

§407. Sign Regulations. No sign shall be erected, altered, painted, relocated, remodeled expanded or maintained that is not in accordance with the provisions of this Chapter and all other applicable Borough Codes.

A. Permitted Signs and Size Limitations.

(1) Residential Districts.

(a) Name plates or identification signs indicating the name of occupants of the residence or a permitted home occupation; signs of this nature shall not exceed one (1) square foot.

(b) Principal identification signs for authorized conditional uses, planned residential developments, and multifamily developments; signs of this nature shall not exceed twelve (12) square feet. Such signs may be either attached to a building or free standing.

(c) Real estate signs, not exceeding six (6) square feet, advertising the premise for sale or lease. Such signs must be removed within twenty (20) days of the sale or lease of the premises.

(d) Signs advertising the sale or lease of a planned residential development, multifamily development or lot subdivision development. Such signs shall not exceed twelve (12) feet and shall be removed within twenty (20) days of the last sale or lease of property.

(e) Construction signs advertising the development or improvement of a property by a builder, contractor or similar person provided that not more than one (1) such sign shall be permitted for a development or property. The sign shall not exceed twelve (12) square feet and must be removed within ten (10) days of the completion of work.

(2) Mixed Use District.

(a) Signs for any permitted residential use shall be the same as for residential districts.

(b) Identification or business signs for commercial, office or industrial uses indicating name of business and/or service or product sold shall not exceed twenty four (24) square feet.

(c) Construction signs as permitted in residential districts.

(d) Name plates or identification signs for other authorized uses shall not exceed twelve (12) square feet.

(3) Commercial District.

(a) Identification or business signs for permitted and conditional business uses shall not exceed thirty (30) square feet.

(b) Real estate signs, not exceeding six (6) square feet, advertising the premises for sale or lease. Such signs must be removed within twenty (20) days of the sale or lease of the premises.

(c) Construction signs advertising the development or improvement of a property by a builder, contractor or similar person provided that not more than two (2) such signs shall be permitted for a development or property. Signs shall not exceed twenty (20) square feet and must be removed within fifteen (15) days of the completion of work.

(d) A free-standing identification sign not exceeding one hundred (100) square feet for retail developments or shopping centers which exceed one hundred fifty thousand (150,000) square feet of retail owned by one (1) landowner. Such free-standing identification sign shall be erected in conformance with §407(B) except that the height of such sign may exceed twenty (20) feet but may not exceed thirty-five (35) feet. [Ord. 3-89]

B. Placement of Signs.

(1) No sign shall be erected except on the property to which it is related.

(2) No sign shall be erected upon or applied to any roof.

(3) Identification or business establishment signs in the Mixed Use, Commercial and Special Use Districts shall be attached to a front or side wall of a building. Signs shall be erected so that no portion of the sign is less than ten (10) feet above entrance grade.

(4) Identification or business establishment signs in the mixed use, commercial and special use districts for those properties with principal structures located twenty-five (25) feet or greater from the front lot line shall be permitted to erect free standing signs along the front lot line, provided such sign does not extend beyond the property's front lot line into the pedestrian walkway. [Ord. 2-85]

C. Height of Signs. No free standing sign in residential districts shall exceed eight (8) feet in height, as measured from ground level to the highest point upon the sign.

D. Additional Requirements.

(1) Signs that are animated or have flashing illumination are prohibited in all districts.

(2) Illuminated signs shall be designed and placed so as not to interfere with, distract, confuse, or blind operators of motor vehicles.

(3) Flood lighting shall be placed so that only the sign is directly illuminated.

(4) Every authorized sign must be constructed of durable materials and maintained in good condition and repair. If any sign becomes dilapidated to the point that it constitutes an unsightly or hazardous condition, then the Zoning Officer shall order it repaired within the (10) days or removed.

(5) If a use ceases for a period of six (6) months, all signs for that use must be removed.

(6) Zoning permits for the erection, alteration, relocation or replacement of any sign must be obtained according to the provisions of Part 8 of this Chapter.

(7) No sign shall be attached to any tree or utility pole on public or private property.

(8) Billboards, or outdoor advertising signs, which are not related to the use of the property on which they are located are not permitted in any district of the Borough.

(9) No more than three (3) permanent signs shall be permitted for any single commercial or industrial establishment; provided, that the total square footage of all signs does not exceed fifty (50) square feet.

E. Temporary Signs. Temporary outdoor signs advertising special business promotional activities, business openings or closings, and temporary activities such as street fairs and carnivals, are permitted provided:

(1) The temporary sign receives a permit from the Zoning Officer. The period of the permit shall not exceed thirty (30) days.

(2) The sign is only located on the premises where the special activity is taking place, and only one (1) such sign shall be permitted for the premises.

(3) The sign does not exceed ten (10) square feet.

(4) The sign is not animated or flashing, and any illumination for the sign does not create an unsafe condition for motorists or glare on surrounding properties.

F. Exemptions. The following signs shall be exempt from the requirements of this Section:

(1) Flags or emblems of a government, political, civic, philanthropic, educational or religious organization displayed on private property.

(2) Signs placed by a governmental body, including traffic or directional devices, legal notices and warning, instructional or regulatory signs.

(3) Address numerals and other signs required to be maintained by law or governmental regulation, provided that the content and size of the sign does not exceed the requirements of such law or regulation.

(4) Small signs, not exceeding five (5) square feet in area, displayed on private property for the convenience of the public, including signs to identify entrance and exit drives, parking areas, one (1) way drives, rest rooms, freight entrances, and the like.

(5) Incidental signs displayed inside a window of a commercial establishment to advertise special sales of products sold, credit cards accepted, or those required by law or ordinance.

(Ord. 11-84, 8/21/1984, §4.7; as amended by Ord. 2-85, 2/4/1984; and by Ord. 3-89, 7/3/1989)

§408. Fencing and Screening, Retaining Walls. Unless otherwise stipulated, the following standards shall apply:

A. Placement, Height, Acceptable Materials.

(1) Fences, walls (other than retaining) or screens may be erected only in a side or rear yard, and within lot boundaries in any zoning district.

(2) A retaining wall may be erected along any property line where it is required to prevent a landslide or other hazardous conditions.

(3) A fence or screen cannot be erected in a public or dedicated right-of-way.

(4) For residential uses, a fence or screen shall not exceed six (6) feet in height.

(5) For schools, playgrounds and parks, a fence or screen shall have a ratio of open to solid portion of not less than six (6) to one (1) and shall not exceed ten (10) feet in height, unless otherwise approved by Borough Council.