

ARTICLE X SIGNS

SECTION 1000 STATEMENT OF PURPOSE

The purpose of this Article is to provide for the regulation of signs as a proper exercise of the police power and to protect the public health, safety, and welfare in accordance with the following objectives:

- A. To regulate the size, location, and maintenance of signs and reduce hazards to pedestrian and vehicular traffic.
- B. To prohibit the construction of and require the removal of signs which are hazardous to pedestrian and vehicular traffic.
- C. To provide opportunities for a variety of sign types and encourage sign designs which meet local resident and business needs in a manner which is compatible with the locality.

SECTION 1001 APPLICABILITY

Any sign hereafter erected, altered, or maintained shall conform to the provisions of this Article and any other applicable articles, ordinances, or regulations of the Borough of Brookville.

SECTION 1002 SIGN TYPES AND CLASSIFICATIONS

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

A. Abandoned Sign - A sign erected on, or related to, the use of a property on which the use is discontinued for a period of six (6) months or more, or any sign which relates to a time, event, or purpose which is past; the structure supporting such signs is considered to be part of the sign and is subject to the same provisions referring to the sign itself.

B. Awning Sign - Any sign that is part of or attached to an awning or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. An awning without lettering or other advertising shall not be regulated as a sign.

C. Banner Sign - A temporary sign intended to be hung across a public street or private property, possessing characters or letters applied to paper, plastic, or fabric of any kind. National flags, flags of political subdivisions, and symbolic flags of any business or institution or business, shall not be considered banners for the purpose of this Ordinance.

D. Billboard - See "Off-Premises Sign."

E. Business Sign - A sign directing attention to a business, commodity, or service conducted, sold, or offered upon the same premises as those upon which the sign is maintained. This includes signs which identify or advertise home occupations or signs affixed to vehicles denoting a business related activity.

F. Construction/Development Sign - A type of temporary sign intended to display the name of the project and/or the contractor, architect, engineer, financier, or similar information pertaining to the project.

G. Double-Faced Sign - A sign which displays a message, information, or advertising on both faces of the sign.

H. Freestanding Sign - A sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or structure. The height of a freestanding sign shall be measured from the proposed finished grade to the highest point of the sign structure.

I. Ground Sign - A sign, other than a freestanding sign, placed directly on ground without supports or pylons, independent from any building or structure.

J. Illuminated Sign - A sign which has characters, letters, figures, designs, or outlines illuminated by direct or internal electric lighting or luminous tubes as part of the sign.

K. Marquee or Canopy - A permanent, roof-like structure, supported by a wall of a building, but having no relationship to the roof structure, generally designed and constructed for protection against weather.

L. Marquee or Canopy Sign - Any sign attached to a marquee or canopy.

M. Official Traffic Sign - Signs erected by the Commonwealth of Pennsylvania Department of Transportation, the Borough of Brookville, the County of Jefferson, or the Federal Government which are designed to regulate traffic, describe road conditions, supply directions, or provide information.

N. Off-Premises Sign - A sign which directs attention to a person, business, profession, product, or activity not conducted on the same premises.

O. **Political Sign** - Any temporary sign pertaining to political views, to an individual seeking election or appointment to a public office, or a forthcoming public election or referendum.

P. **Portable Sign** - A type of temporary sign, with or without display or legend, which is self-supporting without being firmly embedded in the ground, or is fixed on a movable stand or mounted on wheels or movable vehicles, or made easily movable in some other manner. Portable signs shall also include hot air or gas filled balloons specifically used for advertising.

Q. **Primary Sign** - A sign requiring a permit under the terms of this Ordinance.

R. **Projecting Sign** - A sign affixed to a wall or other vertical building surface in such a manner that its leading edge extends more than six (6) inches beyond the surface of such wall or building.

S. **Real Estate Sign** - A sign pertaining to the sale, lease, or rental of the property on which it is located.

T. **Roof Sign** - A sign erected above and maintained above the roof line, parapet, or eaves of a building. Roof signs are prohibited in Brookville Borough.

U. **Sandwich Board** – A two-faced sign hinged at the top and intended to be set upon the ground in the form of an inverted “V”.

V. **Sign** - Any permanent or temporary structure or part thereof or any device attached, painted or represented, directly or indirectly, on a structure or other surface that displays or includes any letter, word, insignia, flag, or representation used as or which is in the nature of an advertisement, announcement, visual communication, direction, or which is designed to attract the eye or bring the subject to the attention of the public.

W. **Temporary Sign** - A sign intended for short-term use, such as a promotional sign, including signs pertaining to business events, community events, political issues, an individual seeking public office, or a forthcoming public election.

X. **Wall Sign** - A sign parallel to a wall or other vertical building surface. Wall signs shall not extend beyond the edge of any wall or other surface to which they are mounted and shall project no more than six (6) inches from its surface, otherwise they shall be defined as a projecting sign.

Y. **Window Sign** - A temporary or permanent sign which is oriented to the public right-of-way and is located on the inside or outside surface of a window.

SECTION 1003 GENERAL SIGN REGULATIONS

The following provisions shall apply to permitted signs in all districts:

A. Sign Location

1. No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window or fire escape. No sign shall be attached to a standpipe or fire escape.
2. No sign shall be erected at the intersection of streets so as to obstruct free and clear vision.
3. Unless specifically authorized by this Ordinance or other ordinances and regulations of Brookville Borough, a sign shall not be erected within the legal right-of-way of any public street or public sidewalk, or shall not be closer to a street line than ten (10) feet.

B. Sign Illumination

Any permitted sign, building or structure in any district may be illuminated except as otherwise provided in this Ordinance.

C. Sign Area

For the purposes of this Ordinance, the area of a sign shall be calculated as follows:

1. The area of the sign shall include the entire area within a single continuous perimeter enclosing the outer limits of such sign. The sign area shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display.
2. In the case of an open sign made up of individual letters, attached to or painted on a building, wall, window, canopy, or awning, the sign area shall be that of the smallest rectangle or other geometric shape which encompasses all of the letters and symbols.
3. In computing the area of a double-faced sign, only one (1) face shall be considered, provided that both faces are identical in area. In "V" type structures, if the interior angle of the sign faces exceeds forty-five (45) degrees, both faces shall be considered in computing the sign area.

D. Sign Height

The height of a sign shall be measured from the existing ground elevation at the base of the sign to the highest point of the sign structure. In the case where there is a sidewalk, the height shall be measured from the elevation of the sidewalk.

E. Vehicular Signs

A sign on a vehicle denoting a business-related activity shall be considered a business sign and shall be subject to the following regulations:

1. Vehicles containing a business sign and parked in a residential district shall be concealed (garaged) from public view or in a parking space screened from view from the street, or unless such vehicle is moved on a regular basis (i.e., at least three times per week) and except wherein the vehicle owner lives; or a repair person is actively engaged in authorized repairs or construction at that location.
2. Vehicles shall not be parked in public view in any district when their primary purpose is to serve as a sign or advertisement. (See also Section 1005.F, Prohibited Signs.)

SECTION 1004 EXEMPT SIGNS

No permit need be obtained before erecting any of the following signs in any district. (See also Section 1006.B, Temporary Signs not requiring a permit.) Exempt signs shall, however, conform to all other applicable regulations of this Ordinance or other codes or ordinances:

- A. Official highway route number signs, street name signs, directional, or other official federal, state, county, or Borough signs.
- B. Signs or emblems of a religious, civic, philanthropic, historical or educational organization not exceeding six (6) square feet in area.
- C. "Welcome to Brookville" signs of a non commercial nature endorsed by the Brookville Area Chamber of Commerce to promote Brookville. The sign is not to exceed 100 square feet in area.
- D. Directional information or public service signs, such as those advertising availability of restrooms, telephone or similar public conveniences, and signs advertising meeting times and places of nonprofit service or charitable clubs or organizations, may be erected and maintained, provided that such signs do not significantly advertise any commercial establishment, activity, organization, product, goods or services except those of public utilities. Directional and information signs provided for the safety and/or convenience of the public within commercial

establishments may be erected. Signs erected under this provision shall not exceed four (4) square feet in area.

E. Trespassing signs or signs indicating the private nature of a road, driveway or premises, signs prohibiting or otherwise controlling hunting or fishing upon particular premises, and signs indicating ownership of a property, provided sign area does not exceed two (2) square feet.

F. Signs displaying name and address of the occupant of the premises, provided that the area of any such sign shall not exceed one (1) square foot and not more than one (1) such sign shall be erected for each property held in single and separate ownership, unless such property fronts on more than one (1) street, in which case one (1) sign may be erected on each street frontage.

G. Governmental flags or insignias not exceeding eighty (80) square feet.

H. Legal notices.

I. Window signs indicating the store hours or name of business, provided that the total area of such sign or signs does not exceed two (2) square feet.

J. Vending machine signs bearing the brand name of the product being sold or price of such product.

K. Memorial signs or historical tablets, provided that such sign or tablet does not exceed four (4) square feet.

L. Signs which are a permanent architectural feature of a building or structure, such as a cornerstone, or identifying letters carved into or embossed on a building.

M. Revolving barbershop pole sign, provided that it does not exceed thirty-six (36) inches in height.

N. Banners and seasonal decorations affixed to light poles on Main Street.

SECTION 1005 PROHIBITED SIGNS

The following signs are unlawful and prohibited:

A. A sign suspended between poles consisting of either pennants or spinners, except as permitted in Section 1006.B.3 Temporary Sign Regulations.

B. Any sign erected, painted, or drawn on a tree or rock or other natural feature.

C. Signs attached to fencing, utility poles or structures primarily designed to support a light fixture(s) except at athletic fields and as provided in Section 1004.N.

D. Any banner sign or sign of any other type across a public street except as provided for in Section 1006.C.1, Temporary Sign Regulations.

E. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of the Brookville Borough Zoning Ordinance.

F. A truck or other vehicle not used for normal day-to-day operations of a business or not regularly moved for business related purposes shall be prohibited from use as a sign. (See also Section 1003.E, Vehicular Signs.)

SECTION 1006 TEMPORARY SIGN REGULATIONS

In addition to other applicable regulations, the following regulations for temporary signs shall be observed in all districts:

A. General Provisions

1. Temporary signs shall be placed so as not to obstruct access to or from any door, window, fire escape, or ventilating equipment, nor be attached to any stand-pipe or fire escape.
2. Such signs shall be placed so as not to obstruct vehicular or pedestrian traffic or create a safety hazard.
3. Unless specified otherwise, temporary signs shall be removed within three (3) days after completion of the event, situation, or circumstance for which it is used.

B. Temporary Signs Not Requiring a Permit

The following temporary signs shall not require a permit if erected in compliance with the following regulations:

1. Temporary signs of contractors and artisans, erected and maintained on the premises during the period of their work, one (1) such sign per trade, each having an area of not more than thirty-two (32) square feet.

2. Temporary yard or garage sale signs, provided they do not exceed four (4) square feet in area, are erected no more than two (2) days before the first day of the sale, and are removed within two (2) days after the sale. No more than three (3) temporary off-premises signs shall be permitted and permission shall be obtained from the landowner or utility to post such signs.

3. A sign, bunting, or pennants announcing the opening of a new business or industry provided they are removed within seven (7) days of the opening day or first day of business.

4. Temporary window signs announcing a drive or event of civic, philanthropic, educational, or religious organization, less than four (4) square feet, placed in a store or office window. Temporary signs for such events shall be removed within three (3) days after the event. Permission shall be obtained from the landowner or utility to post said temporary signs.

5. Real estate signs shall be permitted, subject to the following standards:

a. Real estate signs shall not exceed eight (8) square feet in area in residential districts and twenty four (24) square feet in area in all other districts.

b. Corner lots may have one (1) such sign for each street frontage.

c. Such signs shall be removed within five (5) days after a final settlement or rental agreement has been reached.

6. Construction/development signs shall be permitted, subject to the following standards:

a. Construction/development signs shall not exceed thirty-two (32) square feet in area .

b. Corner lots may have one (1) such sign for each street frontage.

c. Such signs shall be located on the property to which they relate.

d. Such signs shall be removed when ninety (90) percent of the properties have been developed or eighteen (18) months after the erection of the sign, whichever comes first.

7. Political signs shall be permitted as temporary signs, provided that:

- a. Signs shall not exceed six (6) square feet in area.
- b. Signs shall be removed within seven (7) days after the election or referendum.
- c. Any site or building on which the sign was erected shall be restored to its original or better condition upon removal of the sign.

C. Temporary Signs Requiring a Permit

The following temporary signs require a permit and shall be erected in compliance with the following regulations:

- 1. Temporary signs announcing special events or the temporary lawful sale of products, goods, and/or services, such as the sale of Christmas trees, shall be permitted, provided that:
 - a. Permits shall run for a one (1) month period or for the length of the permit issued for a temporary use as may be specified in Section 1030. Temporary window signs, as described in subsection B.4, above, shall not require a permit.
 - b. Signs shall comply with all pertinent regulations applicable to permanent type signs. Sign permits shall be issued only when the use proposed is permitted by the underlying zoning district.
 - c. No such sign shall be posted earlier than three (3) weeks before the occurrence of the event to which it relates.
 - d. Signs shall be removed upon expiration of the permit or within one (1) week after the date of the special event or the last day of sales, whichever comes first.

e. Any site or building on which the sign was erected shall be restored to its original or better condition upon expiration of the permit.

f. Community Special Event Signs - Where such signs are in the form of banners proposed to be suspended across public roads, the following standards shall apply in addition to those noted above:

1) The sign shall not exceed three (3) feet high by thirty (30) feet wide and the bottom edge of the sign shall be at least fifteen (15) feet above the road surface.

2) The Borough shall be notified prior to the erection of such signs.

3) Where the proposed banner spans a state road, the applicant shall also comply with PennDOT's procedural requirements for the placement of signs or banners across state highways. Evidence of such compliance shall be supplied to the Borough.

2. Portable signs shall be allowed only for temporary display and shall be subject to the following provisions:

a. Portable signs shall only be permitted in districts where commercial uses are permitted as a principal use. Portable signs shall comply with all pertinent regulations applicable to permanent type signs permitted in the underlying district, including maximum area and height requirements for ground signs.

b. Permits shall be issued for a one (1) month period for portable signs. Permits for portable signs shall be issued no more than twice in any one (1) calendar year.

c. No more than one (1) portable sign shall be allowed per premises.

d. Application for a portable sign permit shall be made to the Borough Zoning Officer accompanied by the required permit fee and an escrow deposit, as established by the Borough fee schedule, as a guarantee that the portable sign shall be removed at the end of the authorized period. If not removed within ten (10) days of the permit expiration date, the

Borough shall remove the sign and keep the sum necessary from the escrow amount to cover the expense incurred in removal.

SECTION 1007 SIGNS IN AN LDR, MDR, SP, OR RC DISTRICT

In addition to the exempt signs in Section 1004 and the applicable temporary signs in Section 1006, the following signs may be erected in an LDR, MDR, SP or RC District, subject to the following conditions:

A. One (1) wall, ground, or freestanding sign not exceeding forty (40) square feet in area for the identification of a religious institution, school, library, recreational area, estate, or farm. Illuminated signs in the LDR, MDR, SR and RC districts shall only be permitted for schools or religious institutions and such sign shall be set back at least one-third (1/3) the distance of any required yard from any property line.

B. Wall, ground, or freestanding signs for the identification of a residential development of twelve (12) units or more erected on the site of said development and the location of a sales or rental office, provided that the area of any such sign shall not exceed nine (9) square feet and not more than one (1) such sign shall be placed on each street frontage of a property.

C. One (1) wall, freestanding, or projecting sign for a major home occupation or bed and breakfast, provided that the area of any such sign shall not exceed six (6) square feet. A separate permit for such sign shall not be required if the proposed sign accompanying the home occupation or bed and breakfast has been approved by the Zoning Hearing Board as part of the special exception approval process.

D. One (1) wall, freestanding, or projecting sign for the sale of agricultural products, where permitted, provided that the area of any such sign does not exceed six (6) square feet. Such sign shall be removed at the end of each sales season.

E. The following additional provisions shall apply to specific sign types in the Residential Districts:

1. Where freestanding signs are permitted, the maximum height shall be eight (8) feet. If located in an area frequented by pedestrians, the lowest edge of the freestanding sign shall be no less than four (4) feet above the finished grade.

2. Where projecting signs are permitted, the maximum height shall be twelve (12) feet and such sign shall not project more than four (4) feet from the face of the building. If located in an area frequented by pedestrians, the bottom of such sign shall not be less than seven (7) feet above the finished grade.

3. Where ground signs are permitted, the maximum height of such sign shall be four (4) feet.

4. Where wall signs are permitted, no portion of the wall sign shall extend above the lowest point of the roof, nor extend beyond the ends of the wall to which it is attached. Windows signs shall not be permitted except in the case of approved major home occupations and shall be limited to the area specified in subsection C. above.

SECTION 1008 SIGNS IN THE TZ DISTRICT

In addition to the exempt signs in Section 1004 and the applicable temporary signs in Section 1006, the following signs may be erected in the TZ district, subject to the following conditions:

A. Residential Uses

Any sign permitted in the residential districts listed in Section 1007 for the applicable uses.

B. Non-Residential Uses

For all non-residential uses, a sign or signs may be erected in accordance with the following provisions:

1. One (1) freestanding sign or one (1) projecting sign, up to twenty (20) square feet in area, plus one of the following:
 - a. One (1) wall sign mounted flush on wall; or
 - b. One (1) wall sign, when part of the architectural design of the building, consisting of individual letters or symbols, not to exceed ten (10) percent of the wall area; or
 - c. One (1) window sign consisting of individual letters or symbols not to exceed fifty (50) percent of the total glass area of the building front.

2. If a building fronts on more than one (1) street, one (1) additional sign in conformity with either subsections a., b., or c. above may be permitted on the second street frontage.

3. Wall or projecting signs are preferred where there is a small front yard setback. Freestanding signs are considered more appropriate for buildings originally designed as residential dwellings or where larger front yard setbacks are present.

4. The following additional provisions shall apply to freestanding signs:

a. The maximum height of freestanding signs shall be sixteen (16) feet above finished grade.

b. Where multiple uses are located within a single structure, the size of the permitted freestanding sign may be increased by two (2) square feet for each additional use, up to a maximum total sign area of thirty (30) square feet.

c. For pedestrian safety, the lowest edge of the freestanding sign shall be either less than four (4) feet or greater than eight (8) feet above the ground.

5. The following additional provisions shall apply to projecting signs:

a. No portion of a projecting sign shall be less than eight (8) feet nor more than sixteen (16) feet above the proposed finished grade, and no such sign shall project more than six (6) feet from the face of the building or be closer than three (3) feet from the edge of a curb.

b. A projecting signs shall not extend above the top of the wall upon which it is mounted.

6. The following additional provisions shall apply to wall or window signs:

a. A combination of wall and permanent window signs shall be permitted.

b. No portion of a wall sign shall extend above the lowest point of the roof, nor extend beyond the ends of the wall to which it is attached.

c. Permanent window signs shall not be considered wall signs when computing the maximum permitted building coverage of wall signs. The following additional provisions shall apply to window signs:

1) A maximum of fifty (50) percent of the total window area may be used for permanent signs that are etched, painted, or permanently affixed to the window.

2) A maximum of seventy-five (75) percent of the total window area may be covered by a combination of permanent and temporary window signs.

7. In addition to the signs permitted under Section 1008.B.1 above, awning signs may be permitted if consistent with the following provisions:

a. The copy area of an awning sign shall not exceed twenty-five (25) percent of the total background area of the awning or sixteen (16) square feet, whichever is less. Where a wall sign also exists, the above areas shall be reduced to twenty-five (25) percent and twelve (12) square feet, respectively.

b. Use of an awning sign shall be limited to not more than one (1) sign per awning.

c. The lowest edge of the awning sign shall be at least seven (7) feet above the ground.

8. Internally lit portable signs shall not be permitted in the TZ district. Permitted types of portable signs shall be subject to the provisions of Section 1006.C.2.

SECTION 1009 SIGNS IN THE DC DISTRICT

In addition to the exempt signs in Section 1004 and the applicable temporary signs in Section 1006, the following signs may be erected in the DC district, subject to the following conditions:

A. Residential Uses

Any sign permitted in the residential districts listed in Section 1007 for the applicable uses.

B. Non-Residential Uses

For all non-residential uses, a sign or signs may be erected in accordance with the following provisions. Except as otherwise noted for corner lots, a business establishment shall not have more than two (2) primary signs, exclusive of exempt signs, on the premises. If a building fronts on more than one (1) street, one (1) additional primary sign may be permitted on the second street frontage.

1. The height of freestanding signs shall not exceed sixteen (16) feet. The following provisions shall also apply to freestanding signs:

a. For pedestrian safety, the lowest edge of the freestanding sign shall be either less than four (4) feet or greater than eight (8) feet above the ground.

b. Freestanding signs shall be limited to one (1) such sign per structure. If more than one (1) use is carried on in a single structure, the one (1) permitted freestanding sign may indicate the presence of all uses in the structure. Individual freestanding signs for each use shall not be permitted.

c. Where both freestanding signs and ground signs are permitted, only one (1) of these sign types shall be erected on a premise.

d. A freestanding sign may only be erected on the south side of the side walk of properties located on the south side of the street or on the north side of the sidewalk of properties located on the north side of the street.

2. Ground signs shall not exceed twenty (20) square feet in area and four (4) feet in height. The following provisions shall also apply to ground signs:

a. Ground signs shall be limited to one (1) such sign per structure. If more than one (1) use is carried on in a single structure, the one (1) permitted ground sign may indicate the presence of all uses in the structure. Individual ground signs for each use shall not be permitted.

b. In those districts where both ground signs and freestanding signs are permitted, only one (1) of these sign types shall be erected on a premises.

3. Projecting signs shall not exceed twenty-five (25) square feet. The following provisions shall also apply to projecting signs:

- a. No portion of a projecting sign shall be less than eight (8) feet nor more than thirty (30) feet above the proposed finished grade, and no such sign shall project more than eight (8) feet from the face of the building or be closer than three (3) feet from the edge of a curb.
 - b. Projecting signs shall not extend above the top of the wall upon which it is mounted.
4. The total area of a wall sign shall not exceed ten (10) percent of the area of the building face, including window and door area and cornices, to which it is attached. In no case shall the total area of wall signs, exclusive of permanent window signs, exceed one hundred (100) square feet. Where a lot fronts on more than one street, the permitted sign area facing each street shall be calculated separately. The following provisions shall also apply to wall signs:
- a. No portion of a wall sign shall extend above the lowest point of the roof, nor extend beyond the ends of the wall to which it is attached.
 - b. Permanent window signs shall not be considered wall signs when computing the maximum permitted building coverage of wall signs. The following additional provisions shall apply to window signs:
 - 1) A maximum of fifty (50) percent of the total window area may be used for permanent signs that are etched, painted, or permanently affixed to the window.
 - 2) A maximum of seventy-five (75) percent of the total window area may be covered by a combination of permanent and temporary window signs.
5. The copy area of an awning or canopy sign shall not exceed thirty (30) percent of the total background area of the awning or canopy or eighteen (18) square feet, whichever is less. Where a wall sign also exists, the above areas shall be reduced to twenty-five (25) percent and fourteen (14) square feet, respectively. The lowest edge of the canopy or awning sign shall be at least seven (7) feet above the ground.
6. The copy area of a marquee sign shall not exceed thirty (30) percent of the face area of the side of the marquee to which it is affixed.
7. Portable signs shall not be permitted in the DC district.

8. Applicants are encouraged to choose a sign design which is compatible with the character of the building whereon the sign is to be installed. Further guidance for the design and placement of signs in older downtowns is contained in the publication, "Signs for Main Street," copies of which are available from the Borough office.

SECTION 1010 SIGNS IN THE OC OR LI-1 DISTRICT

In addition to the exempt signs in Section 1004 and the applicable temporary signs in Section 1006, the following signs may be erected in the OC or L-1 district, subject to the following conditions:

A. Residential Uses

Any sign permitted in the residential districts listed in Section 1007 for the applicable uses.

B. Non-Residential Uses

For all non-residential uses, the following sign or signs may be erected in accordance with the following provisions.

1. Freestanding signs. For pedestrian safety, the lowest edge of the freestanding sign shall be either less than four (4) feet or greater than eight (8) feet above the ground.
2. Ground signs shall not exceed four (4) feet in height.
3. Projecting signs.
4. Wall signs
5. Roof sign. No portion of a roof sign shall extend beyond the ends of the roof to which it is attached.
6. Permanent window signs. The following additional provisions shall apply to window signs:
 - 1) A maximum of fifty (50) percent of the total window area may be used for permanent signs that are etched, painted, or permanently affixed to the window.
 - 2) A maximum of seventy-five (75) percent of the total window area may be covered by a combination of permanent and temporary window signs.

7. Canopy sign. The copy area of an awning or canopy sign shall not exceed fifty (50) percent of the total background area of the awning or canopy. The lowest edge of the canopy or awning sign shall be at least seven (7) feet above the ground.

8. Marquee sign. The copy area of a marquee sign shall not exceed fifty (50) percent of the face area of the side of the marquee to which it is affixed.

SECTION 1011 SIGNS IN THE LI-2 DISTRICT

In addition to the exempt signs in Section 1004 and the applicable temporary signs in Section 1006, the following signs may be erected in the L-2 district, subject to the following conditions:

A. Residential Uses

Any sign permitted in the residential districts listed in Section 1007 for the applicable uses.

B. Non-Residential Uses

For all non-residential uses, the following sign or signs may be erected in accordance with the following provisions.

1. Freestanding signs. For pedestrian safety, the lowest edge of the freestanding sign shall be either less than four (4) feet or greater than eight (8) feet above the ground.
2. Ground signs shall not exceed four (4) feet in height.
3. Projecting signs.
4. Wall signs
5. Permanent window signs. The following additional provisions shall apply to window signs:
 - a) A maximum of fifty (50) percent of the total window area may be used for permanent signs that are etched, painted, or permanently affixed to the window.
 - b) A maximum of seventy-five (75) percent of the total window area may be covered by a combination of permanent and temporary window signs.

6. Canopy signs. The copy area of an awning or canopy sign shall not exceed fifty (50) percent of the total background area of the awning or canopy. The lowest edge of the canopy or awning sign shall be at least seven (7) feet above the ground.
7. Marquee sign. The copy area of a marquee sign shall not exceed fifty (50) percent of the face area of the side of the marquee to which it is affixed.
8. Roof sign. No portion of a roof sign shall extend beyond the ends of the roof to which it is attached.
9. Off-premises signs shall be permitted, subject to the following conditions:
 - a. The off-premises sign shall only be permitted within the LI-2 district. Also see Section 1015.E.
 - b. The area of a sign is restricted to one hundred sixty (160) square feet and the height of a sign is restricted to twenty (20) feet with a ground clearance of ten (10) feet measured from the grade of the site.
 - c. Where permitted, only one (1) off-premises sign may be erected on a single tract.
 - d. Off-premises signs shall not be located closer than four hundred (400) feet from another off-premises sign or from a designated historic resource as defined by this Ordinance.
 - e. Off-premises signs shall not be erected within fifty (50) feet of a side or rear property line.

SECTION 1012 CONSTRUCTION AND MAINTENANCE

- A. All signs permitted by this Ordinance shall be constructed of durable materials and kept in good condition and repair.
- B. All signs requiring the use of electricity shall be manufactured in accordance with Underwriter Laboratories specifications.
- C. Floodlighting used to illuminate signs shall be aimed as required to ensure light does not spill off sign.

SECTION 1013 REMOVAL OF UNSAFE, UNLAWFUL, OR ABANDONED SIGNS

A. Unsafe or Unlawful Signs

1. Upon written notice by the Borough, the owner, person, or firm maintaining a sign must remove said sign when it:
 - a. Becomes unsafe, is in danger of falling, or it becomes so deteriorated that it no longer serves a useful purpose of communication;
 - b. Is determined by the Borough to be a nuisance; or
 - c. Is unlawfully erected in violation of any of the provisions of this Article.
2. The Borough may remove or cause to be removed said sign at the expense of the owner or lessee in the event the owner or the person or firm maintaining said sign has not complied with the terms of said notice within sixty (60) days of the date of the notice. However, in the event of immediate danger, the Borough may remove said sign immediately upon the issuance of said notice to the owner, person, or firm maintaining said sign.

B. Abandoned Signs

1. Abandoned signs, as defined by this Ordinance, shall be removed by the landowner or person controlling the property within sixty (60) days of the abandonment.
2. The Borough may remove or cause to be removed said sign at the expense of the owner or lessee in the event the owner or the person or firm maintaining said sign has not complied with the terms of said notice within sixty (60) days of the notice.

SECTION 1014 PERMITS AND APPLICATIONS

A. Sign Permits

1. A permit must be obtained from the Borough Zoning Officer before the erection of any sign, unless specifically exempted in this Article.
2. Exemptions for the necessity of securing a permit shall not be construed to relieve the owner of the exempted sign from responsibility for

its construction and installation in a safe manner and in accordance with the provisions of this Ordinance.

3. The following changes to a sign shall not require a permit:

- a. Changing of only the advertising message;
- b. Regular maintenance of the sign, including electrical, repainting, or cleaning of a sign;
- c. The repair of an existing, lawful sign.

B. Application Information

Before a sign permit is granted, a sign permit application with the following information shall be submitted in duplicate:

1. Dimensions of the lot (including any right-of-way lines) and/or building upon which the sign is proposed to be erected.
2. The proposed sign location with respect to the property lines and building.
3. A description of the size, shape, color, material, supports, anchoring, weight and height of the sign, as well as intensity and source of illumination.
4. Sketch elevation, drawn to scale, of the sign, indicating the proposed size, dimensions, shape, material, supports, anchoring, and height of the sign.
5. Any other lawful information which may be required of the applicant by the Zoning Officer.
6. The application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected for Borough officials to enter said premises to inspect the sign.
7. All sign permit applications shall be accompanied by the required fee as set forth in the fee schedule for signs established by the Borough Council.

C. Processing and Approval of Permit

1. The Zoning Officer shall process applications for sign approval permits within thirty (30) days from the date of the filing of the complete application with the required fee.

2. In determining the appropriateness of the proposed sign, the Zoning Officer shall determine the following:

- a. That the sign meets all restrictions, standards, and sign area requirements of this Ordinance.
- b. That the sign has a reasonable location, scale, and proportion in relation to buildings, doors, windows, and pedestrian and vehicular access.

3. The Zoning Officer shall inspect and approve the installation of the sign and shall make periodic inspections to determine conformity of signs to these regulations.

SECTION 1015 NONCONFORMING SIGN

Any nonconforming sign legally existing at the effective date of this Ordinance shall be bound by following regulations:

A. Relocation

A nonconforming sign may be relocated provided that moving such a sign would eliminate the nonconformity. A nonconforming sign shall not be moved to a position where such sign remains nonconforming unless permitted by special exception.

B. Area

The total area of all such signs relating to a single use at the effective date of this Ordinance, or at the effective date of any amendment of this Ordinance by which any sign shall be made nonconforming, shall not be increased.

C. Repair or Replacement

Nonconforming signs, once removed or damaged more than seventy-five (75) percent, including structural framing or bracing, shall be replaced only with conforming signs. Nonconforming signs with damage of seventy-five (75) percent or less may be repainted or repaired, provided that such repainted or repaired sign does not exceed the dimensions of the existing sign.

D. Discontinuance

Whenever any nonconforming use of building, structure, or land, or of a combination of buildings, structures, and land is discontinued, all signs accessory

to such use shall be deemed to become nonconforming and shall be removed within sixty (60) days from the date such use terminates.

E. Off Premise Signs

Existing off premise signs located in a zoning district other than LI-2 will be permitted to remain for a period of up to three years from the enactment date of this ordinance subject to all other provisions of this ordinance.