

ARTICLE XVII

SIGNS

History: Amended by Ordinance No. 2022-06-04, June 8, 2022, and Ordinance No. 2024-07-05, July 10, 2024.

§20-1701. Purpose

The purpose of this Article is to permit and regulate such signs that will not, by reason of size, location, construction or manner of display, obstruct the vision necessary for traffic safety, and will support and compliment the land use objectives set forth in this Chapter.

§20-1702. Applicability

- A. Signs may be erected, altered, maintained, used, moved or removed only when in compliance with the provisions of this Chapter, and any and all other applicable ordinances or regulations of the Township.
- B. No sign, or temporary sign, unless exempted by this Article, shall be constructed, erected, altered, moved or removed without first receiving a permit for such activity. Repainting or changing the message of a sign shall not, in and of itself, be considered a substantial alteration.
- C. Each application for a sign permit shall be accompanied by a fee established by the Township Supervisors, and a drawing, to scale, showing:
 1. Proposed design, size, character and color of letters, lines and symbols.
 2. Method of illumination.
 3. Location of electric service.
 4. Exact location of sign in relation to building and property.
 5. Details and specifications for construction.
- D. Sign permits shall be issued by the Zoning/Code Enforcement Officer only after all requirements of this Article have been met.

§20-1703. General Provisions

The following provisions apply to all signs in all districts.

- A. All signs shall be maintained in good condition. The Zoning/Code Enforcement Officer may require the owner of a sign to repair it if, in his

opinion, it has become dilapidated. Dilapidated signs shall include, but not be limited to, those signs which are:

1. Leaning and in danger of collapse.
 2. Faded, peeling, in need of repainting.
 3. Broken, damaged, with pieces missing.
 4. Upon the passing of thirty (30) days from the date of issuance of a notice to repair by the Zoning/Code Enforcement Officer to the sign owner, the sign has not been repaired, the Zoning/Code Enforcement Officer may order it removed within a period of ten (10) days, with all costs being the responsibility of the sign owner.
- B. Signs advertising businesses which cease to be operational shall be removed within ninety (90) days.
 - C. No sign or other advertisement shall be painted on the face of a structure.
 - D. No sign shall exceed the height of the roof line, nor shall a sign be attached to the roof.
 - E. No portable, temporary or changeable-letter sign of any type shall be permitted that is attached to any vehicle and parked to let stand upon the premises and used exclusively for advertising purposes.
 - F. Existing signs made nonconforming by the passage of this Chapter shall be maintained and kept in good repair; however, they may not be structurally-altered, changed or moved unless made conforming.
 - G. For the purpose of calculating the area of signs composed of individual letters or symbols, a square or rectangle encompassing the outermost edges of all letters or symbols shall be drawn. The area inside the square or rectangle will be the area of the sign. (See Figure #24, Appendix B)
 - H. Temporary signs, political signs or real estate signs erected on public right-of-ways, or obscuring the vision of the motoring public and any sign prohibited by Section 20-2206 may be removed by the Zoning/Code Enforcement Officer. The Zoning/Code Enforcement Officer may direct removal of specific signs to the Public Works Department.

- I. Any reference to temporary signs in this Chapter shall be those which are removed within thirty (30) days of erection.
- J. All "awning signs" shall be painted or printed flat against the surface of the awning. The bottom of the awning shall be a minimum of ten (10) feet from finished grade.
- K. A sign permit shall lapse if the business activity on the premises is discontinued for a period of forty-five (45) days and is not renewed within thirty (30) days of receipt of a notice from the Zoning/Code Enforcement Officer, mailed to the address of the premises upon which the sign is located.
- L. The size of permitted signs in nonresidential zoning districts shall be as follows, unless specified:

- 1. Wall signs: The total area of all wall signs in a nonresidential district shall not exceed an area of the building face or wall, including window and door areas to which they are attached, in accordance with the following table:

Distance from road/street	% of Sign Area	Maximum Sign Area
1 - 100 feet	10%	100 sq. ft.
101 - 300 feet	10%	200 sq. ft.
301 or more	15%	300 sq. ft.

§20-1704. Permitted Signs

- A. Permitted signs by district:

SIGN	ZONING DISTRICT							
	R-1A	R-1	R-2	R-3	C-1	C-2	M-1	M-2
Awning sign	N	N	N	N	Y	Y	Y	Y
Billboards	N	N	N	N	N	N	N**	N**
Changeable letter	N	N	N	N	N*	N*	N*	Y
Construction	Y	Y	Y	Y	Y	Y	Y	Y
Directional	N	N	N	Y	Y	Y	Y	Y
Electronic message	N	N	N	N	N	N	N**	N**
Freestanding	N	N	N	N	Y	Y	Y	Y
Internally-illuminated	N	N	N	N	Y	Y	Y	Y
Memorial	Y	Y	Y	Y	Y	Y	Y	Y
Monument	Y	Y	Y	Y	Y	Y	Y	Y
Political	Y	Y	Y	Y	Y	Y	Y	Y
Real estate	Y	Y	Y	Y	Y	Y	Y	Y
Temporary	Y	Y	Y	Y	Y	Y	Y	Y
Wall	N	N	N	Y	Y	Y	Y	Y

*See Section 1706 D

- B. All signs must comply with the provisions of this Article. Examples of the various types of permitted signs may be found in Figures #32, #33, and # 34, Appendix B.

§20-1705. Regulations

- A. Only the following types of non-illuminated, signs are permitted in the "R-1A" Low Density Residential District, "R-1" Single Family Residential District and "R-2" Multi-Family Residential District. Such sign shall be located only on the property containing the use identified by the sign(s).
 - 1. Property identification sign limited to name and address of occupancy and/or name and nature of home occupation conducted in the dwelling, such sign shall not exceed two (2) square feet in area each face.
 - 2. Sign indicating property for sale, rental or lease identifying the broker's or owner's name, address, and telephone number and nature of proposed transaction; such sign not to exceed four (4) square feet in area, each face, and located only on the property for sale, rent or lease.
 - 3. A monument sign identifying a residential development, public or semi-public institution and activities carried on by the institution; such sign shall not exceed thirty (30) square feet in total area and six (6) feet in height, and shall be limited to one (1) per development.
 - 4. Sign identifying designers or contractors employed on the property, such sign not exceeding twelve (12) square feet, each face, limited to one (1) sign per designer or contractor. Such sign shall be removed upon completion or within one (1) year from time of erection, whichever is sooner.
 - 5. Temporary sign advertising affairs of cultural, religious, political, education or public organizations; such sign not to exceed six (6) feet square in area, each face.
 - 6. Memorial tablet erected by a public or non-profit organization; traffic or other governmental sign authorized and/or erected by a public body.
 - 7. Signs shall be located only between the front of the principal structure on the property and an adjacent street and no closer to an abutting property than ten (10) feet.
- B. The following types of signs may be erected in an "R-3" High Density Residential District:

1. A wall sign erected on the structure containing a business or profession, limited to twelve (12) square feet per business or profession, and may not exceed sixty (60) square feet of total signage per structure.
 2. A property containing one (1) business or profession will be permitted a monument sign not to exceed twenty-four (24) square feet in total area (both faces.)
 3. A property containing two (2) businesses or professions in one (1) structure will be permitted a monument sign not to exceed thirty-two (32) square feet.
 4. A property containing three (3) or more businesses or professions in one (1) structure will be permitted a monument sign not to exceed forty-eight (48) square feet.
 5. Monument signs shall be located between the principal structure and the road to which the property has access, no closer than five (5) feet to the right-of-way and ten (10) feet to the side property line. Such signs shall not obscure the vision of motorists entering or leaving the property.
 6. Monument signs shall not exceed eight (8) feet in height. See Appendix B figure 33.
 7. Illuminated signs, or signs with flashing or revolving lights shall not be permitted.
 8. Signs erected on the building shall not project more than eleven and three-fourth (11-3/4) inches from the mounting surface.
 9. Home occupation signs shall comply with Section 20-1705A.1.
- C. Signs in the "C-1" Retail and Service Commercial District, "C-2" Highway Commercial District, "M-1" Light Industrial District and "M-2" Heavy Industrial District, and Gateway Sign Overlay District:
1. Permitted Kinds of Signs:
 - a. Any kind of sign permitted in residential districts.
 - b. Signs identifying an on-premise business or industry.
 - c. Subject to the specific limitations contained in Section 1302, off-premises signs identifying business, products, services or industry.
 2. Permitted Types of Signs:
 - a. On-premise wall signs, but not painted directly on the wall surface.
 - b. On-premise ground signs.
 - c. On-premise projecting signs.
 - d. On-premise temporary signs.
 - e. On-premise canopy signs.
 - f. On-premise window signs.
 - g. On-premise portable signs.
 - h. On-premise freestanding signs, including electronic changeable copy signs, subject to the standards set forth in this Section.
 3. Standards for Permitted Signs: In addition to the general requirements and regulations contained in this Section, all signs permitted in the "C-1" Retail and Service Commercial District and "C-2" Highway Commercial District shall comply with the following standards:
 - a. On-Premise Wall Signs: In addition to the on-premise signs permitted according to the regulations in this Section, there shall be allowed one additional sign for each lot or principal structure on each lot affixed to the wall or the principal structure, subject to the following requirements:
 - 1) The sign shall identify the principal user of the building or lot.
 - 2) The sign shall extend no further than twelve (12) inches from the wall to which it is attached.
 - 3) The sign shall be attached to the wall so that the face of the sign is substantially parallel to the wall.
 - 4) The maximum vertical dimension of the sign shall be no greater than four (4) feet and shall not extend beyond any wall or parapet of the building.

b. On-Premise Ground Signs: On-premise ground signs shall be subject to the following requirements:

- 1) Height: The sign shall not exceed a maximum height of five (5) feet, including any base, provided that special logo identification features may be constructed to the height of seven (7) feet. The total square footage of the logo shall not exceed nine (9) square feet on each face.
- 2) Maximum Length: The sign face shall not exceed twenty (20) feet in length, and the overall length, including the base structure, shall not exceed thirty (30) feet.
- 3) Maximum Surface Area: The sign face shall not exceed sixty (60) square feet in surface on each face, including any logo feature. No ground sign shall have more than two (2) faces, and such faces shall be parallel to one another.
- 4) Minimum Setbacks: The sign shall be set back at least five (5) feet from the property line, except that no sign shall be erected within fifteen (15) feet of the SR 08 right-of-way, or within ten (10) feet of the West Sunbury Road and Oneida Valley Road rights-of-way, except as otherwise provided.
- 5) Spacing Between Signs: The minimum spacing between on-premise ground signs shall be fifty (50) feet between the closest sign edges.

c. On-Premises Free-Standing Signs: On-premises free-standing single or collective signs shall be subject to the following requirements: See Appendix B Figure 34.

	Single Use Site	Collective Use Site	Single Use Logo	Collective Use Logo
1. Height:	20 feet	30 feet	9 sq ft	18 sq ft
2. Maximum Length:	15 feet	20 feet	--	--
3. Maximum Surface Area:	60 sq ft	100 sq ft	--	--
4. Minimum Setback:	The sign shall be set back at least five feet (5') from the property line, except that no sign shall be erected within fifteen feet (15') of SR 08 right-of-way, or within ten feet (10') of the West Sunbury Road or Oneida Valley Road rights-of-way, except as otherwise provided.			

d. On-Premise Projecting Signs: All on-premise projecting signs in the "C" Commercial and "M" Industrial Districts shall comply with the following requirements:

- 1) The sign area shall not exceed thirty-five (35) square feet.
- 2) A use may display both ground and projecting signs if only one of these signs is more than sixteen (16) feet in area.
- 3) The sign must clear sidewalks by at least eight (8) feet and may project no more than four (4) feet from a building or one-third (1/3) the width of the sidewalk, whichever is less.
- 4) The sign must be pinned away from the wall at least six (6) inches and must project from the wall at an angle of ninety (90) degrees.
- 5) Projecting signs must be spaced at least fifty (50) feet apart. This spacing requirement does not apply to a projecting sign that displays only symbols.
- 6) The sign shall not extend vertically above the window sill of a second story.

e. On-Premise Temporary Construction Signs: The sign area of any temporary construction sign shall not exceed thirty-two (32) square feet, and the height of such sign shall not exceed six (6) feet.

f. On-Premise Canopy Signs: The characters or letters of all canopy or awning signs shall not exceed six (6) inches and shall appear only on the apron of the canopy or awning.

g. On-Premise Window Signs: All window signs shall comply with the following requirements: The total area of all window signs on display at any one time, including temporary window promotional signs, shall not exceed thirty-three (33) percent of the total area of the window they are located. A series of windows that are separated

by frames less than six (6) inches shall be considered as a single window for purposes of this computation.

h. On-Premise Portable Signs:

- 1) The sign area of any portable sign shall not exceed thirty-two (32) square feet.
- 2) The height of such sign shall not exceed four (4) feet, including any base.
- 3) The sign shall be setback at least five (5) feet from the right-of-way of any adjacent public road or street.
- 4) The sign shall be placed in a location that does not substantially interfere with or impair vehicular or pedestrian traffic on any public street, way, or sidewalk.

i. Dynamic Displays:

- 1) Dynamic displays may occupy no more than fifteen (15) percent of the actual copy and graphic area. The remainder shall not have the capability to have dynamic displays even if not used. Only one (1), contiguous dynamic display area is allowed on a single face;
- 2) Dynamic displays may occupy no more than fifteen (15) percent of the actual copy and graphic area. The remainder shall not have the capability to have dynamic displays even if not used. Only one (1), contiguous dynamic display area is allowed on a single face;
- 3) A dynamic display may not change or move more often than once every five (5) seconds. Time, date, or temperature information is considered one dynamic display and may not be included as a component of any other dynamic display. A display of time, date, or temperature shall remain for at

least one (1) minute before changing to a different display, but the time, date, or temperature information itself may change no more often than once every five (5) seconds;

- 4) The messages displayed shall be static, and the transition from one static display to another shall be instantaneous without any special effects. Informational content shall be alphabetic or numeric only; the messages displayed shall be complete in themselves without continuation in content to the next message or to any other sign;
- 5) Every line of copy in a dynamic display shall be at least seven (7) inches in height on a road with a speed limit of 25 to 34 miles per hour, nine (9) inches on a road with a speed limit of 35 to 44 miles per hour, twelve (12) inches on a road with a speed limit of 45 to 54 miles per hour, and fifteen (15) inches on a road with a speed limit of 55 miles per hour or more. If there is insufficient room for copy of this size in the area allowed under the zoning district, then no dynamic display shall be permitted;
- 6) Dynamic displays shall be designed and equipped to freeze the device in one position if a malfunction occurs. The displays must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the Zoning Officer, verbally or in writing, that it is not in compliance with the standards of this Section.

4. Maximum Number and Placement of Signs

- a. Maximum number: Only two (2) of the permitted types of on-premise signs shall be allowed on any property or lot, provided that no more than one

- freestanding sign (including both on- and off- premise signs, where permitted) shall be allowed on any lot. However, where an establishment is part of a larger retail, commercial, or industrial development, shopping center, or similar land use with multiple occupants or tenants, the total number of freestanding on-premise signs shall be limited to two (2) signs per lot that identify the development or center, not individual occupants or businesses therein, provided that a uniform sign plan has been submitted and approved for the entire development. No freestanding on-premise signs shall be allowed for individual establishments within a larger shopping center, commercial, or industrial development, or similar land use with multiple occupants or tenants.
- b. Any off-premise sign in the Gateway Sign Overlay District shall be considered a principal use of the lot on which it is located, and no other permitted or accessory use shall be allowed on the same property as where an off-premise sign is located.
 - c. Wall signs shall occupy only the area between the heads of windows or doors opening into the ground floor of a building and the sills of windows opening into the second story, or the top of the wall parapet if the building is only one (1) story in height.
 - d. Where a freestanding sign extends over a vehicular or pedestrian way on the property where the sign is located, the lowest point of such a sign surface shall not be less than fourteen (14) feet for vehicular passage or eight (8) feet for pedestrian passage.
5. Illumination
 - a. Signs may be lighted internally or externally, provide that illumination is low voltage and from an indirect hidden source shining upon the sign surface and that no glare occurs on adjacent streets or properties.
 - b. Signs shall be illuminated only by steady, stationary, shielded, or shaded light sources directed solely at the sign or internal to it so that the light intensity or brightness does not create either a nuisance to adjacent property or a traffic hazard for motorists or pedestrians.
 - c. No exposed reflective-type bulb and no strobe light or incandescent lamp shall be used on the exterior surface of any sign.
 - d. Illuminated signs shall be produced no more than thirty (30) foot candles of illumination, four (4) feet from the sign.
 - e. Whenever external illumination is used for a sign, the source of light shall be located, shielded, and directed in such a manner that the light source is not visible from a public street or private residence.
 6. **Exemptions:** The following signs shall be allowed without a sign permit as per this Section, provided such signs comply with all size, placement, and other standards and requirements set forth in this Section.
 - a. Holiday signs or decorations displayed for recognized holidays or other community events.
 - b. Memorial plaques, historic markers, or other similar signs.
 - c. Official government signs, owned and maintained by a government entity including but not limited to traffic signs, public notices, government flags, and other signs warning of hazardous or dangerous conditions.
 - d. Street number signs indicating the address of a building or establishment on the premises.
 - e. Vehicle signs attached to any operative vehicle that relate to the purpose or use of a the vehicle, such as taxi signs and delivery vehicle signs, provided that the vehicle is currently registered, is properly insured, and is in good operating condition. Signs affixed to vehicles that are not related to the

function of the vehicle shall be subject to the off-premise sign regulations contained herein.

§20-1706. Prohibited Signs

The following signs are expressly prohibited unless specifically stated otherwise in this Article:

- A. Portable signs (those not permanently affixed to the ground or a structure).
- B. Roof signs.
- C. A sign of any type which is attached to any vehicle standing on the premises, which advertises a product or business, or directs people to a business or activity. For the purpose of this Article, these types of signs shall not include business logos or identification on vehicles used for other business purposes.
- D. Changeable-letter signs except for churches, off-premises signs in the Gateway Sign Overlay District, restaurants, schools, service station gasoline price signs, and theaters.
- E. Changeable letter electronic signs except for; those as permitted in the "C" and "M" Zoning Districts, churches in any Zoning District, and off-premises signs as permitted in the Gateway Sign Overlay District.
- F. Signs which make use of words such as "STOP," "LOOK," "DANGER," etc., or any phrases, symbols or characters in such a manner as to interfere with, mislead or confuse vehicular traffic or cause an otherwise dangerous or hazardous condition or situation to exist.
- G. Snipe signs are specifically prohibited in all zoning districts.

§20-1707. Permits

- A. All signs, except those specified in Section 20-2208, shall require permits:
 - 1. All sign permit applications shall be accompanied by the application fee as established by the Board of Township Supervisors from time to time by resolution.
 - 2. A sign permit application shall contain the following information provided by the applicant:

- a. Name, address and telephone number of the applicant, the contractor to erect the sign, and the owner of the property, as well as address of property if different from owner's.
 - b. Statement of permission granted by the owner of the property to erect the sign if owner and applicant are not the same.
 - c. Plan indicating the location of the sign on the property relative to building and property lines and height of sign from ground level to top of sign, with dimensions noted.
 - d. Insurance coverage, in writing, or separate insurance policy holding Center Township permanently harmless from liability as a result of bodily injury or property damage caused by the sign's collapse during erection or afterwards.
- 3. The cost of sign permits shall be established by resolution of the Board of Township Supervisors.
 - 4. A permit shall be required for the replacement, enlargement or movement of any sign.
- B. The following types of signs shall not require a fee:
 - 1. Signs put up by public, charitable or religious institutions when located on the same property as the institution.
 - 2. Temporary signs advertising special events of such institutions which do not exceed six (6) square feet in area may be approved in other locations.
 - C. Review and Approval Procedure: Persons desiring to erect a sign or signs, whether as a separate project or part of other construction requiring a permit, shall complete an application and submit two (2) copies of all required information including the following, in addition to information required in Subsection 2 of this Section:
 - 1. A plot plan indicating dimensions to property lines of the proposed sign, where applicable;

2. Dimensions of the proposed sign(s);
 3. Construction details indicating materials to be used;
 4. Method of attachment of the sign to the building or ground including guying;
 5. Type of message or graphic component;
 6. Type of illumination
- D. The Zoning Officer shall issue a permit within thirty (30) days if all applicable parts of this Article and Section are adhered to.

§20-1708. Exemptions

The following types of signs shall not require permits for erection:

- A. Real estate signs not exceeding four (4) square feet in area and located on the advertised property.
- B. Signs denoting designer and/or contractors when placed on the property where the firm is doing work, limited to twelve (12) square feet in area, and to be removed when the work is complete or before one (1) year from time of erection, whichever is sooner.
- C. Home occupation or other personal name plate or sign not more than two (2) square feet in area.
- D. Memorial tablets erected by public or non-profit organizations.
- E. Traffic or other governmental signs authorized or erected by a public agency.