Douglass Township.
- T. Any sign that promotes illegal activity.

**Section 1505. 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 following regulations.

- A. Official traffic signs.
- B. Government/regulatory signs.
- C. 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.
- D. Holiday and seasonal decorations.
- E. Personal expression signs of any sign type, including flags, provided that they do not exceed three (3) sq. ft. in area per side, are non-commercial in nature, and not illuminated.
- F. Address signs - Up to two (2) signs stating address, number and/or name of occupants of the premises and do not include any commercial advertising or other identification.
  - 1. *Residential districts.* Signs not to exceed three (3) sq. ft. in area.
  - 2. *Non-residential districts.* Signs not to exceed five (5) sq. ft. in area.
- G. Public signs - Signs erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification or directional signs for public facilities.
- H. Signs or emblems of a religious, civil, philanthropic, historical or educational organization that do not to exceed four (4) sq. ft. in area.
- I. Private drive signs - One (1) sign per driveway entrance, not to exceed two (2) sq. ft. in area.



- J. Security and warning signs - These limitations shall not apply to the posting of conventional "no trespassing" signs in accordance with state law.
1. *Residential districts.* Signs not to exceed two (2) sq. ft. in area.
  2. *Non-residential districts.* Maximum of one (1) large sign per property, not to exceed five (5) sq. ft. in area. All other posted security and warning signs may not exceed two (2) sq. ft. in area.
- K. Flags:
1. *Location.* Flags and flagpoles shall not be located within any right-of-way.
  2. *Height.* Flags shall have a maximum height of 30 ft.
  3. *Number.* No more than two (2) flags per lot in residential districts, no more than three (3) flags per lot in all other districts.
  4. *Size.* Maximum flag size is 24 sq. ft. in residential districts, 35 sq. ft. in all other districts.
  5. Flags containing commercial messages may be used as permitted freestanding or projecting signs, and, 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.
  6. Flags up to three (3) sq. ft. in area: are considered personal expression signs and are regulated in accordance with §1505.E.
- L. Legal notices.
- M. Incidental window sign
- N. Memorial signs, public monument or historical identification sign erected by Douglass Township, including plaque signs up to one (1) sq. ft. in area.
- O. Signs which are a permanent architectural feature of a building or structure, existing at the time of adoption of this ordinance.
- P. Signs advertising the variety of crop growing in a field. Such signs shall be removed after the growing season.
- Q. Incidental signs.
1. In the R-1, R-2, R-3, and R-4 Districts, one incidental sign is permitted per property, not to exceed one (1) square foot in area.
  2. In all other zoning districts, incidental signs shall not exceed six (6) square feet in area.
- R. Directional signs -May not exceed four (4) sq. ft. in area. Directional Signs shall have a maximum height of eight (8) ft.
- S. Art and murals, provided such signs do not contain a commercial message.
- T. Temporary signs in accordance with §1510 Regulations for Temporary Signs.

#### **Section 1506: General Regulations**

##### **A. Sign Location.**

1. No sign shall be erected or maintained as to prevent free ingress and egress to or from any door, window, or fire escape.

2. Only instructional signs shall be attached to a standpipe or fire escape.
3. Any sign located on a non-residential property must maintain a setback distances from an adjacent residential district as required under the Zoning Code for either commercial structures or buildings.
4. No sign shall be placed in such a position as to endanger pedestrians, bicyclists, or traffic on a street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.
5. No sign may occupy a sight triangle.
6. Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.

**B. Sign Materials & Construction.** 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.

**C. Sign Area.**

1. The "area of a sign" shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. 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, 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. *On-premises signs.* In determining the area of a multi-sided, on-premises sign, only one (1) side shall be considered, provided that the faces are not more than 18 inches apart. Where the faces are not equal in size, the larger sign face shall be used as the basis for calculating sign area. When the interior angle formed by the faces of a multi-sided sign 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.
  - b. *Off-premises signs.* In determining the area of a multi-sided, off-premises sign, only one (1) side shall be considered, provided that the faces are not more than 18 inches apart. Where the faces are not equal in size, the larger sign face shall be used as the basis for calculating sign area. When the interior angle formed by the faces of a multi-sided sign 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 of 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.
6. The permitted maximum area for all signs is determined by the sign type and the zoning district in which the sign is located (see §1513-1517).

**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.
  3. The permitted maximum height for all signs is determined by the sign type and the zoning district in which the sign is located (see §1513-1517).
- 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.**
1. Signs may be illuminated, unless otherwise specified herein, consistent with the following standards:
    - a. Maintenance: Illuminated signs, including the electrical components of the sign, shall be maintained in safe condition and good repair at all times so that all sign information is clearly legible.
    - b. Location. The summary table below (§1506.F.7.) provides detailed information about what types of illumination are permitted in each zoning district.
    - c. 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.
    - d. No more than 0.1 foot-candle of light shall be detectable at the boundary of any abutting property.
    - e. *Hours of Operation:*
      - i. Signs may be illuminated from 5 am until 11 pm, or ½ hour past the close of business of the facility being identified or advertised, whichever is later.
      - ii. Signs shall provide an automatic timer to comply with the intent of this Section.
    - f. *Brightness:* Message center signs and digital displays are subject to the following brightness limits
      - i. During daylight hours between sunrise and sunset, luminance shall be no greater than five thousand (5,000) nits.
      - ii. At all other times, luminance shall be no greater than two hundred fifty (250) nits.
      - iii. 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 comply with the limits set here within.
    - g. Message Duration. The length of time each message may be displayed on a message center sign, digital display, or Tri-Vision Board sign is based upon the visibility and speed limit unique to individual signs and adjacent road conditions. The following method should be used to calculate message duration for message center signs, digital displays or Tri-Vision Board signs.
      - i. Determine the greatest distance from which the sign becomes visible on the road the sign is primarily intended to serve. If a sign is intended to be seen by more than one roadway, the road with the lower posted speed limit shall be used for determining message duration.

- ii. Multiply the road's posted speed limit (MPH) by 5280, and then divide by 3600 to obtain the speed limit in feet/second.
  - iii. Divide the visibility distance by the speed limit (feet/second).
  - iv. Add an additional ten (10) percent of this number to the total.
  - v. The resulting amount of time is the minimum permitted message duration.
- 2. Types of Illumination: Where permitted, illumination may be:
  - a. *External*: Externally illuminated signs, where permitted, are subject to the following regulations:
    - i. The source of the light must be concealed by translucent covers.
    - ii. External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.
  - b. *Internal*: Internally illuminated signs, where permitted, are subject to the following regulations:
    - i. Internal illumination, including neon lighting, must be static in intensity and color.
    - ii. Message center signs are permitted in accordance with the regulations contained in §1506.F.3.
    - iii. Digital displays are permitted in accordance with the regulations contained in §1506.F.4.
- 3. Message center signs are subject to the following regulations, in addition to all other illumination requirements established in this Section:
  - a. *Sign Type*: Message center signs are permitted in the form of freestanding, monument, and wall signs, both on-premises and off-premises, in accordance with the regulations established in §1506.F.7.
  - b. *Height*: A message center sign shall have the same height limits as other permitted signs of the same type and location.
  - c. *Area*:
    - i. When used as an on-premises sign, message center signs shall not exceed 50% of the sign area for any one sign, and shall not exceed more than 30% of the total area for all signs permitted on a property.
    - ii. When used as an off-premises sign, message center signs may be used for the full permitted sign area.
  - d. *Maximum Number*: Where permitted, one (1) message center sign is permitted per street frontage, up to a maximum of two (2) message center signs per property.
  - e. *Message Display*:
    - i. No message center sign may contain text which flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
    - ii. The content of a message center sign must transition by changing instantly (e.g., no fade-out or fade-in).
    - iii. *Default Design*: 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 to a message center sign requires the issuance of a permit pursuant to §1519 Permits & Applications.
  - g. The addition, of any message center sign to a nonconforming sign is prohibited.
- 4. Digital display signs are subject to the following regulations in addition to all other requirements established in this Section.

- a. *Sign Type:* Digital displays are permitted in the form of freestanding, monument, and wall signs, both on-premises and off-premises, in accordance with the regulations established in §1506.F.7.
  - b. *Height:* A digital display shall have the same height limits as for other permitted signs of the same type and location.
  - c. *Area:*
    - i. When used as an on-premises sign, digital display signs shall not exceed 50% of the sign area for any one sign, and shall not exceed more than 30% of the total area for all signs permitted on a property.
    - ii. When used as an off-premises sign, digital display signs may be used for the full permitted sign area.
    - iii. *Maximum Number per Property:* Where permitted, one (1) digital display sign is permitted per property.
    - iv. *Message Display:*
      - 1. Any Digital Display containing animation, streaming video, or text or images which flash, pulsate, move, or scroll is prohibited. 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 digital display must transition by changing instantly, with no transition graphics (e.g., no fade-out or fade-in).
      - 4. *Default Design:* The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
  - d. Conversion of a permitted non-digital sign to a digital sign requires the issuance of a permit pursuant to §1520 Permits & Applications.
  - e. The addition of any digital display to a nonconforming sign is prohibited.
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. All work shall be completed in full compliance with the Douglass Township Electrical Code as set forth in the PA Uniform Construction Code.
  - c. The electrical supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed electrical cables. Electrical supply to freestanding signs shall be provided by means of underground cables.
  - d. The owner of any illuminated sign shall arrange for a certification showing compliance with the brightness standards set forth herein by an independent contractor and provide the certification documentation to Douglass Township 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 measures 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. Illumination Standards by District. (See attached chart)

District	Illumination Type			Brightness Limitation for Digital Displays and Message Center Signs	Hours of Illumination	Motion Limitation	Size Limitation	
	Internal	Message Center Sign	External				Digital Display	Digital Display Signs as a Max % of Total Sign Area on Site
R-1 District	N	N^^	Y	N	5 am to 11 pm or 1/2 hour past close of business	N/A	N/A	N/A
R-1A, R-2, R-3, R-4 Districts	N	N^^	Y	N	5 am to 11 pm or 1/2 hour past close of business	N/A	N/A	N/A
IN District	Y	Y	Y	Y	5 am to 11 pm or 1/2 hour past close of business	Determined by visibility. See §1506.f.4.c	50%	50%
LC, CC, and VCC Districts	N	Y	Y	Y	5 am to 11 pm or 1/2 hour past close of business	Determined by visibility. See §1506.f.4.c	50%	50%
GC, M-1, M-2, and MU Districts	Y	Y	Y	Y	5 am to 11 pm or 1/2 hour past close of business	Determined by visibility. See §1506.f.4.c	50%	50%
Off-Premises*	Y	Y	Y	Y	5 am to 11 pm or 1/2 hour past close of business	Determined by visibility. See §1506.f.4.c	100%	100%
Temporary Signs*	N	N	N	N	N/A	N/A	N/A	N/A
Portable Signs*	N	N	N	N	N/A	N/A	N/A	N/A

\*Off-premises, temporary, and portable signs are subject to the illumination regulations governing off-premises, temporary and portable signs, rather than the illumination standards governing the specific district where the sign is located

^^Excludes scoreboards located in Parks or Recreational facilities

## Section 1507. Regulations for On-Premises Signs

### A. Wall Signs.

1. No portion of a wall sign shall be mounted less than eight (8) feet above the finished grade or extend out 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 eight-foot height requirement need not be met.

### B. Window Signs.

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

### C. Projecting Signs.

1. No portion of a projecting signs shall project more than four (4) feet from the face of the building.
2. The outermost portion of a projecting sign shall project no closer than five (5) feet from a curbline or shoulder of a public street.
3. *Sign Height.* The lowest edge of a projecting sign shall be at least eight (8) feet above the finished grade.

### D. Canopy or Awning Signs.

1. A canopy or awning without lettering or other advertising shall not be regulated as a sign.
2. Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
3. No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
4. *Sign Placement.*
  - a. Letters or numerals shall be located only on the front and side vertical faces of the awning or canopy.
  - b. Logos or emblems are permitted on the top or angled portion of the awning or canopy up to a maximum of three square feet. No more than one emblem or logo is permitted on any one awning or canopy.
5. *Sign Height.* The lowest edge of the canopy or awning sign shall be at least eight (8) feet above the finished grade.
6. Any ground-floor awning projecting into a street right-of-way must be retractable.
7. Awnings above the ground floor may be fixed, provided they do not project more four (4) feet from the face of the building.
8. *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, projection, and style across all tenants in the building.

### E. 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.

### F. Freestanding Signs.

1. When located within 15 feet of the curb line, the lowest edge of any freestanding pole sign shall be greater than eight (8) feet).
2. Freestanding ground signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.
3. *Sign Placement.*
  - a. All freestanding signs shall be set back 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.

G. **Manual Changeable Copy Signs.** Manual changeable copy signs are permitted only when integrated into a freestanding, marquee, wall, or portable sign.

**Section 1508. Regulations for Off-Premises Signs**

A. **Locations Permitted.**

1. Off-premises signs are permitted in the following locations:
  - a. M-1 and M-2 Zoning Districts

B. **Sign Size.** An off-premises advertising sign is subject to the following size restrictions according to the posted speed limit of the road which the off-premises sign faces.

	Posted Speed Limit (MPH)				
	≤ 35	36 - 45	46 - 55	56 - 65	Limited Access
<b>SIGN AREA MAX</b> (sq. ft.)	60	100	150	200	300

C. **Height and Location of Sign.**

1. The lowest edge of an off premises sign shall be at least seven (7) ft. above the finished grade.
2. Off-premises signs shall have a maximum height of 30 ft.

D. **Spacing.** Off-premises signs shall be:

1. Setback from the ultimate right-of-way a distance equal to the height of the off-premises sign or 15 feet, whichever is greater.
2. Located no closer than 25 feet from any property line
3. Located no closer than 50 feet from any building, structure, or on-premises sign located on the same property.
4. Located no closer than 500 ft. from another off-premises sign on either side of the road measured linearly.
5. Located no closer than 100 ft. from any intersection, or interchange (on/off-ramp).
6. Located no closer than 500 ft. from any property line abutting a public park, playground, religious institution, cemetery, school, or residential district.
7. Not attached to the external wall or otherwise affixed to any part of any building and shall not extend over any public property or right-of-way.
8. Not located on sewer rights-of-way, or water, electric, or petroleum pipelines.
9. Not located on a bridge.

E. **Number of Signs per Lot.** No more than one sign shall be permitted per 500 feet of street frontage. Vertically or horizontally stacked signs shall not be permitted.



- F. **Content.** Off-premises signs shall not display any message or graphic of an obscene or pornographic nature as determined by Douglass Township.
- G. **Multi-Sided Off-Premises Signs.** Signs may be single or double-sided, in accordance with §1506.C. Sign Area.
- H. **Message Sequencing.** Message sequencing is prohibited.
- I. **Construction and Maintenance.**
1. All plans for off-premises signs shall be certified by a licensed engineer registered in Pennsylvania.
  2. All off-premises advertising signs shall be constructed in accordance with industry-wide standards established by the Outdoor Advertising Association of America and the Institute of Outdoor Advertising, or their successor organizations. All off-premises advertising signs shall be structurally sound and maintained in good condition and in compliance with the Pennsylvania Uniform Construction Code.
  3. The rear face of a single-face, off-premises advertising sign shall be painted and maintained with a single neutral color as approved by Douglass Township.
  4. Every three years, the owner of the billboard shall have a structural inspection made of the billboard by a licensed engineer registered in Pennsylvania and shall provide to Douglass Township a certificate certifying that the billboard is structurally sound.
- J. **Identification of Sign Owner.** All off-premises signs shall be identified on the structure with the name, address, and phone number of the owner of such sign.
- K. **Landscaping.**
1. Landscaping shall be provided at the base of all off-premises signs. Trees and shrubbery, including evergreen and flowering trees, of sufficient size and quantity shall be used to achieve the purpose of this Section.
  2. Trees greater than four (4) inches in diameter removed for construction of the sign shall be replaced on-site at a ratio of one (1) replacement tree for each removed tree using native species no less than three (3) inches in diameter.
- L. **Additional Regulations.** All off-premises signs shall comply with any and all applicable zoning regulations of Douglass Township, and any and all municipal, state and/or federal regulations. In the event any other applicable regulation is in conflict with the provisions of this Section, the more strict regulation shall apply.
- M. **Application/Plan Requirements.** Plans submitted for off-premises advertising signs shall show the following:
1. The location of the proposed sign on the lot with the required sign setbacks from the property line and ultimate right-of-way.
  2. The location of existing trees.
  3. The distance to the nearest existing off-premises advertising sign.
  4. The distance to the nearest right-of-way, property line, building, structure, on-premises sign, off-premises sign, intersection, interchange; safety rest area, bridge, residential district, or institutional use, sewer rights-of-way, and water, electric or petroleum pipelines.
  5. Site plan containing all of the applicable requirements set forth in the Douglass Township zoning code, as amended.
  6. Certification under the seal by a licensed engineer that the off-premises sign, as proposed, is designed in accordance with all federal, state, and local laws, codes, and professional standards.
- N. **Illumination and Changeable Copy of Off-Premises Signs.**
1. Off-premises signs may incorporate manual changeable copy signs.
  2. Off-premises signs may be illuminated, provided that:

- a. All light sources are designed, shielded, arranged, and installed to confine or direct all illumination to the surface of the off-premises sign and from adjoining properties.
  - b. Light sources are no visible from any street or adjoining properties.
  - c. The off-premises sign complies with all other illumination standards found in §1506.F.
- 3. The following illumination types shall be permitted subject to the regulations found in §1506.F. Sign Illumination.
  - a. Message Center Sign
  - b. Digital Display
  - c. External Illumination
  - d. Internal Illumination
- 4. Off-premises signs may incorporate Tri-Vision Boards.
  - a. The length of time each message of the Tri-Vision Board may be displayed before changing is based upon the visibility and the posted speed limit unique to individual signs and adjacent road conditions. The message duration for Tri- Vision Boards shall be calculated using the method described in §1506.F.1.g. Message Duration.
- O. **Safety.** In applying for special exception relief, the applicant bears the burden of proof to establish that the proposed off-premises sign will not create a public health or safety hazard in the matter and location that it is proposed and in the manner by which it is to be operated.

**Section 1509: Regulations for Limited Duration Signs**

**Limited duration signs**, as defined in this Section, located on private property are subject to the regulations set forth below. Limited Duration 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. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.

**A. Size and Number**

1. Non-Residential Zones:

- a. One (1) large limited duration sign is permitted per property in all non-residential zones. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large limited duration sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large limited duration signs.
  - i. Type: Freestanding, window, or wall signs are permitted
  - ii. Area: Each large limited duration sign shall have a maximum area of 16 sq. ft.
  - iii. Height: Large limited duration signs that are freestanding shall have a maximum height of eight (8) feet
- b. Small Limited Duration Signs: Small limited duration signs are permitted in all non-residential zones
  - i. Type: Freestanding, window, or wall signs are permitted
  - ii. Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.
  - iii. Height: Small limited duration signs that are freestanding shall have a maximum height of six (6) feet.

2. Residential Zones:

- a. Large Limited Duration Sign: One (1) large limited duration sign is permitted per property so long as the property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.
  - i. Type: Freestanding, window, or wall signs are permitted.
  - ii. Area: Each large limited duration sign shall have a maximum area of 16 sq. ft.
  - iii. Height: Large limited duration signs that are freestanding shall have a maximum height of eight (8) feet.
- b. One (1) small limited duration sign is permitted per property
  - i. Type: Freestanding, window, or wall signs are permitted
  - ii. Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.
  - iii. Height: Small limited duration signs that are freestanding shall have a maximum height of six (6) feet.

**B. Permit Requirements.**

- 1. A permit for a limited duration sign is issued for one (1) year and may be renewed annually.
- 2. One (1) sign is allowed per permit. An applicant may request up to two permits per address, but is subject to the size and number restrictions set forth in this section.
- 3. An application for a limited duration sign permit must include:
  - a) A description of the sign indicating the number, size, shape, dimensions, and the expected length of time the sign will be displayed;
  - b) A schematic drawing of the site showing the proposed location of the sign in relation to nearby building and streets;
  - c) The number of signs on the site.

**C. Installation and Maintenance.**

- 1. All limited duration signs must be installed such that in the opinion of the Douglass Township Zoning Officer, they do not create a safety hazard.
- 2. All limited duration signs must be made of durable materials and shall be well- maintained.
- 3. Limited duration signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

**D. Illumination.** Illumination of any limited duration sign is prohibited.

	Zoning District	
	Non-Residential	Residential
<b>Large Limited Duration Signs (max area 16 sq. ft.)</b>	<u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 sq. ft. of floor area.  <u>Height:</u> Maximum 8 ft.	<u>Number:</u> 1 per property if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 sq. ft. of floor area.  <u>Height:</u> Maximum 8 ft.
<b>Small Limited Duration Signs (max 6 sq. ft.)</b>	<u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of frontage or has > 10,000 sq. ft. of floor area.  <u>Height:</u> Maximum 6 ft.	<u>Number:</u> 1 per property  <u>Height:</u> Maximum 6 ft.

## Section 1510: Regulations for Temporary Signs

A. Temporary signs, as defined in this Section, located on private property, are exempt from standard permit requirements. Temporary 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. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.

### B. Size and Number

#### 1. Non-Residential Zones

a. Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential zones. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional large temporary sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large temporary signs.

##### i. Type:

1. Freestanding sign
2. Window sign
3. Wall sign
4. Banner

##### ii. Area:

1. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 sq. ft.
2. Each large temporary banner shall have a maximum area of 32 sq. ft.

##### iii. Height:

1. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
2. Banners shall hang at a height no greater than 24 feet.

b. Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential zones. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

##### i. Type:

1. Freestanding sign
2. Window sign
3. Wall sign

ii. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

iii. Height: Small temporary signs shall have a maximum height of six (6) feet.

#### 2. Residential Zones

a. Large Temporary Signs: one (1) large temporary sign is permitted per residential property so long as the property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.

##### i. Type:

1. Freestanding sign

2. Window sign
3. Wall sign
4. Banner Sign
- ii. Area:
  1. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.
  2. Each large temporary banner shall have a maximum area of 32 square feet.
- iii. Height:
  1. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
  2. Banners shall hang at a height no greater than 24 feet.
- b. Small Temporary Signs: One (1) small temporary sign is permitted per residential property.
  - i. Type:
    1. Freestanding sign
    2. Window sign
    3. Wall sign
  - ii. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.
  - iii. Height: Small temporary signs shall have a maximum height of six (6) feet.

	Zoning District	
	Non-Residential	Residential
<b>Large Temporary Signs (max area: 32 sq. ft. for banner, 16 sq. ft. for all other signs)</b>	<u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has >10,000 sq. ft. of floor area.  <u>Height:</u> <i>Ground:</i> Maximum 8 ft. <i>Banner:</i> Maximum 24 ft.	<u>Number:</u> 1 per property if property is 5+ acres with 400+ ft. of street frontage, or has >10,000 sq. ft. of floor area.  <u>Height:</u> <i>Ground:</i> Maximum 8 ft. <i>Banner:</i> Maximum 24 ft.
<b>Small Temporary Signs (max area: 6 sq. ft.)</b>	<u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has >10,000 sq. ft. of floor area.  <u>Height:</u> Maximum 6 ft.	<u>Number:</u> 1 per property  <u>Height:</u> Maximum 6 ft.

**C. Duration and Removal**

1. Temporary signs may be displayed up to a maximum of 30 consecutive days, two (2) times per year.
2. Douglass Township or the property owner may confiscate signs installed in violation of this Part. Neither Douglass Township nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.

**D. Permission**

1. The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.

**E. Municipal Notification**

1. 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.

**F. Installation and Maintenance**

1. All temporary signs must be installed such that in the opinion of the Douglass Township Code Enforcement Officer, they do not create a safety hazard.
2. All temporary signs must be made of durable materials and shall be well-maintained.
3. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

**G. Illumination:** Illumination of any temporary sign is prohibited.

**Section 1511: Regulations of Portable Signs**

**A. General Provisions.**

1. Illumination: Illumination of any portable sign is prohibited.
2. Hours of Display.
  - a. 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 portable signs must be taken in during hours of non-operation of the business being advertised.
  - b. All portable signs must be taken in during inclement weather.

**B. Sandwich Board or A-frame Signs.** Sandwich board 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.

1. Number: One (1) sandwich board sign is permitted per establishment. For the purposes of this subsection, a parking garage or parking lot shall be considered an establishment.
2. Area: Each sign shall have a maximum area of seven (7) sq. ft. per sign face.
3. Height: Signs shall have a maximum height of three and one-half (3.5) feet.
4. Sign Placement:
  - a. If a sign is located on a public or private sidewalk, a minimum of 36 inches 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 12 feet of the primary 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. Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.
5. Manual Changeable Copy:
  - a. Manual changeable copy signs are permitted when integrated into a sandwich board sign.
  - b. Commercial messages must advertise only goods and services available on the premises.

- C. Advertising Vehicles: Any vehicle or trailer which is parked on a public right-of-way or on public or private property so as to be visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same or nearby property or any other premises is hereby deemed to be an advertising vehicle and shall be prohibited. This section shall not prohibit any form of vehicular signage, where the vehicle is used primarily for other business purposes such as deliveries, but is intended to prevent the use of vehicles to circumvent the purposes of this Part.

### **Section 1512: Regulations of Street Pole Banners**

- A. **General Provisions.** Street pole banners that comply with the requirements of this subsection shall not be included in the determination of the type, number, or area of signs allowed on a property.
1. Illumination: Illumination of any street pole banner is prohibited.
  2. Area: Each street pole banner shall have a maximum area of 12.5 square feet and a maximum width of three (3) feet. Up to two (2) street pole banners are permitted per street pole.
  3. Height:
    - a. 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 fourteen feet above the finished grade.
    - b. 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 eight (8) feet above the finished grade.
  4. Location:
    - a. No street pole banner shall extend beyond the curbline.
    - b. 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.
    - c. Street pole banners shall not interfere with the visibility of traffic signals or signs. No street pole banner shall be located on a pole that has traffic or pedestrian control signals.
  5. Installation and Maintenance:
    - a. All street pole banners must be made of lightweight and durable fabrics with wind slits.
    - b. Street pole banners signs that are frayed, torn, or faded so that they are no longer legible will be deemed unmaintained and will be required to be removed.
- B. **Permit Requirements**
1. A permit for a street pole banner is issued for one (1) year and may be renewed annually.
  2. An application for a street pole banner permit must include the following:
    - a. A diagram or map of the specific poles to be used for banner installation and the streets on which the poles are located.
    - b. A proof of the banner design, including the banner's dimensions.
    - c. If brackets are to be installed, submit specifications for your bracket installation system.

### **Section 1513: Signs in the R-1 Agriculture-Residential District**

In addition to the exempt signs described in §1505. Signs Exempt from Permit Requirements, the following numbers and types of signs may be erected in the R-1 District, subject to the conditions specified here and in §1507-1510.

- A. Any limited duration sign as defined and regulated in §1509. Regulations for Limited Duration Signs
- B. Any temporary sign as defined and regulated in §1510. Regulations for Temporary Signs
- C. Signs associated with a residential use or parcel within an agricultural/rural zone shall comply with §1514.

D. Parks and Open Space.

1. One (1) freestanding sign is permitted at each street access to a park or open space facility subject for the following:
  - a. Area: Each sign shall have a maximum area of 24 sq. ft. per sign face.
  - b. Height: Signs shall have a maximum height of ten (10) feet.
  - c. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
    - i. External illumination
2. 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:
  - a. Area: Each sign shall have a maximum area often (10) sq. ft.
  - b. Height: Signs shall have a maximum height of eight (8) feet
  - c. Illumination: These signs shall be non-illuminated.
3. Signs for recreation and sporting facilities shall be allowed provided that the following criteria is met:
  - a. Signs on the interior walls or fence of an open stadium shall be no greater than 24 sq. ft. in size and shall be designed to be viewed from the inside of the stadium only, and non-illuminated.
  - b. One (1) freestanding scoreboard, not to exceed 200 sq. ft. in area and 20 feet in height, is permitted per playing field.
    - i. Commercial messages shall not exceed 30% of the front face of the scoreboard.
    - ii. The face of all scoreboards, including any attached commercial signs and panels, shall be permanently oriented toward the recreation and spectator area.
    - iii. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
      1. Internal illumination
      2. External illumination
      3. Message center sign
      4. Digital display (not to exceed 30% of the total scoreboard area)

E. Freestanding signs for non-residential uses in the R-1 District shall be permitted subject to the following regulations.

1. Number: One (1) sign per street frontage, up to a maximum of two (2) signs per lot.
2. Area: Each sign shall have a maximum area of 24 sq. ft. per sign face.
3. Height: Signs shall have a maximum height of six (6) ft.

F. Projecting and wall signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per tenant per building frontage up to a maximum of two (2) signs per tenant.
2. Area: Each sign shall have a maximum area of 24 sq. ft. per sign face.
3. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.

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

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



H. Summary Table for Signs in R-1 Agricultural-Residential District.

	R-1 Agricultural-Residential District		
	Wall and Projecting	Window	Freestanding
<b>Maximum Number</b>	Non-Residential Uses: 1 per tenant per building frontage, up to a maximum of 2 signs per tenant	N/A	Parks and Open Space: 1 per street access plus 1 freestanding scoreboard per playing field  Non-Residential Uses: 1 per street access up to a maximum of 2 signs per lot
<b>Maximum Area (sq. ft.)</b>	Parks and Open Space: Signs on the interior walls or fence of an open stadium: 24  Non-Residential Uses: 20	Non-Residential Uses: 15% of total window area	Parks and Open Space: 24 (entrance), 200 (scoreboard), 10 (signs interior to the site)  Non-Residential Uses: 32
<b>Maximum Height</b>	Non-Residential Uses: The eaveline or the bottom of the second story window sill, whichever is lower.	N/A	Parks and Open Space: 10 ft. (entrance), 20 ft. (scoreboard), 8 ft. (signs interior to the site)  Non-Residential Uses: 6 ft.

**Section 1514: Signs in the R-1A, R-2, R-3, and R-4 Districts**

In addition to the exempt signs described in §1505. Signs Exempt from Permit Requirements, the following numbers and types of signs maybe erected in the R-1A, R-2, R-3, and R-4 residential districts subject to the conditions specified here.

- A. Any limited duration sign as defined and regulated in §1509. Regulations for Limited Duration Signs
- B. Any temporary sign as defined and regulated in §1510. Regulations for Temporary Signs.
- C. Signs associated with an institutional use or parcel within a residential zone shall comply with §1515 Signs in Institutional Districts.
- D. Signs for parks and open space uses in the R-1A, R-2, R-3, or R-4 Districts are regulated in §1513.D.
- E. Home Occupations
  - 1. 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: Signs shall have a maximum height of four (4) feet.
    - c. Illumination: These signs shall be non-illuminated.
  - 2. One (1) wall or projecting sign shall be permitted, up to two (2) sq. ft. in area, subject to the following regulations:
    - a. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.

- F. Identification sign for non-residential uses permitted in the R-1A, R-2, or R-3 districts only.
1. One (1) sign shall be permitted per property with a maximum area of 24 square feet and a maximum height for freestanding signs of six (6) feet.
  2. Window signs for non-residential uses shall be permitted provided that no more than 15% of the total window area of any single building frontage may be used for signs.
  3. Freestanding signs for residential developments shall be permitted subject to the following regulations.
    - a. Number: One (1) sign per street frontage
    - b. Area: Each sign shall have a maximum area of 15 sq. ft. per sign face.
    - c. Height: Signs shall have a maximum height of eight (8) feet.
  4. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
    - a. External illumination
- G. Summary Table for Signs in R-1A, R-2, R-3, and R-4 Districts.

	Residential Districts	
	Wall and Projecting	Freestanding
<b>Maximum Number</b>	Home Occupations: 1 per lot Non-Residential Use: 1 per lot	Home Occupations: 1 per lot Non-Residential Use: 1 per lot Residential Developments: 1 per lot
<b>Maximum Area (sq. ft.)</b>	Home Occupations: 2 Non-Residential Use: 24	Home Occupations: 6 Non-Residential Use: 24 Residential Developments: 15
<b>Maximum Height</b>	The eaveline or the bottom of the second story window sill, whichever is lower.	Home Occupations: 6 ft. Non-Residential Use: 6 ft. Residential Developments: 8 ft.

**Section 1515: Signs in the Institutional District (IN)**

In addition to the exempt signs described in §1505 Exempt Signs, the following numbers and types of signs may be erected for Institutional uses, including schools, religious institutions, municipal buildings, hospitals, clubs, or permitted uses of a similar nature subject to the conditions specified here and in §1507-1510.

- A. Any limited duration sign as defined and regulated in §1509. Regulations for Limited Duration signs.
- B. Any temporary sign as defined and regulated in §1510. Regulations for Temporary Signs.
- C. Any street pole banner as defined and regulated in §1512. Regulations for Street Pole Banners.
- D. Signs associated with a residential use or parcel within an institutional zone shall comply with §1514. Signs in Residential Districts.
- E. Signs in Parks and Open Space: Signs for parks and open space uses in institutional districts are regulated in §1513.D
- F. Freestanding signs for uses other than parks and open space shall be permitted subject to the following regulations.

1. Number: One (1) sign per entrance from a public road, up to three (3) signs per property held in single and separate ownership.
  2. Area: Each sign shall have a maximum area of
    - a. 24 square feet for lots less than two (2) acres and
    - b. 40 square feet for lots greater than two (2) acres.
  3. Height: Signs shall have a maximum height often (10) ft.
  4. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
    - a. Internal Illumination
    - b. External Illumination
    - c. Message Center Sign
    - d. Digital Display
  5. Freestanding signs located on the interior of the site used to identify facilities, on- site traffic direction, hours of operation, and other information are exempt from permit requirements, subject to the following:
    - a. Area: Each sign shall have a maximum area of (10) sq. ft.
    - b. Signs shall have a maximum height of eight (8) ft.
    - c. Illumination: These signs shall be non-illuminated.
- G. Building signs, including wall signs, awning or canopy signs, projecting signs, and window signs, are permitted for institutional uses. The total sign area of all building signs is limited by the lot size and wall area of the property as follows:
1. Area:
    - a. On lots less than two (2) acres:
      - i. Total sign area of all building signs shall not exceed five (5) percent of the total wall area for all walls that directly face a public street or parking lot.
      - ii. No single building sign shall exceed 24 square feet.
    - b. On lots of two (2) acres or more but less than five (5) acres:
      - i. Total sign area of all building signs shall not exceed six (6) percent of the total wall area for all walls that directly face a public street or parking lot.
      - ii. No single building sign shall exceed 36 square feet.
    - c. On lots of five (5) acres or more:
      - i. Total sign are of all building signs shall not exceed seven (7) percent of the total wall area for all walls that directly face a public street or parking lot.
      - ii. No single building sign shall exceed 60 square feet.
  2. Height: Signs shall have a maximum height equal to the eaveline.
  3. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
    - a. Internal illumination
    - b. External Illumination from above
    - c. Halo illumination or back-lit letters

H. Summary Table for Signs in Institutional Districts.

		Institutional District		
		Wall, Awning/Canopy, Projecting, and Window	Freestanding (Entrance)	Interior Freestanding
<b>Standards</b>	<b>Maximum Number</b>	N/A	1 per street entrance, up to 3 per lot	No limit
	<b>Maximum Area</b>	<p>A. <u>Lots &lt; 2 acres</u>: 5% of the total wall face area for all walls that directly face a public street or parking lot. No single wall sign shall exceed 24 square feet.</p> <p>B. <u>Lots &gt; 2 and &lt; 5 acres</u>: 6% of the total wall face area for all walls that directly face a public street or parking lot. No single wall sign shall exceed 36 square feet.</p> <p>C. <u>Lots ≥ 5 acres</u>: 7% of the total wall face area for all walls that directly face a public street or parking lot. No single wall sign shall exceed 60 square feet.</p>	24 sq. ft. (lots less than 2 acres); 40 sq. ft. (lots greater than 2 acres)	10 sq. ft.
	<b>Maximum Height</b>	The eaveline	10 ft.	8 ft.

**Section 1516: Signs in the Limited Commercial (LC), Convenience Commercial (CC) and Village Commercial (VCC) Districts**

In addition to the exempt signs described in §1505. Signs Exempt from Permit Requirements, the following numbers and types of signs may be erected in the LC, CC, and VCC Districts, subject to the conditions specified here and in §1507-1510.

- A. Any limited duration sign as defined and regulated in §1509. Regulations for Limited Duration signs.
- B. Any temporary sign as defined and regulated in §1510. Regulations for Temporary Signs.
- C. Any sign permitted in residential districts, for appropriate uses, as defined and regulated in §1514. Signs in Residential Districts.
- D. Any portable sign as defined and regulated in §1511. Regulations for Portable Signs.
- E. Any street pole banner as defined and regulated in §1512. Regulations for Street Pole Banners
- F. The total area of all wall, projecting, awning/canopy signs shall be limited to one and a half (1.5) square feet per one (1) linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.
- G. Wall signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per tenant per street frontage, up to two (2) 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.
  2. Area: Each sign shall have a maximum area of 15% of a façade that faces a public street or parking lot, up to a maximum of 50 sq. ft. per sign face.
  3. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
    - a. External illumination, lit from above
    - b. Internal illumination.
- H. Projecting signs for non-residential uses shall be permitted subject to the following regulations.
1. Number: One (1) sign per ground floor tenant per street frontage, plus one (1) sign per building entrance serving one or more commercial tenants without a ground floor entrance.
  2. Area: Each sign shall have a maximum area of 10 sq. ft. per sign face.
  3. Illumination: These signs shall be non-illuminated.
  4. Height: These signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
- I. Canopy or awning signs for non-residential uses shall be permitted subject to the regulations established in §1507.D.
1. Illumination: These signs shall be non-illuminated.
  2. Height: These signs shall have a maximum height equal to the eaveline.
- J. Window signs for non-residential uses shall be permitted subject to the following regulations.
1. 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 otherwise permanently affixed to the window.
  2. Illumination: These signs shall be non-illuminated
- K. Freestanding signs for non-residential uses shall be permitted subject to the following regulations.
1. Number: One (1) sign per street frontage, up to two (2) signs per property held in single and separate ownership.
  2. Area: Each sign shall have a maximum area of 15 sq. ft., plus an additional 5 sq. ft. per tenant, up to a maximum of 30 sq. ft.
  3. Height: Freestanding signs shall have a maximum height of 10 ft.
  4. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
    - a. External illumination
    - b. Internal illumination
    - c. Message Center Signs
    - d. Digital Displays

L. Summary Table for Signs in LC, CC, and VCC Districts

	LC, CC, and VCC Districts			
	Wall and Awning/Canopy	Projecting	Window	Freestanding
<b>Maximum Number</b>	Wall: 1 sign per tenant per street frontage (up to 2 per tenant)  Awning/Canopy: N/A (See §1507)	1 sign per tenant per street frontage, plus 1 per building entrance serving tenants without a ground floor entrance	N/A	1 per street frontage, up to 2 per lot
<b>Maximum Area (Total)</b>	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		N/A	N/A
<b>Maximum Area (Individual)</b>	Wall: 15% of a façade that faces a public street or parking lot. Maximum 50 sq. ft. per sign face.  Awning/Canopy: N/A (See §1507)	10 sq. ft.	15% total window area (permanent signs); 25% total window area (all signs)	15 sq. ft. plus 5 sq. ft. per additional tenant up to 30 sq. ft.
<b>Maximum Height</b>	The eaveline or the bottom of the second story window sill, whichever is lower.		N/A	10 ft.

**Section 1517: Signs in General Commercial (GC), Office and Light Industrial (M-1), Manufacturing Industrial (M-2), and Mixed Use (MU) Districts**

Except as noted below, the following numbers and type of signs maybe erected in the GC, M-1, M- 2, and MU districts subject to the conditions specified here and in §1507.

- A. Any limited duration sign as defined and regulated in §1509. Regulations for Limited Duration signs.
- B. Any temporary sign as defined and regulated in §1510. Regulations for Temporary Signs.
- C. Any sign permitted in residential districts, for the appropriate uses, as defined and regulated in §1514. Signs for Residential Districts.
- D. Any portable sign as defined and regulated in §1511. Regulations for Portable Signs
- E. Any street pole banner as defined and regulated in §1512. Regulations for Street Pole Banners
- F. The total area of all wall, projecting, and awning/canopy signs shall be limited to two (2) square feet per one (1) linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.
- G. Wall signs for non-residential uses shall be permitted subject to the following regulations.
  - 1. Number: No maximum number.
  - 2. Area: Up to 15% of a façade that faces a public street or parking lot may be occupied by a wall sign. Each sign shall have a maximum area of 100 sq. ft. per sign face.
  - 3. Height: These signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
  - 4. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.

- a. Internal illumination
  - b. External illumination from above
  - c. Halo illumination or back-lit letters
  - d. Neon
- H. Projecting signs for non-residential uses shall be permitted subject to the following regulations.
- 1. Number: One (1) sign per ground floor establishment per street frontage, plus one (1) sign per building entrance serving one or more commercial tenants without a ground floor entrance.
  - 2. Area: Each sign shall have a maximum area of twenty (20) sq. ft. per sign face.
  - 3. Height: These signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
  - 4. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
    - a. External illumination from above
    - b. Internal Illumination
    - c. Neon
- I. Window signs for non-residential uses shall be permitted subject to the following regulations.
- 1. 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 non-permanent window signs.
  - 2. Illumination: These signs shall be non-illuminated.
- J. Canopy or awning signs for non-residential uses shall be permitted subject to the regulations established in §1507. Regulations by Sign Type (On-Premises).
- 1. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
    - a. External illumination from above
  - 2. Height: These signs shall have a maximum height equal to the eaveline.
- K. In addition to building signs, freestanding signs for non-residential uses shall be permitted subject to the following regulations.
- 1. Number: One (1) sign per street frontage, up to two (2) signs per property held in single and separate ownership.
    - a. For permitted gas stations, an additional 50 sq. ft. of sign area per street frontage shall be permitted. The additional square footage of permitted sign area allotted to gas stations can be incorporated into a single freestanding sign on each frontage (up to 100 sq. ft. in area) or distributed between two (2) free-standing signs per frontage (up to 50 sq. ft. in area per sign).
    - b. For permitted drive-through establishments, one (1) additional freestanding sign (up to 50 sq. ft. in area) shall be permitted in each drive- through lane for the advertising of items for sale to users of the drive-through lane only.
  - 2. Area: Each freestanding sign shall have a maximum area of 50 sq. ft. plus an additional 10 sq. ft. per tenant up to a maximum of 100 sq. ft.
  - 3. Height: Signs shall have a maximum height of 20 ft.
  - 4. Illumination: The following illumination types shall be permitted subject to the regulations in §1506.F. Sign Illumination.
    - a. Internal illumination
    - b. External Illumination
    - c. Message Center Signs

d. Digital Displays

L. Off-premises signs shall be permitted, subject to the regulations detailed in §1508. Regulations by Sign Type (Off-Premises)

M. Summary Table for Signs in Commercial and Industrial Districts.

		Commercial and Industrial Districts		
		Building Signs		
		Wall, Awning/Canopy	Projecting	Freestanding
<b>Standards</b>	<b>Maximum Number</b>	Wall: No maximum number Awning/Canopy: N/A (see §1507)	1 projecting sign per ground floor tenant per street frontage, plus 1 per building entrance serving tenants without a ground floor entrance	1 per street frontage, up to 2 per lot (plus one additional for gas stations or one additional for each lane of drive-thru establishments)
	<b>Maximum Area (Total)</b>	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		N/A
	<b>Maximum Area (Individual)</b>	Wall: Up to 15% of a façade that faces a public street or parking lot. Maximum 100 sq. ft. per sign face Awning/Canopy: N/A (see §1507)	20 sq. ft.	50 sq. ft. plus an additional 10 sq. ft. per tenant up to 100 sq. ft.
	<b>Maximum Height</b>	The eaveline or the bottom of the second story window sill, whichever is lower.		20 ft.

**Section 1518. Removal of Unsafe, Unlawful, or Abandoned Signs**

A. Unsafe or Unlawful Signs.

1. Upon written notice by Douglass Township, 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 that it no longer serves a useful purpose of communication, or it is determined by Douglass Township to be a nuisance, or it is deemed unsafe by Douglass Township, or it is unlawfully erected in violation of any of the provisions of this Article.
2. Douglass Township may remove or cause to be removed the sign at the expense of the owner and/or lessee in the event of the owner of 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, Douglass Township 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 180 days of the sign becoming abandoned as defined in this



section. 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 in a 180 days Douglass Township 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, Douglass Township may file a lien upon the property for the purpose of recovering all reasonable costs associated with the removal of the sign.

### **Section 1519. Permits & Applications**

- A. It shall be unlawful for any person, firm, or corporation to erect, alter, repair, or relocate any sign within Douglass Township without first obtaining a sign permit, unless the sign is specifically exempt from the permit requirements as outlined in §1505. Exempt Signs.
- B. In order to apply for a sign permit, the applicant must provide the following information, in writing, to Douglass Township:
  1. Name of organization and location.
  2. Name, address, and telephone number of the property owner, and the signature of the property owner or duly authorized agent for the owner.
  3. Contact person and contact information.
  4. Description of the activities occurring on the site where the sign will be installed.
  5. Description of any existing signage that will remain on the site.
  6. Identification of the type of sign(s) to be erected by the applicant.
  7. Site plan depicting the locations of proposed signage and existing remaining signage.
  8. 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. Building elevations, existing and proposed facades, 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.
  9. A permit fee, to be established from time to time by Resolution of Douglass Township, shall be paid.
- C. Douglass Township shall have thirty (30) business days from the receipt of a complete application to review the application.
- D. A permit shall be issued on or before the end of the thirty (30) business day review period if the application for a new sign or renewal complies with the regulations contained herein.
- E. If Douglass Township does not issue a determination within the thirty (30) business day period, the sign permit is deemed approved.
- F. An application for a sign permit may be denied by Douglass Township within the thirty (30) business day review period if the application fails to comply with the standards contained herein. Douglass Township shall inform the applicant of the reasons for denying the application for sign permit by certified mail.
- G. Upon denial of an application for a sign permit, the applicant has 30 business days to revise and resubmit the application for review by Douglass Township. In the alternative, the applicant may also appeal the decision of Douglass Township to the governing body within the 30 business day time

period. Douglass Township at its next regularly scheduled meeting, shall review Douglass Township's denial of the application.

- H. With the exception of lighting permits for digital signs, these permits shall not expire provided that such signs are not abandoned or destroyed. In the instance that substantial repair or replacement becomes necessary (i.e., repairs that costs more than 50% of the replacement cost of the damaged sign); the organization must apply for a new sign permit, and pay an additional fee, if required.
- I. All illuminated signs shall require certification in order to demonstrate continued compliance with the brightness requirements set forth in §1506.F. Sign Illumination. This certification must be renewed every three years. This will allow Douglass Township to adjust standards as needed based on changing technology and evaluation of impacts. Douglass Township reserves the right to assess the brightness of any sign at any time to ensure compliance with illumination requirements.

### **Section 1520. Nonconforming Signs**

- A. Signs legally in existence at the time of the adoption of this Ordinance, which do not conform to the requirements of this Ordinance, shall be considered nonconforming signs.
- B. All permanent signs and sign structures shall be brought into conformance with the sign regulations when and if the following occurs:
  - 1. The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.
  - 2. If more than 50% of the sign area is damaged, it shall be repaired to conform to this Ordinance.
  - 3. An alteration in the structure of a sign support.
  - 4. A change in the mechanical facilities or type of illumination
  - 5. A change in the material of the sign face.
  - 6. The property on which the nonconforming sign is located submits a subdivision or land development application requiring municipal review and approval.
  - 7. The property on which the nonconforming sign is located undergoes a change of land use requiring the issuance of either a use and occupancy permit or a change of use and occupancy permit by Douglass Township
- C. To determine the legal status of existing signs, in each of the cases listed in §1518.B, the applicant shall submit the following information to the Douglass Township Zoning Officer:
  - 1. Type(s) of existing sign(s) located on the property.
  - 2. The area and height of all signs.
  - 3. For freestanding signs, the distance between the curblineline or shoulder and the nearest portion of the sign.
  - 4. Type of sign illumination.
  - 5. The material of which the sign is constructed.
  - 6. The building frontage.
  - 7. If Off-Premises sign, the applicant shall also submit the plan requirements listed in §1508.N
- D. Prior to the events listed in §1518.B, nonconforming signs may be repainted or repaired up to 50% of the replacement cost of the sign, the sign copy may be changed, and sign faces may be replaced provided that these actions do not increase the dimensions of the existing sign, and do not in any way increase the extent of the sign's non-conformity.
- E. Nonconforming signs shall be exempt from the provisions of §1518.B, under the following conditions:
  - 1. The nonconforming sign possesses documented historic value.

2. The nonconforming sign is of a unique nature or type by virtue of its architectural value or design, as determined by the National Park Service, Pennsylvania Historical and Museum Commission, or local historical commission.
  3. When a nonconforming sign is required to be moved because of public right of way improvements.
- F. All nonconforming temporary signs, portable signs, and banners must be permanently removed within 90 days of the effective date of this Ordinance, unless specific approval is granted as provided for herein.

**Section 1521. Signs on the Premises of Legally Nonconforming Uses.**

- A. Signs on the premises of legally nonconforming uses (such as an office in a residential area) 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 that property at the time this Ordinance was adopted.

**Section 1522. Substitution Clause.**

Notwithstanding any provision of this Ordinance to the contrary, to the extent that this Ordinance 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 requirements of this Ordinance.

**Section 1523. Violations**

The placement of a sign that requires a sign permit without a sign permit shall be unlawful. All violations of this Part shall be subject to enforcement as provided in Part 18, Administrative Procedures, of the Douglass Township Zoning Ordinance. In addition to those remedies, nothing shall prohibit Douglass Township from utilizing any and all remedies available to it in law and equity to enforce the provisions of this Part.

**SECTION 3. Repealer.** Any ordinance provision of Douglass Township inconsistent with any of the provisions of this Ordinance is hereby repealed to the extent of the inconsistency only.

**SECTION 4. Severability.** In the event that any section or provision of the Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this Ordinance.

**SECTION 5. Effective Date.** This Ordinance shall be effective upon adoption.

**DOUGLASS TOWNSHIP  
BOARD OF SUPERVISORS**

May 1<sup>st</sup>, 2023

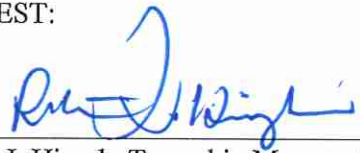


  
\_\_\_\_\_  
Joshua Z. Stouch, Chairman

  
\_\_\_\_\_  
Sara Carpenter, Vice-Chair

  
\_\_\_\_\_  
Alan Keiser, Supervisor

ATTEST:

  
\_\_\_\_\_  
Peter J. Hiryak, Township Manager/Secretary