

**ORDINANCE NO. 2021 –****TOWNSHIP OF CRANBERRY  
BUTLER COUNTY, PENNSYLVANIA****AN ORDINANCE OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA FOR THE PURPOSE OF MAKING CHANGES, CLARIFICATIONS, AND AMENDMENTS TO CHAPTER 27 (“ZONING”), CHAPTER 6 (SIGNS) BY AMENDING SECTION 27-609 (DEFINITIONS), REQUIRING ELECTRONIC APPLICATION SUBMITTAL, AND REVISING REDUNDANT, OUTDATED LANGUAGE THROUGHOUT AND PROVIDING FOR SEVERABILITY AND REPEAL OF ALL PRIOR INCONSISTENT ORDINANCES.**

**WHEREAS**, the Township has determined that amendments to the Township’s Zoning Ordinance are necessary in order to promote the general health, welfare, and safety of the community in regards to definitions and designation of certain conditional uses and other permitted uses of property within particular zoning within the Township; and

**WHEREAS**, the **CRANBERRY TOWNSHIP PLANNING ADVISORY COMMISSION** reviewed the Bill on \_\_\_\_\_ (and made a recommendation to adopt the proposed amendments to the **BOARD OF SUPERVISORS** on \_\_\_\_\_; and

**WHEREAS**, the Board of Supervisors held a public hearing on \_\_\_\_\_, as provided by the Cranberry Township Code of Ordinances and the Pennsylvania Municipalities Planning Code, at which time testimony was received concerning the amendment; and

**WHEREAS**, the Board of Supervisors advertised the Public Hearing and the intention of adoption on \_\_\_\_\_ and \_\_\_\_\_, 2021 as provided by the Cranberry Township Code of Ordinances and the Pennsylvania 2<sup>nd</sup> Class Township Code; and

**WHEREAS**, in the judgment of the **BOARD OF SUPERVISORS**, such an amendment to the Zoning Ordinance of the Township of Cranberry, Butler County, Pennsylvania is consistent with the overall Comprehensive Plan adopted by the Township.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of the Township of Cranberry, Butler County, Pennsylvania that Chapter 27 - Zoning of the Cranberry Township Code of Ordinances is amended as follows:

**Section 1.** Chapter 27, Part 6 (Signs), Section 602 “Authorized Uses” Prohibited Uses is hereby amended by adding the following.

§ 27-602 **Authorized Uses.**  
[Ord. 2017-478, 12/14/2017]

1. Explanation of Use Categories. Five classifications of zoning uses for signs are established

in this Part based upon the impact of the sign upon the Township and the procedures by which the signs are authorized.

- A. **Allowed Uses** are those authorized signs for which no zoning approval is required and are in compliance with this chapter.
  - B. **Uses by Right** are permitted signs that are in compliance with this chapter.
  - C. **Conditional Uses** are those authorized signs that are permitted by approval of the Board of Supervisors in accordance with this chapter and specifically Part 7, Conditional Uses.
  - D. **Exempt Uses** are signs that are authorized but that are exempt from regulation under this chapter.
  - E. **Prohibited Uses** are signs that are not authorized by this chapter or exempt from regulation.
2. Principal Uses. A billboard is a principal use which is allowed by conditional use in all nonresidential zoning districts, subject to general provisions and express standards and criteria. Billboards are not allowed within any planned residential development nor CCD zoning district. See § 27-606, General Provisions, and § 27-608.2E, Specific Regulations; Billboards.
- ~~3. Accessory Uses. Signs shall be authorized as accessory uses in accordance with the following Table of Authorized Accessory Signs, Zoning Districts Where Authorized, and Method of Authorization.~~

**Section 2.** Chapter 27, Part 6 (Signs), Section 603 “Prohibited Signs” is hereby amended by amending the following while re-numbering the rest of the Section sequentially.

**§ 27-603 Prohibited Signs.**  
**[Ord. 2017-478, 12/14/2017]**

- 1. All signs not expressly authorized under this chapter or exempt from regulation hereunder in accordance with previous sections are prohibited. Prohibited signs shall include, but are not limited to:
  - A. Beacons.
  - B. Animated or flashing signs outside a structure.
  - C. Animated or flashing signs within a structure that are visible from any right-of-way.
  - D. (Reserved)
  - E. Pennants.
  - F. Strings of lights, except those exempt under previous sections.

- G. Inflatable signs and tethered balloons.
- H. Any sign or sign structure that constitutes a hazard to public safety or health.
- I. Signs that, by reason of size, location, content, coloring, or manner of illumination, obstruct the vision of drivers, either when leaving a roadway or driveway, or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets.
- J. Signs that make use of words such as "Stop," "Look," "One Way," "Danger," "Yield," or similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead or confuse traffic.
- K. Any obsolete sign that no longer identifies a ~~bona fide~~ bonafide business conducted or product sold.
- L. Signs painted on, attached to, or supported by a tree, utility pole, stone, cliff or other natural object.
- M. Banners, except for preoccupancy and temporary business identification signs.
- N. Ban lighting, fascia lighting, strip lighting, and the like.
- O. Vehicular signs.
- P. Projected signs and logos. Commercial messages and logos shall not be projected onto a building or structure.
- Q. Temporary commercial messages, except for temporary real estate signs and pre-occupancy or temporary business identification signs that are in compliance with this ordinance.
- R. Roof signs as defined in this chapter.

**Section 3.** Chapter 27, Part 6 (Signs), Section 604 “Signs Exempt from Permits” is hereby amended by amending the following.

**§ 27-604 Signs Exempt from Permits.**  
**[Ord. 2017-478, 12/14/2017]**

- 1. The following signs shall be exempt from permits under this chapter:
  - A. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance.
  - B. Any sign inside a structure that is in compliance with this ordinance.
  - C. Works of art that do not include a commercial message.
  - D. Holiday lights and decorations with no commercial message, but only between November

and January.

- E. Memorial signs or tablets denoting the date of erection of a building.
  - F. Temporary signs, such as auction, fundraiser, garage, or yard sale signs, as identified in § 27-604.2C(1) and (2).
  - G. Signs and banners erected by a governmental body or under the direction of such body.
  - H. Temporary event signs and banners announcing nonprofit events for noncommercial purposes, where such sign does not exceed 32 square feet in area, is located at the site the event will take place and for a period not to exceed 30 days prior to the start of the event and removed within three days after the conclusion of the event.
  - I. Political signs announcing candidates seeking public office.
  - J. Building numbering in accordance with Cranberry Township Ord. Chapter 5, Part 305.1. 2004-348, 8/4/1994, and as amended, known as the "Building Number Identification Ordinance."
  - K. An off-premises sign for facilities that provide twenty-four-hour emergency services, provided that such facility is approved by the Pennsylvania Department of Health for stabilization and treatment.
  - L. CCD Pole Signs used for wayfinding purposes.
2. Temporary Signage. All signs that are temporary in nature, and are identified in the following subsections, do not require a permit.
- A. Temporary Residential Real Estate Signs.
    - (1) Temporary Residential Real Estate Signs.
      - (a) Type.
        - 1) All such signs shall be of the freestanding sign type, as seen in Drawing Z-17 found in 27 Attachment 9.
      - (b) Number.
        - 1) There shall be not more than one sign for each lot.
        - 2) Where a lot abuts two or more streets, an additional sign oriented to each abutting street shall be allowed.
      - (c) Materials.
        - 1) Signs shall be made of a durable material.

(d) Location and Setback from Property Line.

- 1) Signs shall be located only upon the premises for sale, lease, or rent.
- 2) Signs shall be located a minimum of 10 feet from any public or private street right-of-way or property line.

(e) Maximum Sign Area.

- 1) Six square feet.

(f) Maximum Height.

- 1) Five feet.

(g) Type of Illumination.

- 1) Illumination shall not be permitted.

(h) Removal.

- 1) Signs shall be removed within seven days of the sale or lease of the premises.

(i) Unique Characteristics.

- 1) Signs for the purpose of advertising open houses, which are located off site or on lot shall not be allowed except for on Tuesdays from 8:00 a.m. and ending 7:00 p.m. and weekends beginning 8:00 a.m. Saturday mornings and ending 7:00 p.m. Sunday evenings.

(2) Temporary Common Residential Real Estate Development Signs. In addition to the requirements above, any residential development of six or more lots shall be allowed temporary common real estate development signs in accordance with the following provisions:

(a) Type.

- 1) All such signs shall be of the freestanding sign type, as seen in Drawing Z-18 found in 27 Attachment 9.

(b) Number.

- 1) A maximum of one sign per development entrance shall be allowed.

(c) Materials.

- 1) Signs shall be made of a durable material.

(d) Location and Setback from Property Line.

- 1) Signs shall be located on the development property.
- 2) Signs shall be a minimum of 10 feet from any public or private street right-of-way or property line.
- (e) Maximum Sign Area.
  - 1) Thirty-two square feet.
- (f) Maximum Height.
  - 1) Twelve feet.
- (g) Type of Illumination.
  - 1) Illumination shall not be permitted.
- (h) Removal.
  - 1) Signs shall be removed when 90% of the lots therein are sold.
- (i) Unique Characteristics.
  - 1) Signs shall advertise only the lots in the development in which the sign is located.
  - 2) Signs shall not include the realtor's, developer's, builder's, or landowner's business in general. Information on such signs shall relate to property that they are placed upon.
- B. Temporary Nonresidential Real Estate Signs.
  - (1) Temporary Nonresidential Real Estate Signs.
    - (a) Type.
      - 1) All such signs shall be of the freestanding sign type, as seen in Drawing Z-19 found in 27 Attachment 9.
    - (b) Number.
      - 1) There shall not be more than one sign for each lot or site.
      - 2) Where a lot abuts two or more streets, an additional sign oriented to each abutting street shall be allowed.
    - (c) Materials.
      - 1) Signs shall be made of a durable material.
    - (d) Location and Setback from Property Line.

- 1) Signs shall be located only upon the premises for sale, lease, or rent or for which they are advertising.
- 2) Signs shall be located a minimum of 10 feet from any public or private street right-of-way or property line.
- (e) Maximum Sign Area.
  - 1) Thirty-two square feet.
- (f) Maximum Height.
  - 1) Twelve feet.
- (g) Type of Illumination.
  - 1) Illumination shall not be permitted.
- (h) Removal.
  - 1) Signs shall be removed within seven days of the sale or lease of the premises.
- (2) Temporary Common or Shared Nonresidential Real Estate Development Signs. In addition to these requirements, any nonresidential developments of more than three lots shall be allowed a temporary common or shared real estate sign in accordance with the following provisions:
  - (a) Type.
    - 1) All such signs shall be of the freestanding sign type, as seen in Drawing Z-20 found in 27 Attachment 9.
  - (b) Number.
    - 1) A maximum of one sign per development entrance shall be allowed.
  - (c) Materials.
    - 1) Signs shall be made of a durable material.
  - (d) Location and Setback from Property Line.
    - 1) Signs shall be located within the development.
    - 2) Signs shall be a minimum of 10 feet from any public or private street right-of-way or property line.
  - (e) Maximum Sign Area.

- 1) Thirty-two square feet.
- (f) Maximum Height.
  - 1) Twelve feet.
- (g) Type of Illumination.
  - 1) Illumination shall not be permitted.
- (h) Removal.
  - 1) Signs shall be removed when 90% of the lots therein are sold or developed.
- (i) Unique Characteristics.
  - 1) Signs shall advertise only the lots in the development in which the sign is located.
  - 2) Signs shall not include the realtor's, developer's, or landowner's business in general. Information on such signs shall relate to property that they are placed upon.
- (3) Preoccupancy Signs or Temporary Business Identification Signs.
  - (a) Type.
    - 1) All such signs shall be of the building-mounted sign type, as seen in Drawing Z-21 found in 27 Attachment 9.
  - (b) Number.
    - 1) There shall not be more than one sign for each tenant.
  - (c) Materials.
    - 1) Signs shall be made of a durable material.
  - (d) Maximum Sign Area.
    - 1) Thirty-two square feet.
  - (e) Removal.
    - 1) Signs shall be removed within 30 calendar days after issuance of zoning approval and/or building occupancy permit for the tenant.
  - (f) Unique Characteristics.
    - 1) Signs can be banners, panels, or the like.



- 2) Signs shall only advertise the business or their intent to hire.
  - 3) Signs shall not include any realtor's, developer's or landowner's information.
  - 4) Signs shall only be used if attached in a secure manner to a rigid backing, fabricated structure, or structure such as an existing sign.
- C. Other Temporary Signs.
- (1) Auction, Garage, or Yard Sale Signs.
    - (a) Type.
      - 1) All such signs shall be of the freestanding sign type, as seen in Drawing Z-22 found in 27 Attachment 9.
    - (b) Location and Setback from Property Line.
      - 1) Signs are only allowed at the site at which the event will take place.
    - (c) Maximum Sign Area.
      - 1) Five square feet.
    - (d) Removal.
      - 1) Signs shall be removed as soon as the event or activity has occurred.
    - (e) Unique Characteristics.
      - 1) Signs shall not be erected more than seven days prior to the event.
      - 2) The event date shall be included on the sign.
  - (2) Fundraiser Signs for Nonprofits or Charities.
    - (a) Type.
      - 1) All such signs shall be of the freestanding sign type, as seen in Drawing Z-22 found in 27 Attachment 9.
    - (b) Location and Setback from Property Line.
      - 1) Signs are only allowed at the site at which the event will take place.
    - (c) Maximum Sign Area.
      - 1) Five square feet.

(d) Removal.

- 1) Signs shall be removed as soon as the event or activity has occurred.

(e) Unique Characteristics.

- 1) Signs shall not be erected more than seven days prior to the event.
- 2) The event date shall be included on the sign.

(3) Portable Signs.

(a) Type.

- 1) All such signs shall be of the freestanding, sandwich board sign type, as seen in Drawing Z-23 found in 27 Attachment 9.

(b) Number.

- 1) There shall not be more than one sign for each tenant.

(c) Materials.

- 1) Signs shall be made of a durable material.

(d) Location and Setback from Property Line.

- 1) Signs are only allowed at the site at which the event will take place.
- 2) The sandwich board sign shall be placed within 10 feet of the building facade.
- 3) The sandwich board may be placed on the sidewalk immediately in front of the use, provided a five-foot-clear pedestrian passage is maintained.

(e) Maximum Sign Area.

- 1) Ten square feet.

(f) Removal.

- 1) Signs shall be removed as soon as the event or activity has occurred.

(g) Unique Characteristics.

- 1) Signs shall not be erected more than seven days prior to the event.
- 2) Signs are intended to be sandwich board signs that are pedestrian-oriented.
- 3) Portable sign may be allowed provided it is displayed only during normal business hours.

3. Directional Signage. A sign that has a purpose secondary to the use of the lot or site on which it is located. Such signs consist of "No Parking," "Entrance," "Exit," "One Way," and other similar directives.

A. Type.

(1) All such signs shall be of a freestanding or building-mounted sign type, as seen in Drawing Z-24 found in 27 Attachment 9.

B. Number.

(1) No more than two directional signs are allowed per entrance and/or exit.

(2) Additional, directional signs are allowed if they are located internal to the site.

C. Materials.

(1) Signs shall be made of a durable material.

D. Setback from Property Line.

(1) Signs may be located anywhere on the site. Signs shall not be located within the right-of-way.

(2) Signs shall not interfere with sight distance.

E. Maximum Sign Area.

(1) The sign shall not exceed five square feet.

F. Type of Illumination.

(1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.

G. Removal.

(1) Signs that are no longer in use must be removed. If official notice is provided, removal must occur within 30 days.

(2) Signs that are in disrepair shall be repaired. If official notice is provided, repair must occur within 30 days or sign shall be removed.

H. Unique Characteristics.

(1) Signage may include organization name, logos, symbols, or other branding signifiers.

**Section 4.** Chapter 27, Part 6 (Signs), Section 606 "General Provisions" is hereby amended by amending the following.

**§ 27-606 General Provisions.****[Ord. 2017-478, 12/14/2017]**

1. Approval for Occupancy and Use for Erection or Alteration of Signs.
  - A. When Required. If a sign requiring zoning approval under the provisions of this chapter is to be placed, constructed, erected, or modified on a lot or site, the owner of the lot shall secure zoning approval prior to the construction, placement, erection, or modification of such a sign and zoning approval for occupancy and use after completion of such sign in accordance with the requirements of this chapter.
  - B. No zoning approval shall be issued for a sign unless such sign is consistent with the requirements of this chapter.
  - C. Application Content for Zoning Approval for Structural Alteration or Erection of Structures for a Sign. In addition to the items required by § 27-1101.2, an application for zoning approval for structural alteration or erection of structures for a sign shall include the following:
    - (1) ~~Two copies~~ Electronic submittal of the landscaping plan demonstrating compliance with the landscaping requirements of this chapter.
    - (2) ~~Two copies~~ Electronic submittal of detailed construction plans for the sign with accompanying documentation, including sign area calculations, demonstrating compliance with the requirements of this chapter.
2. Calculation of Sign Area.
  - A. Single-Faced Signs. The area of a sign face shall be calculated by:
    - (1) The smallest rectilinear, circular, or triangular shape that will encompass the extreme limits of the writing, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed.
    - (2) The area of the sign face shall not include any supporting framework, bracing, or decorative fence or wall, when such fence or wall otherwise meets zoning regulations and is clearly incidental to the display itself.
  - B. Multifaced Signs. The area for a sign with more than one face shall be computed by:
    - (1) Back-to-back signs shall be calculated as one single face.
    - (2) Back-to-back signs may be separated from themselves on one end by no more than 36 inches.
3. Calculation of Sign Height.
  - A. The height of a sign shall be calculated as the distance from the midpoint of the base of the

sign at the newly established grade to the top of the highest portion of the sign area.

- B. Filling, berming, mounding, or excavating solely for the purpose of elevating the sign is prohibited.
- 4. Public Right-of-Way. No sign shall encroach into any public right-of-way.
- 5. Clear Sight Triangle. No sign shall be erected in the clear sight triangle area as specified in the Subdivision and Land Development Ordinance (Chapter 22).
- 6. Design, Construction, and Maintenance. All signs shall be designed, constructed, and maintained in accordance with the following standards:
  - A. All signs shall comply with the Township Building Codes pursuant to Ord. ~~2004-348, 5/1/2004~~ Cranberry Township Ordinance, Chapter 5, Section 102, as it may be amended, known as the "Uniform Construction Code."
  - B. All signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
  - C. All signs shall be maintained in good structural and physical condition at all times and shall be in compliance with the Township Building Codes, and in conformance with this chapter.
  - D. Any monument or freestanding sign shall have a base of stone or brick veneer. The base width shall not be less than the width of the sign. The sign base shall have a minimum height of 24 inches above grade.
  - E. Nonresidential, freestanding signs must have the address number of the establishment placed on the structure or the sign. The address number must consist of Arabic numerals, be a minimum of six inches in height, and be of a contrasting color. The address number shall be on both sides of the sign or base.

**Section 5.** Chapter 27, Part 6 (Signs), Section 607 "Requirements" is hereby amended by amending the following.

**§ 27-607 Requirements.**

**[Ord. 2017-478, 12/14/2017]**

- 1. Applicability of Requirements. All signs authorized by § ~~27-602~~, Authorized Uses, shall comply with the district requirements set forth in this section except as set forth in § ~~27-608~~, Specific Regulations.
- 2. Number of Signs per Lot or Site, Individual Sign Area, Height, Yards, and Vertical Clearance. The following requirements shall apply to various types of signs by zoning district.
- 3. Illumination.

- A. ~~The illumination of signs in each zoning district shall conform with 27 Attachment 7, "Table of Types of Illumination, Zoning Districts Where Authorized".~~ Internal illumination of signs shall be permitted with zoning approval for nonresidential uses in all zoning districts except C-1. Internal illumination is not permitted for residential uses. External illumination shall be permitted with zoning approval for residential and nonresidential uses in all zoning districts. Illumination via exposed bulbs or visible neon tubing is not permitted within any Township zoning districts.
- B. Internal illumination, where allowed, shall be designed so that when illuminated at night, only the letters and logos of the sign are visible. This shall be done by using an opaque background with translucent letters and logos. Halo signs shall be allowed. No light shall emanate through the background, the borders, sides, or any other surface of the sign or its supporting structure.
- (1) Illumination of electronic message center signs shall comply with § 27-608.2C.
- C. No sign within a residential zoning district or within 150 feet of a residential zoning district may be illuminated between the hours of 12:00 midnight and 6:00 a.m.
- D. External illumination of "residential" identification signs shall be designed, directed and located so that only the sign is illuminated. No light shall emanate past the sign or illuminate any other adjacent structure or property. Residential street signs are not allowed to be illuminated.

**Section 6.** Chapter 27, Part 6 (Signs), Section 608 "Specific Regulations" is hereby amended by amending the following.

**§ 27-608 Specific Regulations.**

**[Ord. 2017-478, 12/14/2017]**

**1. Residential Signs.**

**A. Allowed Signs.**

- (1) Residential development identification signs are allowed wherever a residential development is located.
- (2) No commercial signage shall be allowed on any residential structure.

**B. Residential Development Identification Signs.**

**(1) Type.**

- (a) All such signs shall be of the monument sign type, as seen in Drawing Z-25 found in 27 Attachment 9.

**(2) Number.**

- (a) Two single-sided signs are allowed at each entrance on an arterial or collector street.

(3) Materials.

- (a) The monument must have brick, stone, or decorative masonry construction on the base, sides, and top.
- (b) The sign components, consisting of the monument structure and sign area, must be one cohesive unit, with no gaps between the sign and the base.
- (c) There shall be no gap between the bottom of the monument structure and grade level.

(4) Location and Setback from Property Line.

- (a) The sign shall be set back a minimum of 10 feet from the front, rear, and side yards.
- (b) Signs are not allowed at connecting streets between developments.

(5) Maximum Sign Area.

- (a) The sign shall not exceed 25 square feet.

(6) Maximum Height.

- (a) The sign height shall not exceed eight feet.

(7) Type of Illumination.

- (a) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.

(8) Removal.

- (a) Signs that are no longer in use must be removed. If official notice is provided, removal must occur within 30 days.
- (b) Signs that are in disrepair shall be repaired. If official notice is provided, repairs must occur within 30 days, or sign shall be removed.

2. Nonresidential Signs. ~~Nonconforming~~ Nonresidential uses shall be allowed signage in conformance with this section.

A. Freestanding Monument Signs. Freestanding monument signs are allowed ~~in~~ for the following ~~types of developments~~ building and development types:

- 1. One- and/or two-tenant buildings.
- 2. Three- or more tenant buildings.
- 3. Hotel or motel.
- 4. CCD signage.

(1) One- and/or Two-Tenant Buildings.

(a) Type.

- 1) All such signs shall be of the monument sign type, as seen in Drawing Z-26 found in 27 Attachment 9.

(b) Number.

- 1) Only one monument sign identifying the one- and/or two-tenant building may be erected on lands occupied by a one- and/or two-tenant building along a street adjoining such lands from which street access is provided to said lands.

(c) Materials.

- 1) The monument must have a brick, stone, or decorative masonry base construction.
- 2) The sign components, consisting of the monument structure and sign area, must be one cohesive unit, with no gaps between the sign and the base.
- 3) There shall be no gap between the bottom of the monument structure and grade level.

(d) Location and Setback from Property Line.

- 1) The sign shall be set back a minimum of 10 feet from any public or private street right-of-way or property line.

(e) Maximum Sign Area.

- 1) One-tenant buildings shall be allowed 50 square feet.
- 2) Two-tenant buildings shall be allowed 50 square feet per tenant.

(f) Maximum Height.

- 1) The sign height shall not exceed eight feet.

(g) Type of Illumination.

- 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.

(h) Removal.

- 1) Signs that are no longer in use must be removed within 30 days of official notice.
- 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.



- (i) Unique Characteristics.
  - 1) Maximum Length. The maximum length of such sign area shall not exceed 16 feet six inches.
  - (2) Three-or more tenant buildings, or master-planned developments with shared facilities such as access and parking.
- (a) Type.
  - 1) All such signs shall be of the monument sign type, as seen in Drawing Z-27 found in 27 Attachment 9.
- (b) Number.
  - 1) Only one monument sign identifying the multiple-tenant building and/or individual business within the multiple-tenant building may be erected on lands occupied by a multiple-tenant building along the street adjoining such lands from which street access is provided to said lands.
  - 2) A second monument sign shall be allowed if the multiple-tenant building has street frontage along more than one street, provided that the street affords direct access to such land.
- (c) Materials.
  - 1) The monument must have a brick, stone, or decorative masonry base ~~construction on the base, sides, and top.~~
  - 2) The sign components, consisting of the monument structure and sign area, must be one cohesive unit, with no gaps between the sign and the base.
  - 3) There shall be no gap between the bottom of the monument structure and grade level.
- (d) Setback from Property Line.
  - 1) The sign shall be set back a minimum of 10 feet from any public or private street right-of-way or property line.
- (e) Maximum Sign Area. The square foot area of all freestanding signs in multiple tenant buildings shall be allowed as follows:
  - 1) Zero square feet to 100,000 square feet: maximum 100 square feet of sign area.
  - 2) One hundred thousand one square feet to 300,000 square feet: maximum 150 square feet of sign area.
  - 3) Over 300,000 square feet: maximum 300 square feet of sign area.

(f) Maximum Height.

- 1) Zero square feet to 100,000 square feet: The sign height shall not exceed 10 feet.
- 2) One hundred thousand one square feet to 300,000 square feet: The sign height shall not exceed 15 feet.
- 3) Over 300,000 square feet: The sign height shall not exceed 20 feet.

(g) Type of Illumination.

- 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.

(h) Removal.

- 1) Signs that are no longer in use must be removed within 30 days of official notice.
- 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.

(i) Unique Characteristics.

- 1) Maximum Length. The maximum length of such sign area shall not exceed 16 feet six inches.
- (3) Hotel or Motel. The following regulations shall apply to hotel or motel signs:

(a) Type.

- 1) All such signs shall be of the monument sign type, as seen in Drawing Z-28 found in 27 Attachment 9.

(b) Number.

- 1) Only one monument sign identifying the hotel or motel may be erected on lands occupied by a hotel or motel along the street adjoining such lands from which street access is provided to said lands.
- 2) A second monument sign shall be allowed if the hotel or motel has street frontage along more than one street, provided that the street frontage affords direct vehicular access to such land.

(c) Materials.

- 1) The monument must have brick, stone, or decorative masonry construction.
- 2) The sign components, consisting of the monument structure and sign area must be one cohesive unit, with no gaps between the sign and the base.

- 3) There shall be no gap between the bottom of the monument structure and grade level.
- (d) Location and Setback from Property Line.
  - 1) The sign shall be set back a minimum of 10 feet from the front, rear, and side yards.
- (e) Maximum Sign Area.
  - 1) The sign shall not exceed 100 square feet.
- (f) Maximum Height.
  - 1) The sign height shall not exceed 10 feet.
- (g) Type of Illumination.
  - 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.
- (h) Removal.
  - 1) Signs that are no longer in use must be removed within 30 days of official notice.
  - 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
- (i) Unique Characteristics.
  - 1) Maximum Length. The maximum length of such sign area shall not exceed 16 feet six inches.
- (4) CCD Signage. (Developments within CCD Districts are limited to the following signage.)  
The following freestanding sign regulations shall apply to nonresidential uses within an approved CCD.
  - (a) Type.
    - 1) All such signs shall be of the freestanding monument sign type.
  - (b) Number.
    - 1) One ~~sandwich board~~ portable sign, as seen in Drawing Z-23 found in 27 Attachment 9, per tenant; and
    - 2) Only one monument sign, as seen in Drawing Z-29 found in 27 Attachment 9, identifying the multiple-tenant building and/or individual business within the multiple-tenant building may be erected on lands occupied by a multiple-tenant building along the street adjoining such lands from which street access is provided to said lands; and
    - 3) A second monument sign shall be allowed if the multiple-tenant building has street frontage

along more than one street, provided that the street affords direct access to such land.

(c) Materials.

- 1) Signs shall be made of a durable material.
- 2) The monument sign must have brick, stone, or decorative masonry construction on the base, sides, and top.
- 3) The sign components, consisting of the freestanding monument structure and sign area, must be one cohesive unit, with no gaps between the sign and the base.
- 4) There shall be no gap between the bottom of the freestanding monument structure and grade level.

(d) Location and Setback from Property Line.

- 1) The ~~sandwich-board~~ portable sign may be placed on the sidewalk immediately in front of the use, provided a five-foot-clear pedestrian passage is maintained, and the sign is located within 10 feet of the building facade.
- 2) The monument sign shall be set back a minimum of 10 feet from any public or private street right-of-way or property line.

(e) Maximum Sign Area.

- 1) The sandwich board sign shall be a maximum of 10 square feet and shall resemble the shape and construction shown in Drawing Z-23 found in 27 Attachment 9.
- 2) The square foot area of all monument signs in multiple-tenant buildings shall be allowed as follows:
  - a) Zero square feet to 100,000 square feet: maximum 100 square feet of sign area.
  - b) One hundred thousand one square feet to 300,000 square feet: maximum 150 square feet of sign area.
  - c) Over 300,000 square feet: maximum 300 square feet of sign area.

(f) Maximum Freestanding Monument Sign Height.

- 1) Zero square feet to 100,000 square feet: The sign height shall not exceed 10 feet.
- 2) One hundred thousand one square feet to 300,000 square feet: The sign height shall not exceed 15 feet.
- 3) Over 300,000 square feet: The sign height shall not exceed 20 feet.

(g) Type of Illumination.

- 1) Illumination of such signs shall be in accordance with § ~~27-608.4~~ 27-607.3 of this chapter.
- (h) Removal.
  - 1) Signs that are no longer in use must be removed within 30 days of official notice.
  - 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
- (i) Unique Characteristics.
  - 1) One ~~sandwich board~~ portable sign may be allowed, provided it is displayed only during normal business hours.
  - 2) Maximum Length. The maximum length of the freestanding monument sign area shall not exceed 16 feet six inches.
- B. Building-Mounted Signs. Building-mounted signs are allowed in the following types of developments:
  1. One- and/or two-tenant buildings.
  2. Three- or more tenant buildings.
  3. Hotel or motel.
  4. CCD signage.
- (1) One- and/or Two-Tenant Buildings.
  - (a) Type.
    - 1) All such signs shall be of the building-mounted sign type, as seen in Drawing Z-30 found in 27 Attachment 9.
  - (b) Number.
    - 1) No two signs for a single tenant shall face ~~or be visible from~~ any one direction.
  - (c) Materials.
    - 1) Signs shall be made of a durable material.
  - (d) Maximum Sign Area.
    - 1) The square footage of building-mounted signage for one- and/or two-tenant buildings shall be allowed as follows. All sign size allowances are per tenant.
      - a) One to 24,999 square feet of gross tenant space area: 240 square feet of building-mounted

signage. No one sign shall be larger than 120 square feet.

- b) Twenty-five thousand to 49,999 square feet of gross tenant space area: 400 square feet of building-mounted signage. No one sign shall be larger than 200 square feet.
- c) Fifty thousand to 79,999 square feet of gross tenant space area: 500 square feet of building-mounted signage. No one sign shall be larger than 250 square feet.
- d) Eighty thousand square feet of gross tenant space area or more: 600 square feet of building-mounted signage. No one sign shall be larger than 300 square feet.
- (e) Type of Illumination.
  - 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.
- (f) Removal.
  - 1) Signs that are no longer in use must be removed within 30 days of official notice.
  - 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
- (2) Three- or More Tenant Buildings and master-planned developments with shared facilities such as access and parking. The following regulations shall apply to multiple-tenant buildings, consisting of three or more tenants in a single building and master-planned developments with shared facilities such as access and parking:
  - (a) Type.
    - 1) All such signs shall be of the building-mounted sign type, as seen in Drawing Z-31 found in 27 Attachment 9.
  - (b) Number.
    - 1) Individual businesses within a three- or more tenant building shall be allowed one building sign in accordance with the provisions of this section.
    - 2) A second building sign shall be allowed for any individual business within a three- or more tenant building, provided that it can meet one of the following criteria and all other provisions of this section:
      - a) The ground floor area of such individual business within the three- or more tenant building is in excess of 30,000 square feet.
      - b) Such individual business is located on an outparcel and is a freestanding structure.
    - 3) No two signs for a single tenant shall face ~~or be visible from~~ any one direction.

(c) Materials.

- 1) Signs shall be made of a durable material.

(d) Maximum Sign Area.

- 1) No building sign for an individual business within a three- or more tenant building shall have an area that exceeds one square foot per each linear front foot of that portion of the building occupied by the individual business, but in no event shall such area exceed 120 square feet.

(e) Type of Illumination.

- 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.

(f) Removal.

- 1) Signs that are no longer in use must be removed within 30 days of official notice.
- 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.

(3) Hotel or Motel. The following regulations shall apply to hotel or motel signs:

(a) Type.

- 1) All such signs shall be of the building-mounted sign type, as seen in Drawing Z-32 found in 27 Attachment 9.

(b) Number.

- 1) Only one building-mounted sign identifying the hotel or motel shall be allowed in accordance with the provisions of this section.
- 2) A second building-mounted sign shall be allowed, provided that it can meet the following criteria and all other provisions of this section.
  - a) The gross floor area of such hotel or motel is in excess of 30,000 square feet.
  - b) No two signs shall face ~~or be visible from~~ any one direction.

(c) Maximum Sign Area.

- 1) No building sign for a hotel or motel shall have an area that exceeds 4.5% of the structure wall upon which it is mounted. In no event shall such sign area exceed 200 square feet.

(d) Type of Illumination.

- 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.

(e) Removal.

- 1) Signs that are no longer in use must be removed within 30 days of official notice.
- 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
- (4) CCD Signage. (Developments within CCD Districts are limited to the following signage.)  
The following sign regulations shall apply to nonresidential uses within an approved CCD.

(a) Type.

- 1) Signs shall be of the building-mounted sign type.

(b) Number.

- 1) One blade sign, as seen in Drawing Z-33 found in 27 Attachment 9; and
- 2) One wall sign per building facade, not to exceed three total signs, as seen in Drawing Z-34 found in 27 Attachment 9; and
- 3) One projecting wall or awning/canopy sign per tenant, as seen in Drawing Z-35 found in 27 Attachment 9.

(c) Materials.

- 1) Signs shall be made of a durable material.

(d) Location and Setback from Property Line.

- 1) Building-mounted signage must be located on the tenant's facade.

(e) Maximum Sign Area.

- 1) No building sign for a CCD business shall have an area that exceeds 0.75 square foot per each linear foot of that portion of the building occupied by the individual business, but in no event shall such area exceed 90 square feet.
- 2) A projecting wall sign shall not exceed 20 square feet in area.

(f) Maximum Sign Height.

- 1) A projecting wall sign may be allowed, provided that the lower edge of the sign is a minimum of 10 feet above grade, but does not extend more than six feet from the building wall and not higher than the first floor or 15 feet, whichever is less.

(g) Type of Illumination.

- 1) Illumination of such signs shall be in accordance with § 27-607.3 of this chapter.



- C. Electronic Message Center Signs. All electronic message center signs shall meet the following requirements:
- (1) Type.
    - (a) All such signs shall be of the monument sign type, as seen in Drawing Z-36 found in 27 Attachment 9.
  - (2) Number.
    - (a) One sign per property. An electronic message center sign is allowed in lieu of a freestanding monument sign.
    - (b) No electronic message center sign shall be allowed on any property that has an existing or proposed manual or mechanical changeable-copy sign.
    - (c) An electronic message center sign with faces back-to-back shall be treated as one sign, provided said sign faces are parallel or are adjoined on one end and have a separation of no more than three feet on the opposite end.
  - (3) Materials.
    - (a) Signs shall be made of a durable material.
  - (4) Location and Setback from Property Line.
    - (a) Only allowed in a commercial zoning district on a property that is immediately adjacent to the public right-of-way of the following roads:
      - 1) Route 19, between the intersection of Route 19/Rowan Road/Ogle View Road and the Township's southern border with Marshall Township.
      - 2) Route 228, between the intersection of Route 228/Franklin Road and Route 228/Route 19/Freedom Road.
      - 3) Freedom Road, between the intersection of Freedom Road/Route 19/Route 228 and the Pennsylvania Turnpike.
    - (b) Except that manual or mechanical changeable-copy signs for municipal facilities, public education facilities, and religious establishments may be located in any ~~commercial~~ zoning district.
  - (5) Maximum Sign Area.
    - (a) May occupy no more than a contiguous 50% of the actual copy and graphic area of a monument sign, up to a maximum of 50 contiguous square feet.
  - (6) Type of Illumination.

- (a) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.
- (7) Removal.
  - (a) Signs that are no longer in use must be removed within 30 days of official notice.
  - (b) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
- (8) Unique Characteristics.
  - (a) All drawings, messages, and graphics displayed must be static. Animation and video displays are prohibited.
  - (b) Each individual message or display may be displayed for no shorter than 15 consecutive seconds.
  - (c) Flashing signs are prohibited.
  - (d) The transition from one static display to another must be instantaneous without any special effects, including, but not limited to, flashing, spinning, revolving transition methods, scrolling from left to right or top to bottom, slot machine, splice, mesh, radar, kaleidoscope, spin, or any other animated transition.
  - (e) The entire sign display area must be black or blank for a period of three seconds between each message.
  - (f) The drawings and messages displayed must be complete in themselves, without continuation in content to the next drawing or message or to any other sign.
  - (g) The displays must be equipped with a means to immediately discontinue the display if it malfunctions.
  - (h) The sign shall not have movement, or the appearance or optical illusion of movement or varying light intensity, of any part of the sign structure, design or pictorial segment of the sign.
  - (i) Must have a mechanism that automatically adjusts the illuminative brightness of the display.
  - (j) No sign shall be brighter than 5,000 nits between sunrise and sunset and 250 nits between sunset and sunrise, measured according to recognized industry standards for brightness measurement.
  - (k) The intensity of the sign light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare.
  - (l) The brightness of a sign may not interfere with nearby traffic control devices.

- (m) The use of streaming video or full-motion video on any sign is prohibited.
- D. Manual or Mechanical Changeable-Copy Signs. All manual or mechanical changeable-copy signs shall meet the following requirements:
- (1) Type.
    - (a) All such signs shall be of the monument sign type, as seen in Drawing Z-37 found in 27 Attachment 9.
  - (2) Number.
    - (a) One sign per property. A manual or mechanical changeable-copy is allowed in lieu of a freestanding monument sign.
    - (b) No manual or mechanical changeable-copy sign shall be allowed on any property that has an existing or proposed electronic message center sign.
    - (c) A manual or mechanical changeable-copy sign with faces back-to-back shall be treated as one sign, provided said sign faces are parallel or are adjoined on one end and have a separation of no more than three feet on the opposite end.
  - (3) Materials.
    - (a) Signs shall be made of a durable material.
  - (4) Location and Setback from Property Line.
    - (a) Only allowed in a commercial zoning district on a property that is immediately adjacent to the public right-of-way of the following roads:
      - 1) Route 19, between the intersection of Route 19/Rowan Road/Ogle View Road and the Township's southern border with Marshall Township.
      - 2) Route 228, between the intersection of Route 228/Franklin Road and Route 228/Route 19/Freedom Road.
      - 3) Freedom Road, between the intersection of Freedom Road/Route 19/Route 228 and the Pennsylvania Turnpike.
    - (b) Except that manual or mechanical changeable-copy signs for public education facilities and religious establishments may be located in any commercial zoning district.
  - (5) Maximum Sign Area.
    - (a) May occupy no more than a contiguous 50% of the actual copy and graphic area of a monument sign, up to a maximum of 50 contiguous square feet.

(6) Type of Illumination.

- (a) Illumination of such signs shall be in accordance with § 27-607.3 of this chapter.

(7) Removal.

- (a) Signs that are no longer in use must be removed within 30 days of official notice.
- (b) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.

(8) Unique Characteristics.

- (a) The sign shall not have movement, or the appearance or optical illusion of movement or varying light intensity, of any part of the sign structure, design, or pictorial segment of the sign.

E. Billboards; Relationship to General Provisions. Billboards shall be subject to the requirements of § **27-606**, General Provisions; however, where there is any conflict with the provisions of this section, the provisions of Subsection 1 shall govern.

(1) Type.

- (a) All such signs shall be of freestanding sign type, as seen in Drawing Z-38 found in 27 Attachment 9.

(2) Number.

- (a) One per lot.

(3) Materials.

- (a) Signs shall be made of a durable material.

(4) Location and Setback from Property Line.

- (a) Billboards shall be located within 75 feet of the right-of-way of the Pennsylvania Turnpike (I-76) and I-79 in zoning districts where authorized.

(b) Yard Requirements:

- 1) Front yard: 50 feet.
- 2) Other yard abutting a residential zoning district or use: 100 feet.
- 3) Other yard abutting all other zoning districts: 25 feet.

(c) Separation Between Billboards:

- 1) No billboard shall be located within 3,000 feet in any direction of any other existing or proposed billboard.
- (5) Maximum Sign Area.
  - (a) Per Billboard. The area of a billboard shall not exceed 376 square feet with only single-face signs allowed.
  - (b) Per Lot or Site. If a lot or site has an existing or proposed billboard located thereon, and the square footage of such sign is equal to or in excess of the maximum allowable in accordance with above, then the lot or site shall not be allowed any additional signage of any type, whether freestanding or building.
- (6) Maximum Height.
  - (a) The height of a billboard shall not exceed 35 feet to the top of the sign.
- (7) Type of Illumination.
  - (a) Illumination of billboards shall be by external illumination only, but no direct ray of light shall extend beyond the face of the sign.
- (8) Removal.
  - (a) Signs that are no longer in use must be removed within 30 days of official notice.
  - (b) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
- (9) Unique Characteristics.
  - (a) Design. All billboards shall be attached to the ground by a single vertical metal or concrete post, pillar, pole, or column.
  - (b) Minimum Lot Area: 6,000 square feet.
  - (c) Minimum Lot Width: 60 feet.
  - (d) Owner Identification: All billboards shall be identified on the structure with the name and address of the owner of such sign.

**Section 7.** Chapter 27, Part 6 (Signs), Section 609 “Definitions” is hereby amended by amending the following:

**§ 27-609 Definitions.**

**[Ord. 2017-478, 12/14/2017]**

As used in this Part, the following terms shall have the meanings indicated:

**ANIMATION OR VIDEO DISPLAY**

Changing of a message or background of a sign in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes. Video display signs include projected drawings or messages with these characteristics onto buildings or other objects.

**AWNING**

A cloth or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.

**BANNER**

Any sign made of cloth, bunting, plastic, paper, or similar nonrigid material, attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Signs of political, professional, religious, education, or corporate organizations that contain emblems or insignias do not constitute banners. Banners are temporary in nature and do not include flags.

**BEACON**

Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot or site as the light source; also, any light with one or more beams that rotate or move.

**BILLBOARD**

An off-premises sign which advertises an establishment, an activity, a person, a product, or a service which is unrelated to or unavailable on the premises on which the sign is located.

**~~BLADE SIGN~~**

~~A blade sign is a type of projecting sign mounted on a building facade or storefront pole or attached to a surface perpendicular to the normal flow of traffic.~~

**COMMERCIAL MESSAGE**

Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service or other commercial activity.

**FLAG**

Any fabric, containing distinctive colors, patterns, or symbols, used to represent any government, political subdivision, religious, education, or corporate organization. Flags are temporary in nature and do not include banners.

**~~FLASHING SIGN~~**

~~Any portion of a sign that changes light intensity, switches on and off in a pattern, or contains moving parts or the optical illusion of motion caused by use of electrical energy or illumination, with a display that appears for less than 15 consecutive seconds; a sign or any portion thereof where there is a pattern of changing light illumination, where the sign illumination alternates suddenly between fully illuminated and fully nonilluminated or alternates between various levels of illumination for the purpose of drawing attention; illumination that is intermittently on and off so as to flash or blink or the intensity varies so~~

~~as to appear to flash or blink or where there is a pattern of changing light illumination.~~

## **MARQUEE**

Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

## **MULTIFACED SIGN**

~~A sign with two identical sign faces placed back to back so that both faces cannot be viewed from any one point at the same time and when such sign faces are part of the same sign structure and are not more than 36 inches apart.~~

## **NITS**

A unit of measure used for lighting expressed as candelas per meter squared.

## **PENNANT**

Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind.

## **SIGN**

Any device, fixture, placard, or structure that uses any color, form graphic, illumination, symbol, or writing to identify and communicate, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

## **SIGN-GROUND**

~~Any sign in which the entire bottom is in contact with or is close to the ground and is independent from any building or other structure. A ground sign is also a freestanding sign.~~

## **SIGN, ANIMATED OR MOVING**

Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation.

## **SIGN, AWNING**

~~A cloth or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.~~

## **SIGN, AWNING, CANOPY**

Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area. A marquee is not a canopy.

## **SIGN, BLADE**

A blade sign is a type of projecting sign mounted on a building façade or storefront pole or attached to a surface perpendicular to the normal flow of traffic. A blade sign shall be no larger than 5 square feet.

## **SIGN, BUILDING**

Any sign attached to any part of a building, as contrasted to a freestanding sign.

## **SIGN, CCD POLE**

A ~~freestanding street graphic~~ pole mounted vertical wayfinding banner that is permanently



suspended in a fixed location by a structure of pole(s), uprights or braces from the ground and not supported by a building or base structure. A CCD Pole Sign shall not contain a commercial message.

### **SIGN, DIRECTIONAL, INCIDENTAL**

A sign generally informational, that has a purpose secondary to the use of the lot or site on which it is located, such as "No Parking," "Entrance," "Exit," "One Way," "Loading Only," and other similar directives, and provided that such sign does not exceed five square feet. Directional, incidental sign shall be located only in conjunction with site drive entrances and/or internal traffic drive aisles.

### **SIGN, ELECTRONIC MESSAGE CENTER**

Any sign or portion thereof that displays electronic drawings, graphics, or pictures, with or without textual information, using LEDs, fiber optics, light bulbs, or other illumination devices or combination thereof within the display area and where a static message change sequence is accomplished immediately or by means of fade, repixilation, dissolve or other such modes, devices, processes, products, applications or technologies from a proximate or remote location. Such signs include computer-programmable and microprocessor-controlled electronic displays.

### **SIGN, FLASHING**

Any portion of a sign that changes light intensity, switches on and off in a pattern, or contains moving parts or the optical illusion of motion caused by use of electrical energy or illumination, with a display that appears for less than 15 consecutive seconds; a sign or any portion thereof where there is a pattern of changing light illumination, where the sign illumination alternates suddenly between fully illuminated and fully nonilluminated or alternates between various levels of illumination for the purpose of drawing attention; illumination that is intermittently on and off so as to flash or blink or the intensity varies so as to appear to flash or blink or where there is a pattern of changing light illumination.

### **SIGN, FREESTANDING**

Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

### **SIGN, GASOLINE PRICING**

The gasoline pricing portion of a sign shall mean the static numeric display of gasoline prices only, with no solid background color other than black and no other picture, word, symbol or display of any type. A sign on which the only copy that changes is the electronic or mechanical indication of gasoline prices associated with an automotive fueling station shall be considered a gasoline pricing sign and not an electronic message center sign or a manual or mechanical changeable-copy sign.

### **SIGN, GROUND**

Any sign in which the entire bottom is in contact with or is close to the ground and is independent from any building or other structure. A ground sign is also a freestanding sign.

### **SIGN, MANUAL OR MECHANICAL CHANGEABLE-COPY**

A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

### **SIGN, MARQUEE**



~~Any sign attached to, in any manner, or made a part of a marquee and which provides an area for manual or electronic changeable copy.~~

### **SIGN, MONUMENT**

A sign in which a stone or brick structure is used to mount the sign area on, in or as an integral part of such structure. The permissible sign area of such sign shall begin at a height not greater than four feet above normal grade.

### **SIGN, MULTIFACED**

A sign with two identical sign faces placed back-to-back so that both faces cannot be viewed from any one point at the same time and when such sign faces are part of the same sign structure and are not more than 36 inches apart.

### **SIGN, NONCONFORMING**

Any sign that does not conform to the requirements of this chapter.

### **SIGN, NONRESIDENTIAL SUBDIVISION IDENTIFICATION**

A sign used to identify the name of a nonresidential development of three or more lots for nonretail use, containing no commercial message, and located at the principal entrances of such subdivision, such as an office park, industrial park, medical center, or business park.

### **SIGN, PORTABLE**

Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless the vehicle is used in the normal day-to-day operations of the business.

### **SIGN, PREOCCUPANCY**

A temporary sign used to identify the coming of a new business or an intent to hire for a new business.

### **SIGN, PROJECTING**

Any sign affixed to a building or wall in such a manner that any edge of such sign extends more than 12 inches beyond the surface of such building or wall, but does not project above the wall, roofline, or surface to which it is mounted nor in any way interfere with normal pedestrian or vehicular traffic or obstruct upper-story windows or openings.

### **~~SIGN, RESIDENTIAL~~**

~~Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of this chapter.~~

### **SIGN, RESIDENTIAL DEVELOPMENT IDENTIFICATION**

Any sign used to identify the name of a residential development, containing no commercial message and located at the principal entrances of such development.

### **SIGN, ROOF**

Any sign erected and constructed wholly on and over the roof of a building, supported by

the roof structure and extending vertically above the top walk or edge of a flat roof, the eave line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof.

**SIGN, ROOF-INTEGRAL**

Any sign erected or constructed as an integral part of a normal roof structure of any design such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separate from the rest of the roof by a space of more than six inches. A sign constructed between the eaves and deck line of a mansard roof shall be considered a roof-integral sign for the purposes of this chapter. A roof-integral sign is a type of building sign.

**SIGN, SINGLE-FACED**

A sign with one sign face.

**SIGN, SUSPENDED**

Any sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

**SIGN, TEMPORARY**

Any sign that is used only temporarily and is not permanently mounted.

**SIGN, TEMPORARY REAL ESTATE**

Any sign used to offer for sale, lease or rent any premises.

**SIGN, TIME-AND-TEMPERATURE**

The time-and-temperature portion of a sign shall mean the static display of the time and temperature only, with no solid background color other than black, and no other picture, word, symbol or display of any type shall be permitted. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a time-and-temperature portion of a sign and not an electronic message center sign or manual or mechanical changeable-copy sign.

**SIGN, VEHICULAR**

Any sign displayed on a parked vehicle, where the primary purpose of the vehicle is to advertise a product or business or to direct people to a business or activity during all or part of the day. For the purposes of this chapter, vehicular signs shall not include business logos, identification, or advertising on vehicles primarily used for other business purposes.

**SIGN, WALL**

Any sign attached parallel to, but within 12 inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface. A wall sign is a type of building sign.

**SIGN, WINDOW**

Any sign, picture, symbol or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

**Section 8.** Chapter 27, Part 6 (Signs), 27 Attachment 7 is hereby amended by deleting the entire attachment.

**Section 9.** Severability.

If any chapter, section, subsection, paragraph, sentence or phrase of this Ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole or any section or part thereof other than the section or part thereof so declared to be invalid.

**Section 10.** Repealer.

Any ordinance, chapter, section, subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this Ordinance shall and the same is hereby repealed to the extent of such conflict.

Ordained and enacted this \_\_\_\_ day of \_\_\_\_\_, 2021, BY THE BOARD OF SUPERVISORS of the Township of Cranberry.

ATTEST:

Board of Supervisors of the  
Township of Cranberry

\_\_\_\_\_  
Daniel D. Santoro, Township Manager/Secretary

\_\_\_\_\_  
Richard M. Hadley, Chairman

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