

Article 10: Signs

Section 1001: Statement of Intent

- (A) The purpose of the provisions established under Article 10 of this Zoning Ordinance is to establish specific regulations pertaining to signs for all land uses, zoning districts and conditions within West Nantmeal Township. The objectives of these provisions are as follows: to promote and maintain overall community beautification; establish reasonable time, place and manner regulations on the exercise of free speech; promote traffic safety; and promote appropriate and efficient use of land.
- (B) The regulations concerning signs, as established under Article 10 of this Zoning Ordinance shall be subject to the interpretation of the West Nantmeal Township Zoning Officer. Should a dispute arise concerning the interpretation of these regulations, the person aggrieved by the interpretation may file an appeal with the Zoning Hearing Board.

Section 1002: General Standards and Requirements for all Signs

- (A) Permits: Unless otherwise specified by this Zoning Ordinance, a permit shall be required for all signs within West Nantmeal Township in accordance with the following procedures:
 - (1) Two (2) completed copies of a permit application shall be submitted to erect, install, replace, remove and alter signs, as required by the provisions of this Zoning Ordinance. The application shall include the permit fee.
 - (2) The permit application shall contain all information necessary for the Zoning Officer to determine whether the proposed sign conforms with the requirements of this Zoning Ordinance. At a minimum, the following information shall be included:
 - (a) Two (2) copies of the plans and diagrams drawn accurately to scale depicting the dimensions of the lot, cartway, right-of-way and location of the sign.
 - (b) The exact size, dimensions and location of the sign to be placed on the lot or building, together with its type, construction, materials to be used, and the manner of installation.
 - (c) Any other useful information, which may be required of the applicant by the Zoning Officer.
 - (3) The permit application shall be granted or refused within thirty (30) days from the date of completed application.
 - (4) No sign permit shall be issued except in conformity with the regulations of this Zoning Ordinance, except upon order of the Zoning Hearing Board, granted pursuant to the procedures established for a variance.
- (B) Construction: All signs, except temporary signs, shall be constructed of durable material and kept in good condition and repair. Any sign, which is allowed to become dilapidated or in a state of disrepair, shall within thirty (30) days of notification, be removed at the expense of the owner or lessee of the property.
- (C) Location and Placement: All signs shall be located and placed in compliance with the provisions of this Zoning Ordinance. The following requirements shall apply:
 - (1) No sign shall be posted, stapled or otherwise permanently attached to public utility poles or trees within a street right-of-way.
 - (2) Unless otherwise specified, no portion of any freestanding sign shall be located within five (5) feet of the street right-of-way line or within twenty (20) feet of a property line.

- (3) All traffic control signs, directional signs, traffic signals or other signs, which are located within a street right-of-way shall be permitted by West Nantmeal Township or Pennsylvania Department of Transportation.
 - (4) No sign shall be located, placed or arranged in any manner that interferes with vehicular traffic, including the obstruction of sight distance.
- (D) Area: The area of all signs, which are permitted within West Nantmeal Township are specified under Section 1003 of this Zoning Ordinance. The following specific provisions shall apply to the area of a sign:
- (1) The area of a sign shall be construed to include all lettering, wording, border trim or framing, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing.
 - (2) Where the sign consists of individual letters or symbols attached to a surface, building, wall or window, the area shall be determined by calculating the smallest rectangle, which encompasses all of the letters and symbols used for the sign, regardless of the actual shape created by the letters and symbols.
 - (3) The area of a sign, painted upon or applied to a building, shall be considered to include all lettering, wording and accompanying designs or symbols together with any backing associated with the sign.
 - (4) In computing the square foot area of a double-faced sign, only one (1) side of the sign shall be considered as the area of the sign, provided that both faces are identical inside the frame of the sign. In cases where the signs are not parallel or if an interior angle is created to provide visibility, both sides of such sign shall be considered in calculating the sign area.
- (E) Height. The height of all signs, which are permitted within West Nantmeal Township are specified under Section 1003 of this Zoning Ordinance. The following specific provisions shall apply to the height of a sign.
- (1) The height of a sign shall be measured from the average elevation of the ground or finished grade to the highest point of the sign.
 - (2) The maximum height of any sign shall be twenty (20) feet.
 - (3) No sign that is a part of or is supported by a building shall be erected, placed or displayed upon the roof of such building, nor shall such sign extend above the height of the building.
 - (4) Height requirements for off-premises signs or billboards are contained under Section 1006 of this Zoning Ordinance.
- (F) Clearance, Visibility and Sight Distance: The following minimum requirements shall apply to the ground clearance, visibility and sight distance for all permitted signs within West Nantmeal Township.
- (1) All freestanding signs, which are located within twenty (20) feet of a street right-of-way line shall have at least seven (7) feet of clear space between such sign and the average ground elevation. However, the necessary support structures may extend through such open space. Freestanding signs shall be located at least five (5) feet from the right-of-way line.
 - (2) Ground signs shall be located at least ten (10) feet from the street right-of-way line.
 - (3) No ground or freestanding sign shall be located within the clear sight triangle of a street intersection. The provisions for establishing the clear sight triangle are specified under Section 808 of this Ordinance.
 - (4) The minimum sight distance requirements for pedestrians and vehicles shall be considered and applied to all permit applications involving signs.

- (G) Projection. An on-premises projecting sign, which is mounted upon a building so that its principal face is a right angle or perpendicular to the wall of the building may be permitted, subject to the following provisions:
- (1) All such projecting signs shall extend at least one (1) foot from the building but no more than ten (10) feet from the building.
 - (2) No sign shall project outward or perpendicular from the face of a building, whereas there is an open area between the ground and the sky.
 - (3) The minimum height of a projecting sign shall be at least eight (8) feet from the average ground elevation and no higher than twenty (20) feet above the average ground elevation.
 - (4) The maximum area of all projecting signs shall be twenty (20) square feet, as measured on a single side of the projecting sign. Double-faced projecting signs may be permitted for the same use.
- (H) Maximum Number of Signs: The maximum number of on-premises signs for a use on a single lot is specified under Section 1003 of this Zoning Ordinance. Where multiple uses are contained on a single property, a freestanding sign may be permitted provided it conforms with the provisions of this Zoning Ordinance.
- (I) Illumination. The following provisions shall apply to the illumination of signs within West Nantmeal Township:
- (1) Unless otherwise specified within this Zoning Ordinance, signs may be illuminated by direct and non-glaring lighting, provided that such lighting is shielded so no direct light will shine on abutting properties or obstruct the vision of motorists or pedestrians within a street right-of-way.
 - (2) The use of red, green or amber lights on any sign within two hundred (200) feet of a street intersection shall be prohibited.
 - (3) The use of flashing, transmitted video, or other similar lighting features for signs shall be prohibited.
 - (4) The use of intermittent, animated or transmitted visual message signs may be permitted within the C-1 and I-1 Zoning Districts. The message display area or screen of such signs shall not change more than four (4) times per minute. All such signs shall not be located within ten (10) feet of a street right-of-way line and two hundred (200) feet from the R-1, R-2 and R-3 Zoning Districts.
 - (5) The use of illuminated signs within the R-1, R-2 and R-3 Zoning Districts shall be prohibited unless the illuminated sign is specifically related to emergency management uses, medical facilities, municipal uses, institutional uses, and other similar uses considered appropriate by the Zoning Officer.
- (J) Double Faced Signs: Any permitted sign may be constructed and installed as a double-faced sign, provided that: it has two parallel surfaces contained within a common frame; the signs are directly opposite from each other; the signs match in size and shape; and are not over three (3) feet apart. All such signs shall be considered as one (1) sign and only one face of one (1) side of the signs shall be used to calculate the total size of the sign. Should the two surfaces deviate from being parallel or should they differ in size or shape, the sign shall be considered as two (2) signs.
- (K) Supplementary Sign Regulations for all Zoning Districts: The following supplementary sign regulations shall apply to all zoning districts within West Nantmeal Township:
- (1) Real estate signs for the selling, renting or leasing of residential properties shall be permitted subject to the following conditions: the area of the sign shall not exceed six (6) square feet; the spacing of such signs shall be at least two hundred (200) feet apart on the same lot or property; the sign shall be located at least five (5) feet from the street right-of-way line and all other property lines; no more than two (2) signs shall be permitted for each property being sold; and the sign shall be removed within seven (7) days after the final transaction is completed.
 - (2) Real estate signs for the selling, renting or leasing of non-residential properties shall be permitted subject to the following conditions: the area of the sign shall not exceed thirty-two (32) square feet; the spacing of such signs shall be at least 200 feet apart on the same lot or property; the sign shall be located at least five (5) feet from the street right-of-way line and twenty (20) feet from all other property lines; and the sign shall be removed within seven (7) days after the final transaction is completed.

- (3) Property control or restriction signs shall be permitted subject to the following conditions; the area of the sign shall not exceed two (2) square feet; the spacing of such signs shall be at least one hundred (100) feet apart on the same lot or property; and the sign does not contain any personal message, which is considered irrelevant to controlling or restricting the use of a property or lot.
 - (4) Temporary signs may be permitted provided they are not considered permanent and they comply with the provisions established under this Zoning Ordinance.
 - (5) Special event or promotional signs may be permitted provided they are not considered permanent and they comply with the provisions established under this Zoning Ordinance.
 - (6) Special use signs may be permitted provided they are not considered permanent and they comply with the provisions established under this Zoning Ordinance
- (L) Traffic Control and Directional Signs: Unless otherwise permitted by West Nantmeal Township or the Pennsylvania Department of Transportation, all traffic control signs and directional signs shall conform with the following:
- (1) Traffic control and directional signs located within the street right-of-way shall be subject to the review and approval of West Nantmeal Township and/or the Pennsylvania Department of Transportation. The location, size, type, height, spacing and quantity of the sign (s) shall be stipulated on the permit, as issued by West Nantmeal Township and/or the Pennsylvania Department of Transportation.
 - (2) Traffic control and directional signs located outside the street right-of-way within a lot or on private property shall be subject to the review and approval of West Nantmeal Township. All such signs shall be located at least two (2) feet from the street right-of-way and ten (10) feet from all other property lines. The maximum number of signs as well as the maximum height and size of each sign are specified under Section 1003 of this Zoning Ordinance.
- (M) Political Signs: Political signs, being signs erected in conjunction with a political election, naming a candidate or slate of candidates for a primary or general election or referencing a position in support of or opposition to an issue placed in referendum, shall be installed so as to comply with the following requirements:
- (1) Political signs shall not be placed within the right-of-way of any road and shall be placed only on properties with the property owner's permission.
 - (2) Political signs may be posted thirty (30) calendar days prior to the date of the election.
 - (3) Political signs must be removed within five (5) days following the election.
- (N) Removal of Signs: Signs that are no longer utilized for the original intent or use shall be removed from the site or changed to accommodate a new sign for the new use within thirty (30) days of occupancy by the new use or the abandonment of the prior use. All replacement signs shall conform with the provisions specified under this Zoning Ordinance. Upon the removal of any sign, whether temporary or permanent, such removal shall include all associated support including the posts, poles, brackets, arms, trailers and other support mechanisms.

Section 1003: Summarization Chart for Categorical Sign Requirements

- (A) Matrix Chart 14 on the following pages summarizes the categorical sign requirements by type, quantity, height, area, location and permit procedures for each use within West Nantmeal Township. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 14, the provisions contained within the text shall prevail.
- (B) The provisions specified within this matrix chart shall be subject to the interpretation of the Zoning Officer.

Matrix Chart 14: Summary of Categorical Sign Requirements

Use	Type of Sign	Maximum Number	Maximum Height	Maximum Size or Sign Area	Setback Requirements		Permitted Zoning Districts	Permit Required
					ROW	Property Line		
Permanent On-Premises Residential Signs	Individual Name and Street Address	1	10 feet	4 square feet	----	5 feet	All Districts	No
	Property Control or Restrictions Sign	1 per 100 linear feet	10 feet	2 square feet	2 feet	2 feet	All Districts	No
	Home Occupation Sign	1	10 feet	4 square feet	2 feet	5 feet	All Districts	Yes
	Subdivision or Development Sign containing 20 or more units	2 per main entrance	10 feet	30 square feet	5 feet	20 feet	All Districts	Yes
Permanent On-Premises Commercial or Industrial Signs	Freestanding Sign for Single Use or Ground Sign for a Single Use	1	20 feet	50 square feet	5 feet	20 feet	C-1 and I-1	Yes
			8 feet	50 square feet	10 feet	20 feet	C-1 and I-1	Yes
	Wall or Parallel Sign	8	30 feet, or to permitted building height	20% of building face; max. 200 cum. sq. ft. on one designated side	----	----	C-1 and I-1	Yes
	Projecting Sign	1	20 feet	20 square feet	----	----	C-1 and I-1	Yes
	Window Sign	----	20 feet	50% of cumulative front window space	----	----	C-1 and I-1	No
	Directional or Traffic Control Sign	6 per acre	10 feet	6 square feet per sign	----	10 feet	C-1 and I-1	Yes
Non-Residential Developments and Uses	Freestanding Sign or Ground Sign for Business and Professional Office and Industrial Parks, and Similar Uses	1 per street frontage	20 feet	100 cumulative square feet for all uses	5 feet	30 feet	C-1 and I-1	Yes
			8 feet	100 cumulative square feet for all uses	10 feet	30 feet	C-1 and I-1	Yes
	Freestanding Sign or Ground Sign for Hospitals, Medical Centers, Ambulatory Care Centers, Health Care Clinics and Mini-Malls	1 per street frontage	20 feet	80 cumulative square feet for all uses	5 feet	30 feet	C-1 and I-1	Yes
			8 feet	80 cumulative square feet for all uses	10 feet	30 feet	C-1 and I-1	Yes
Permanent Off-Site Advertising Sign / Billboard	Freestanding Advertising Sign or Billboard along the Pennsylvania Turnpike in the I-1 Zoning District	1 per 650 linear feet	40 feet	680 square feet	10 feet	30 feet	I-1	Yes

Matrix Chart 14: Summary of Categorical Sign Requirements

Use	Type of Sign	Maximum Number	Maximum Height	Maximum Size or Sign Area	Setback Requirements		Permitted Zoning Districts	Permit Required
					ROW	Property Line		
Permanent On-Premises Municipal, Governmental, Recreational, Institutional and other Uses	Freestanding Sign for Single Use or Ground Sign for a Single Use	1 per street frontage	20 feet	50 square feet	5 feet	20 feet	All Districts	Yes
			8 feet	50 square feet	10 feet	20 feet	All Districts	Yes
	Wall or Parallel Sign	6	30 feet, or to permitted building height	20% of building face; max. 50 cum. sq. ft. on one designated side	----	----	All Districts	Yes
	Projecting Sign	1	20 feet	20 square feet	----	----	All Districts	Yes
	Directional or Traffic Control Sign	4 per acre	10 feet	4 square feet per sign	----	10 feet	All Districts	Yes
Agricultural Uses	Produce Sales or Identification Sign	1	10 feet	12 square feet	5 feet	20 feet	All Districts	Yes
Temporary On-Premises Signs	Subdivision or Development Sign	1	10 feet	32 square feet	5 feet	20 feet	All Districts	Yes
	Contractor and Financing Sign	1	10 feet	32 square feet	5 feet	20 feet	All Districts	Yes
	Real Estate and Marketing Sign	1	10 feet	32 square feet	5 feet	20 feet	All Districts	No
	Special Event Sign	1	10 feet	32 square feet	5 feet	20 feet	All Districts	No

General Notes concerning the Summary Chart of Categorical Sign Requirements

- (1) The matrix chart provides an abbreviated summary of the basic sign requirements for certain uses and activities within West Nantmeal Township. Additional land use and development requirements may apply. Where a discrepancy should exist between the provisions contained within the text and the provisions contained within Matrix Chart 14 (Summary of Categorical Sign Requirements), the provisions contained within the text shall prevail.
- (2) Where a discrepancy should exist between the provisions contained within the text portion of the Zoning Ordinance and the provisions contained within Matrix Chart 14 (Summary of Categorical Sign Requirements), the provisions contained within the text portion of the Zoning Ordinance shall prevail.
- (3) The provisions specified within this Matrix Chart 14 shall be subject to the interpretation of the Zoning Officer.

Section 1004: Sign Requirements for Residential Uses

- (A) An individual nameplate or street address sign may be posted on any residential lot provided it does not exceed four (4) square feet in area. All such signs shall not be located within the street right-of-way and within five (5) feet from all other property lines.
- (B) Property control and restrictions signs including “no trespassing”, “no hunting”, “no solicitation”, and other similar signs may be permitted subject to the following conditions; the area of the sign shall not exceed two (2) square feet; the spacing of such signs shall be at least one hundred (100) feet apart on the same lot or property; and the sign does not contain any personal message, which is considered irrelevant to controlling or restricting the use of a property or lot.
- (C) Home occupation signs displaying the name and address of the occupant or the profession or activity of the occupant of a dwelling subject to the following conditions:
 - (1) No more than one (1) such sign shall be erected for each permitted use or dwelling.
 - (2) The area of such sign shall not exceed four (4) square feet.
 - (3) The sign shall not be illuminated.
 - (4) The height of the sign shall not exceed a height of ten (10) above the average ground elevation.
 - (5) The sign shall be fixed flat on the main wall of such building or may be erected in the front yard, but not within the street right-of-way or five (5) feet from any other property line.
- (D) Residential development containing a total of twenty (20) or more residential units may provide a sign for the purposes of identifying the name of the development subject to the following criteria:
 - (1) The signs shall be limited to two (2) freestanding or ground signs per entrance to the development.
 - (2) The maximum size of the sign shall be thirty (30) square feet per sign.
 - (3) The maximum height of a freestanding sign shall be ten (10) feet and shall be constructed of weather-resistant wood, vinyl or decorative masonry.
 - (4) Any wall or fence structure, which supports such signs may not exceed ten (10) feet in height or a maximum of one hundred (100) square feet in area.
 - (5) The sign shall be located at least five (5) feet from the street right-of-way line, twenty (20) feet from all other property lines and shall not be located in the clear sight triangle, as established under Section 908 of this Zoning Ordinance. The final location of such signs shall be approved by the Zoning Officer prior to the issuance of a sign permit.
 - (6) Prior to the issuance of a sign permit, the applicant shall provide sufficient evidence to the Zoning Officer that adequate measures have been taken to ensure proper maintenance of the sign and any accompanying landscaping, and that the sign will be durably constructed as to require minimal maintenance.
 - (7) The illumination of such signs may be permitted provided that down-lighting is utilized with low intensity lighting, which is less than 100 watts and is located in a manner so that glare or reflection is not greater than 0.1 footcandle at the street right-of-way line.
- (E) Directional signs may be permitted provided they are utilized within the interior of a residential development, are limited to one (1) directional sign per street, and do not exceed four (4) square feet in size.

Section 1005: Sign Requirements for Non-Residential Uses

- (A) The maximum number of on-premises signs for a non-residential use shall be limited to the following:
- (1) No more than one (1) ground sign or freestanding sign shall be permitted.
 - (2) No more than eight (8) wall or parallel signs shall be permitted, which shall not exceed two hundred (200) cumulative square feet or occupy more than twenty (20) percent of the front building facade, whichever is less.
 - (3) No more than one (1) projecting sign shall be permitted.
 - (4) Unless otherwise directed by West Nantmeal Township, no more than six (6) directional or accessory signs shall be permitted per acre.
- (B) A freestanding or ground sign may be permitted for all non-residential uses and developments, subject to the provisions specified under Section 1003 of this Zoning Ordinance. In addition to those requirements, the following provisions shall apply:
- (1) A business park, professional office park and industrial park may have one (1) freestanding or ground sign for each street the development has more than three hundred (300) feet of frontage. The area of each sign shall not exceed one hundred (100) cumulative square feet and shall meet the following criteria:
 - (a) A freestanding sign shall be located at least five (5) feet from the street right-of-way line and thirty (30) feet from all other property lines. The maximum height of a freestanding sign shall be no less than seven (7) feet and no more than twenty (20) feet, as measured from the average ground elevation.
 - (b) A ground sign may be permitted in lieu of a freestanding sign provided that it is located at least ten (10) feet from the street right-of-way line and thirty (30) feet from all other property lines. The maximum height of a ground sign shall be no more than eight (8) feet, as measured from the average ground elevation. Any wall or fence structure, which supports such signs may not exceed eight (8) feet in height or a maximum of two hundred (200) square feet and shall be constructed of weather-resistant wood, vinyl or decorative masonry.
 - (c) The freestanding or ground sign may identify the name of the development as well as any individual permitted uses contained within the development provided it is constructed as a single component with the ability to be changed at any time.
 - (2) A mini-mall containing multiple non-residential uses with less than 30,000 square feet of cumulative floor area may contain one (1) freestanding sign or ground sign for the development, which shall not exceed eighty (80) cumulative square feet and shall meet the following criteria:
 - (a) The freestanding sign shall be located at least five (5) feet from the street right-of-way line and thirty (30) feet from all other property lines. The height of all such freestanding signs shall be no less than seven (7) feet and no more than twenty (20) feet, as measured from the average ground elevation.
 - (b) A ground sign may be permitted in lieu of a freestanding sign provided that it is located at least ten (10) feet from the street right-of-way line and thirty (30) feet from all other property lines. The maximum height of a ground sign shall be no more than eight (8) feet, as measured from the average ground elevation. Any wall or fence structure, which supports such signs may not exceed eight (8) feet in height or a maximum of one hundred sixty (160) square feet and shall be constructed of weather-resistant wood, vinyl or decorative masonry.
 - (c) The area of the sign shall not exceed eighty (80) cumulative square feet for all uses. The total number of individual advertisements on any such sign shall be limited to eight (8) per side.
 - (3) All other individual non-residential uses may have one (1) freestanding or ground sign, subject to the provisions specified under Section 1003 of this Zoning Ordinance.

- (C) Non-residential uses within the C-1 and I-1 Zoning Districts may utilize illuminated or animated signs that transmit video messages to be displayed or screen provided that such signs shall not change more than four (4) times per minute. All such signs shall not be located within ten (10) feet of a street right-of-way line and two hundred (200) feet from the R-1, R-2 and R-3 Zoning Districts.
- (D) A municipal, governmental, recreational or institutional use may have one (1) freestanding or ground sign for the purposes of displaying the name of the use and its activities or services, provided that the area of any such sign shall not exceed fifty (50) square feet and not more than one (1) sign for each street that the use has more than three hundred (300) feet of frontage. All other pertinent sign requirements for municipal, governmental, recreational or institutional uses, as defined and specified under this Zoning Ordinance shall apply.
- (E) An agricultural use, as further defined and outlined under Section 804 of this Zoning Ordinance, may have one (1) freestanding or ground sign for the purposes of displaying the name of the use and its activities or services, provided that the area of any such sign shall not exceed twelve (12) square feet. All other pertinent sign requirements for agricultural uses, as specified under Section 1003 of this Zoning Ordinance shall apply.

Section 1006: Off-Premises Advertising Signs or Billboards

- (A) Off-premises advertising signs or billboards, as defined by this Zoning Ordinance are permitted by right along the Pennsylvania Turnpike (Interstate 76) within the I-1 Zoning District.
- (B) All off-premises advertising signs or billboards shall not exceed six hundred and eighty (680) square feet. The spacing of such signs shall be as follows:
 - (1) The required spacing shall be at least six hundred and fifty (650) linear feet apart from another off-premises advertising sign or billboard on the same side of the road.
 - (2) The required spacing shall be at least five hundred (500) linear feet apart from another off-premises advertising sign or billboard on the opposite side of the road.
- (C) All off-premises advertising signs or billboards shall be located to comply with the following requirements for setback, separation distance, height and arrangement:
 - (1) Off-premises advertising signs or billboards shall be located at least ten (10) feet from the street right-of-way line and no further than one hundred (100) feet from the street right-of-way line, as measured on the same side of the street to which the off-premises advertising sign or billboard is located.
 - (2) Off-premises advertising signs or billboards shall be located at least thirty (30) feet from all other property lines.
 - (3) Off-premises advertising signs or billboards shall be located at least five hundred (500) feet from the center of the nearest street intersection or interchange.
 - (4) The height of all such off-premises advertising signs or billboards shall be no more than forty (40) feet to the top edge of the sign, as measured from the grade of the cartway of the highway over which the sign is erected measured at the closest point of the cartway parallel to the center point of the face of the off-premises advertising sign or billboard.
 - (5) The minimum height or clearance distance between the bottom edge of the off-premises advertising sign or billboard and the average ground elevation around the support structure shall be ten (10) feet or as per building code requirements.
 - (6) When two (2) off-premises advertising signs or billboards are located and orientated in the same direction, the maximum cumulative surface area of the signs shall not exceed six hundred and eighty (680) square feet and shall not exceed a height of forty (40) feet.

- (7) When two (2) off-premises advertising surface signs or billboards are orientated in a back-to-back arrangement, they shall be parallel and directly opposite from each other and shall not be spaced by more than eight (8) feet. The size and shape of the signs should not deviate from each other and they shall utilize the same support structure.
- (8) When two (2) off-premises advertising surface signs or billboards are orientated in a V-type arrangement, they shall be at least fifteen (15) feet apart at the mid-point distance nor shall the interior angles be greater than forty-five (45) degrees. The size and shape of the signs should not deviate from each other and they shall utilize the same support structure.
- (9) No off-premises advertising sign or billboard shall be located in any manner that disrupts or distracts the operator of a motor vehicle.

(D) All off-premises advertising signs or billboards shall be located to comply with the following design requirements:

- (1) All off-premises advertising sign or billboard shall be designed, located and constructed in accordance with all local and state codes. As part of this requirement, all permit applications shall include signed and sealed plans from a licensed engineer within the Commonwealth of Pennsylvania.
- (2) The off-premises advertising sign or billboard shall not contain vulgar messages or depict any lewd, pornographic, lascivious or other offensive acts.
- (3) The off-premises advertising sign or billboard shall be maintained and inspected by the applicant of the permit on a regular basis, but shall not exceed a period of time of more than one-hundred eighty (180) days. As part of this requirement, the applicant shall inspect the following: the support structure to determine if is sound and in good repair; the lighting to determine if it operating sufficiently; the display area to determine if is in good condition and free of graffiti; the area within the lease area to determine if it is clear of overgrown vegetation, debris, trash and other unsightly materials; and all other items that should be inspected periodically.

(E) All off-premises advertising signs or billboards shall be located to comply with the following lighting, display and illumination requirements:

- (1) All off-premises advertising signs or billboards may be illuminated provided that such illumination is directed towards the sign and shielded so as to prevent the illumination from being directed towards the street or any adjacent properties. Downward illumination or night-friendly illumination is encouraged.
- (2) Off-premises advertising signs or billboards containing flashing, intermittent, oscillating, reflective and/or moving lighting features shall be prohibited.
- (3) Off-premises advertising signs or billboards may incorporate features to provide electronic message displays such as the time, date, temperature, weather and similar information provided it does not disrupt or distract the operator of a motor vehicle.
- (4) Off-premises advertising signs or billboards may incorporate a timed or electronic display change, whereas the display of the sign may change to another sign within a specified period of time. All such signs may be considered provided the message does not change more than four (4) times per minute and it does not disrupt or distract the operator of a motor vehicle.
- (5) The provision for exterior lighting, as specified under Section 919 of this Zoning Ordinance shall also apply to the illumination off-premises advertising signs or billboards.

(F) The off-premises advertising sign or billboard shall be located to comply with the following permit requirements:

- (1) The applicant shall submit a written agreement with the permit application indicating that the owner of the property has agreed to lease the property to the commercial sign or advertising company and has approved the proposed display or message contained on the off-premises advertising sign or billboard.

- (2) Three (3) complete permit applications shall be submitted to West Nantmeal Township, as required by the provisions of this Zoning Ordinance. The permit application shall include the required permit fee.
 - (3) The permit application shall contain the following information: three (3) copies of the plans and diagrams drawn accurately to scale depicting the dimensions of the lot, cartway, right-of-way, location of the sign; the exact size, dimensions and location of the off-premises sign or billboard to be placed on the lot or building, together with its type, construction, materials to be used, support structures, and the manner of installation; and any other useful information, which may be required by West Nantmeal Township.
 - (4) The completed permit application, plans and support diagrams shall be signed and sealed by a licensed engineer within the Commonwealth of Pennsylvania.
 - (5) Upon securing the local permit from West Nantmeal Township, the applicant shall be responsible for applying for all necessary permits through the Pennsylvania Department of Transportation. The applicant shall be responsible for providing West Nantmeal Township with a copy of the permit issued by the Pennsylvania Department of Transportation.
- (G) In addition to the provisions established herewith, the applicant and property owner for all off-premises advertising signs or billboards shall comply with all other pertinent provisions, as established by West Nantmeal Township.

Section 1007: Special Use Signs, Temporary Signs and Promotional Signs

- (A) The following provisions shall apply to special use and temporary signs within West Nantmeal Township:
- (1) Temporary signs announcing a campaign, drive or event of a civic, municipal, philanthropic, educational, institutional, religious, or similar organization, provided the following criteria apply: the sign shall not exceed thirty-two (32) square feet in area; no more than two (2) signs shall be permitted; the signs may be erected for a period not to exceed 30 days in any calendar year; the sign shall be removed within seven (7) days after the commencement of the campaign, drive or event.
 - (2) Temporary signs for a yard sale or garage sale provided the following conditions shall apply: the sign shall not exceed four (4) square feet in area; no more than four (4) signs shall be permitted; the signs may be erected for a period not to exceed 30 days in any calendar year; the sign shall be removed within two (2) days after the commencement of the campaign, drive or event.
 - (3) Temporary signs for contractors, developers, architects, engineers, builders, financiers and artisans may be permitted on the premises where the work is being performed, provided that the following criteria apply: the sign shall not exceed thirty-two (32) square feet; the sign shall not be illuminated; no more than three (3) signs shall be permitted for each street the project area or development has more than 300 feet of frontage; the sign shall not exceed 20 feet in height; and provided that all such signs shall be removed within seven (7) days upon completion of the work.
 - (4) Real estate signs for the selling, renting or leasing of residential properties shall be permitted subject to the following conditions: the area of the sign shall not exceed six (6) square feet; the spacing of such signs shall be at least two hundred (200) feet apart on the same lot or property; the sign shall be located at least five (5) feet from the street right-of-way line; and the sign shall be removed within seven (7) days after the final transaction.
 - (5) Political signs, being signs erected in conjunction with a political election, naming a candidate or slate of candidates for a primary or general election or referencing a position in support of or opposition to an issue placed in referendum, shall be installed so as to comply with the Pennsylvania Election Code and all other requirements of West Nantmeal Township.
 - (6) Business and advertising signs located within a sports facility or venue subject to the following criteria: the signs shall be located within the permitted sports facility or venue such as a football stadium, little league baseball field or similar playing field owned or operated by a not-for-profit organization or entity organized to promote youth sports teams; the non-profit organization or entity is recognized and authorized in writing as such by the appropriate state and federal agencies; no more than one (1) sign

measuring a maximum of thirty-two (32) square feet in area shall be permitted for each fifty (50) square feet of playing field or ground floor stadium area; all such signs shall be made of wood, plastic or metal; and all such signs may be located only on walls, fences, and scoreboards, but shall not be mounted on light poles, roofs or other freestanding surfaces.

- (B) The following provisions shall apply to special event or seasonal signs for an existing non-residential use located within a non-residential district, including signs, banners, flags, balloons, floodlights and other similar promotional features:
- (1) The maximum size of a special event sign shall be thirty-two (32) square feet. In the case of more than one (1) sign, the combined area of all signs shall be no more than thirty-two (32) square feet.
 - (2) No portion of a ground-mounted sign used to advertise a special event shall exceed the height of fifty (50) inches. Any banner or wall sign used to advertise a special event shall not extend above the roofline of the building upon which the sign is displayed.
 - (3) A special event sign shall be fastened securely. Ground signs shall be anchored with a metal pipe or other secure support. Hanging signs shall be secured and not allowed to flap or sag.
 - (4) All seasonal signs must be maintained in accordance with the provisions of this Zoning Ordinance.
 - (5) The sign shall not obstruct the vision or sight distance of the operator of any vehicle or interfere with normal pedestrian movements. In no case shall the sign be located within the street right-of-way. A plot plan showing the location of any special event sign must accompany each permit application.
 - (6) The special event sign may be two-sided with different advertisement displays on either side.
 - (7) The special event sign shall not contain flashing messages as part of the display.
 - (8) No such sign shall remain in place or otherwise be displayed for more than thirty (30) days per event or season, and no person shall exhibit any such sign for more than a total of seventy-five (75) days during any calendar year.
 - (9) The use of spot lights, floodlights and other similar promotional features may be utilized provided they comply with the following provisions: they shall not be utilized on the property for more than thirty (30) consecutive days or more than seventy-five (75) cumulative days in any calendar year; they shall be located at least twenty (20) feet from the street right-of-way line and twenty (20) feet from the property line; they shall be well maintained; and they shall not disrupt vehicular or pedestrian traffic along any public street right-of-way.
 - (10) The use of banners, flags, balloons and similar promotional features may be utilized provided they comply with the following provisions: they shall not be utilized on the property for more than 30 consecutive days or more than seventy-five (75) cumulative days in any calendar year; they shall not be located more than sixty (60) feet in the air, as measured for the average ground elevation where the balloons are permitted; the minimum setback or fall zone to any street right-of-way line or property line shall be one (1) horizontal foot to one (1) vertical foot considering the height of the balloon; they shall be well maintained; and they shall not disrupt vehicular or pedestrian traffic along any public street right-of-way.
 - (11) A special event sign permit shall be required for each sign used to advertise any special event during any calendar year. The property owner, or lessee with the owner's permission, may make one permit application establishing all dates, times and the duration of each separate special event sign proposed to be displayed during a calendar year, or may make separate applications for each such event, providing the total does not exceed the maximum seventy-five (75) day limit.
 - (12) The permit applicant shall pay the fee established by resolution of the Board of Supervisors. The special event sign permit shall be subject to the review and approval of the West Nantmeal Township Zoning Officer.

- (C) The following provisions shall apply to grand opening and promotional signs for a new non-residential use located within a non-residential zoning district, including signs, banners, flags, balloons, floodlights and other similar promotional features:
- (1) The use of promotional signs and features shall be limited to the first sixty (60) days after the initial occupancy permit is issued for the non-residential use.
 - (2) The maximum area of a promotional sign shall be limited to two (2) signs, which shall not exceed thirty-two (32) square feet per sign. The promotional signs shall be located at least ten (10) feet from the street right-of-way line and twenty (20) feet from all other property lines.
 - (3) All promotional banners, flags, balloons, spot lights, floodlights and other permitted promotional features shall be located at least five (5) feet from the street right-of-way line and twenty (20) feet from the property line.
 - (4) No other promotional features other than the balloons shall exceed the height of the roofline.
 - (5) The promotional signs banners, flags, balloons, spot lights, floodlights and other similar promotional features shall not disrupt vehicular or pedestrian traffic along any public street right-of-way.
- (D) The following provisions shall apply to banners, which are hung and displayed across public street rights-of-way to promote community events including civic, municipal, charitable, philanthropic, educational, institutional, religious, or similar non-profit organizations:
- (1) The applicant must complete and submit a permit to the West Nantmeal Township at least sixty (60) days prior to the desired date of hanging a banner over a public street or way. The banner(s) may be hung and displayed as set forth by the provisions established within this section of this Zoning Ordinance.
 - (2) The hanging of banners must be in complete conformance with the application, as submitted to West Nantmeal Township and as finally approved by West Nantmeal Township.
 - (3) The hanging of banners is the sole responsibility of the applicant.
 - (4) No banner may hang lower than 16 feet over the street or public way.
 - (5) Unless otherwise approved by West Nantmeal Township, no more than eight (8) banners may be displayed over any particular street or public way.
 - (6) Banners may not be hung more than thirty (30) days prior to the date of the event being advertised and must be removed no later than seven (7) days after the conclusion of the event being advertised.
 - (7) Banners, which are not removed within seven (7) days after the advertised event has concluded shall be removed by the applicant shall be liable for the actual cost of removal.
 - (8) Banners hung across streets and other rights-of-way without proper approval or authorization shall be removed by the responsible person(s) shall be liable for the cost of removal.
 - (9) The applicant shall assume all liability and responsibility for the display of the banners.

Section 1008: Nonconforming Signs and Abandoned Signs

- (A) Signs existing at the date of enactment of this Zoning Ordinance, which do not conform to the requirements of this Zoning Ordinance shall be considered nonconforming signs and subject to the following provisions:
- (1) Any sign, which is considered nonconforming based upon its location, height, clearance, visibility, projection, quantity and illumination shall only be replaced with a conforming sign.
 - (2) Any sign, which is considered nonconforming based upon its surface area shall only be replaced by a conforming sign or a sign that is twenty-five (25) percent less than the surface area of the original nonconforming sign.
 - (3) Nonconforming signs may be repaired and/or repainted provided that the modifications do not exceed the dimensions of the existing sign or create any further nonconformities.
- (B) A sign shall be considered to be abandoned if the following conditions apply: a sign erected on a property for a specific use, which becomes vacant and unoccupied for a period of one (1) year or more; any sign which was previously erected for a prior occupant or business; or any sign which relates to a time, event or purpose which is considered a past event. The following provisions shall apply to signs, which are considered “abandoned signs” within West Nantmeal Township:
- (1) No person shall maintain or permit to be maintained on any premises owned or controlled by that person a sign, which has been abandoned.
 - (2) An abandoned sign shall be removed by the landowner or person controlling the property within thirty (30) days of the abandonment as described by this Zoning Ordinance.
- (C) Upon the removal of any nonconforming sign or abandoned sign, whether temporary or permanent, such removal shall include all associated structures associated with the sign including, but not limited to, posts, poles, brackets, arms, trailers and supports.

Section 1009: Prohibited Signs

- (A) The following signs shall be considered as prohibited signs, which shall not be permitted within West Nantmeal Township:
- (1) Spinning, animated, twirling or any other moving objects used for commercial advertising purposes with or without a message, whereas the spinning, animation and/or twirling occurs in intervals of less than fifteen (15) seconds or one (1) complete rotation within a fifteen (15) second interval during any given time of the day.
 - (2) Flashing, blinking, twinkling, animated or other message changing devices used for commercial advertising purposes, whereas the flashing, blinking, twinkling, animation and/or message changing occurs in interval of less than fifteen (15) seconds during any given time of the day. Signs indicating the time and temperature may be permitted, provided that the message or display does not change in intervals of less than fifteen (15) seconds during any given time of the day.
 - (3) Signs placed, inscribed or supported upon the highest roofline or upon any structure, which extends above the highest roofline of any building.
 - (4) Wall signs that partially extend above the roofline.
 - (5) Roof signs, which are erected on top of a principal or accessory building.

- (6) Balloons, streamers, banners and promotion signs, exceeding the provisions of Section 1007 of this Zoning Ordinance.
- (7) Portable signs utilized or displayed for more than 48 cumulative hours over any 30 consecutive day period of time on the same property.
- (8) Signs located on parked vehicles within twenty (20) feet of the street right-of-way for a period of time exceeding seventy-two (72) cumulative hours over any seven (7) day time period. All such signs shall not be considered as a permitted off-premises advertising signs or billboards and shall be prohibited.
- (9) Signs located on parked vehicles, which are owned or leased to the company for which the business or use applies, may park at any permitted site provided that provisional spaces on the vehicle are not offered to promote other uses or events.
- (10) Signs containing vulgar messages or depicting any lewd, pornographic, lascivious or other offensive acts.
- (11) Any sign exceeding the provisions for location, placement, type, area, height, clearance, visibility, sight distance, projection, quantity and illumination, as specified within the West Nantmeal Township.
- (12) Caution tape or crime scene tape that is not utilized for emergency management purposes.
- (13) Signs considered as a detriment to the health, safety and/or general welfare of the community shall be prohibited in West Nantmeal Township.