

ARTICLE 7

SIGN REGULATIONS

§ 208-701. Applicability.

All signs, whether temporarily or permanently constructed, erected, established or altered (relocated, extended, or expanded) after the effective date of this Chapter shall comply with the regulations of Article 7 and elsewhere of this Chapter and the provisions of the IBC as referenced in the PA UCC as adopted pursuant to Chapter 82 of the LMT Codified Ordinances relating to Building Construction, as applicable.

§ 208-702. Purpose and Intent.

It is recognized that signs perform an important function in identifying properties, businesses, services, residences, events, and other matters of interest to the public. The intent of Article 7 of this Chapter is to regulate all signs within Lower Moreland Township to ensure they are appropriate for their respective uses and in keeping with the appearance of the affected property and surrounding environment and to protect the public health, safety, and general welfare by:

- A. Setting standards and providing controls that permit reasonable use of signs and enhance the general character of Lower Moreland Township, as well as the general character of specific areas of Lower Moreland Township;
- B. Prohibiting the erection of signs in such numbers, sizes, designs, and locations as may create a hazard to pedestrians and motorists; and
- C. Avoiding excessive competition for large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion.

§ 208-703. Prohibited Signs.

The following signs are unlawful and shall be specifically prohibited:

- A. Abandoned signs.
- B. Signs that imitate, resemble, interfere with, or obstruct official traffic lights, signs, or signals.
- C. Banners or signs of any type suspended across the public street right-of-way, without the permission of the owner of the property or street.
- D. Signs placed in such a position as to:
 - (1) Endanger pedestrians or traffic within the street right-of-way by obscuring the view or by interfering with official street signs or signals by virtue of position or color; or

- (2) Prevent free ingress or egress to or from any door, window, fire escape, or other means of building egress or ingress; or
 - (3) Obstruct ventilation or light from a building, or proper functioning of the building; or
 - (4) Obstruct a required clear sight triangle as set forth in Article 5 of this Chapter relating to *Clear Sight Triangles in Lot and Structure Regulations and Exemptions/Modifications (§ 208-507.C.)*.
- E. Signs within the street right-of-way, except official traffic signs or those approved by PennDOT or the Township of Lower Moreland.
 - F. Snipe signs.
 - G. Signs including statements, words or pictures that are considered to be vulgar, obscene or pornographic including any content prohibited by 18 Pa. C.S.A. § 5903.
 - H. Signs advertising activities or products that are illegal under Federal, State, or local municipal laws or regulations.
 - I. Signs which emit open flames, smoke, visible vapors, particulate matter, sound, or odor.
 - J. Searchlights and signs incorporating beacon lighting or signs incorporating festoon lighting.
 - K. Roof signs.
 - L. Inflatable devices or balloon signs, with the exception of balloons used in temporary, non-commercial situations.
 - M. Animated signs, flashing signs, signs containing streaming video, or signs that flash, pulsate, move, or scroll text or graphics.
 - N. Signs including message sequencing.
 - O. Vehicular Signs. This regulation does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes or personal transportation.
 - P. Streamers or pennant strings.
 - Q. Reflective signs or signs containing mirrors.
 - R. Interactive signs.
 - S. Mechanical movement signs, including revolving signs.
 - T. Signs erected without the permission of the property owner.

- U. Signs containing information which states or implies that a property may be used for any purpose not permitted under the provisions of this Chapter.
- V. Signs installed such that in the opinion of the Township Zoning Officer create a safety hazard.

§ 208-704. Signs Exempt from Zoning Permit Requirements.

The following signs may be exempt from the standard zoning permit requirements set forth in Article 10 of this Chapter relating to *Application for Zoning Permits for Signs in Zoning Permits (§ 208-1002.B.)*, but they shall conform with all other requirements of Article 7 and elsewhere of this Chapter. The exemption relating to zoning permit requirements shall not extend to the provisions of the IBC as referenced in the PA UCC as adopted pursuant to Chapter 82 of the LMT Codified Ordinances relating to Building Construction, as applicable.

- A. Official traffic signs or government/regulatory signs.
- B. Signs inside a building, or other enclosed facility that are not meant to be viewed from the outside of the building or enclosed facility.
- C. Holiday/seasonal decorations.
- D. Personal expression signs complying with the following regulations:
 - (1) The sign shall not include any commercial message or advertising;
 - (2) The sign shall not be illuminated;
 - (3) The maximum permitted number of signs displaying personal expressions shall be limited to only one (1) of the following permitted sign types:
 - (a) Freestanding sign, and the maximum permitted sign height shall be four (4) feet;
 - (b) Wall sign; or
 - (c) Window sign; and
 - (4) The maximum permitted sign area shall be three (3) square feet.
- E. Address signs complying with the following regulations:
 - (1) The sign shall not include any commercial advertising or message;
 - (2) The maximum permitted number of signs indicating the address or number of the building or property shall be two (2); and
 - (3) The maximum permitted sign area shall be two (2) square feet.

- F. Menu signs complying with the following regulations:
- (1) The maximum permitted number of signs displaying the menu shall be one (1); and
 - (2) The maximum permitted sign area shall be two (2) square feet.
- G. Signs or emblems of a religious, civil, philanthropic, historical or educational establishment complying with the following regulations:
- (1) The maximum permitted number of emblems or signs shall be one (1); and
 - (2) The maximum permitted sign area shall be four (4) square feet.
- H. Private drive signs complying with the following regulations:
- (1) The maximum permitted number of signs shall be one (1) per driveway entrance; and
 - (2) The maximum permitted sign area shall be two (2) square feet.
- I. Security/warning signs complying with the following regulations:
- (1) Residential Zoning Districts and MU-RO. There shall be no maximum permitted number signs for all other posted security/warning signs, and the maximum permitted sign area shall be two (2) square feet per individual sign.
 - (2) All Other Zoning Districts. The maximum permitted number of signs per property shall be:
 - (a) One large sign (1) sign, and the maximum permitted sign area shall be five (5) square feet; and
 - (b) There shall be no maximum permitted number signs for all other posted security/warning signs, and the maximum permitted sign area shall be two (2) square feet per individual sign.
 - (3) The regulations set forth in the subsections immediately above shall not apply to the posting of conventional “no trespassing” signs in accordance with state law.
- J. Flags complying with the following regulations:
- (1) Residential Zoning Districts and MU-RO. The maximum permitted number of flags shall be two (2), and the maximum permitted sign area for each flag shall be twenty-four (24) square feet; and
 - (2) All Other Zoning Districts. The maximum permitted number of flags shall be three (3), and the maximum permitted sign area for each flag shall be thirty-five (35) square feet.
 - (3) The maximum permitted height of a flag shall be thirty (30) feet above the finished grade below the flag.

- (4) Flags containing commercial messages or advertising may be used as a permitted freestanding or projecting sign, and, if so used, the area of the flag shall be included in, and limited by the computation of allowable area for signs on the property.

- K. Legal notices.

- L. Incidental window signs.

- M. Vending machine signs.

- N. Memorial signs, provided such sign does not contain a commercial message or advertising, public monuments, and historical identification signs erected by the Township of Lower Moreland. The maximum permitted sign area shall be one (1) square foot.

- O. Signs which are a permanent architectural feature of a building or structure, existing at the time of adoption of this Chapter.

- P. Signs advertising the variety of crop growing in a field. The signs shall be removed after the growing season.

- Q. Incidental signs.

- R. Directional/instructional signs.

- S. Art or murals, provided such signs do not contain a commercial message or advertising.

- V. Temporary signs in accordance with Article 7 of this Chapter relating to *Temporary Sign Regulations (§ 208-709)*.

§ 208-705. General Regulations.

Unless specified elsewhere in this Article, the following regulations set forth general regulations applying to all signs. Additional specific regulations applying to specific sign types and specific zoning districts are indicated elsewhere in Article 7 of this Chapter.

- A. Sign Materials & Construction. All signs shall be:
 - (1) Constructed of durable materials, using non-corrosive fastenings;
 - (2) Structurally safe, and erected or installed in strict accordance with the IBC as referenced in the PA UCC as adopted pursuant to Chapter 82 of the LMT Codified Ordinances relating to Building Construction, as applicable; and
 - (3) Maintained in safe condition and good repair at all times so that all sign information is clearly legible.

B. Sign and Site Location and Design.

- (1) Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.
- (2) When visible, the supporting structure of the sign shall be incorporated into the overall sign design, and shall be in scale with the sign it supports and location in which it is placed.
- (3) All signs shall reflect the general character of the neighborhood.
- (4) Various signs on a property shall be coordinated in design.

C. Sign Area.

- (1) The “area of a sign” shall mean the area of all lettering, wording and accompanying designs, logos and symbols, together with the background on which they are displayed, whether open or enclosed. The area of a sign shall not include:
 - (a) Any supporting framework, bracing or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols; or
 - (b) The portion of the sign face that displays any required street address or number for the building or property to which the sign is associated. This exclusion shall not apply when the actual name of the business or on-site use includes the property address number (i.e., a business or on-site use named “234 Associates, Inc.” located at “234 Main Street”).
- (2) Where the sign consists of individual letters, designs, or symbols attached to a building, awning, wall, or window, the sign area shall be that of the smallest rectangle which encompasses all of the letters, designs, and symbols.
- (3) Signs may be multi-sided. In determining the area of a multi-sided sign, only one (1) side shall be considered, provided that the sign faces are eighteen (18) inches or less apart and the sign faces are parallel or essentially parallel. Where the sign faces of a multi-sided sign are not equal in size, the larger sign face shall be used as the basis for calculating sign area. When the sign faces of a multi-sided sign are not parallel or essentially parallel, or the sign faces are greater than eighteen (18) inches apart, all sides of such sign shall be considered in calculating the sign area.
- (4) Signs that consist of, or have attached to them, one (1) or more three (3)-dimensional or irregularly-shaped objects, shall have a sign area of the sum of two (2) adjacent vertical sign faces of the smallest cube encompassing the sign or object.
- (5) If elements of a sign are movable or flexible, such as a flag or banner, the measurement is taken when the elements are fully extended and parallel to the plane of view.
- (6) Sign area excludes the portion of the sign face that displays any street address or numbering for the building or property to which the sign is associated, as designated by

the USPS or other entity authorized to designate addresses in Lower Moreland Township. This exclusion shall not apply when the actual name of the business or on-site use includes the property address number (i.e., a business or on-site use named “234 Associates, Inc.” located at “234 Main Street”).

D. Sign Height.

- (1) Sign height shall be measured as the vertical distance from the highest point of the sign or supporting framework structure, whichever is higher, to the mean finished grade of the street closest to the sign. In the case of a sign located greater than one hundred (100) feet from a public street, height shall be measured to the mean finished grade at the base of the sign.
- (2) Except as permitted for off-premises signs in Article 7 of this Chapter relating to *Off-Premises Sign Regulations (§ 208-707.)*, no sign shall exceed the maximum building/structure height for the applicable zoning district.

E. Sign Spacing. The spacing between sign structures shall be measured horizontally along the shortest imaginary line between the closest points of each sign face.

F. Sign Illumination. Unless prohibited for specific types of signs listed elsewhere in Article 7 of this Chapter, signs may be illuminated, provided the signs comply with the requirements for specific types of signs listed elsewhere in Article 7 of this Chapter as well as the following regulations:

- (1) Location. See Table 7-5.1 in this subsection below for the illuminated signs permitted in the applicable zoning district:

**TABLE 7-5.1
 PERMITTED ILLUMINATED SIGNS BY ZONING DISTRICT**

ZONING DISTRICTS	EXTERNALLY	INTERNALLY	MESSAGE CENTER SIGN	DIGITAL DISPLAY
RESIDENTIAL ZONING DISTRICTS	P	P	NP	NP
MIXED USE ZONING DISTRICTS			MU-RO, MU-VC: NP MU-REV or MU-MHPC: P	NP
BUSINESS ZONING DISTRICTS	P	P	P	P
SPECIAL PURPOSE ZONING DISTRICTS	P	P	P	NP

- (2) Light sources for illuminated signs shall not be visible from any adjacent property or street right-of-way adjoining the lot.
- (3) There shall be a maximum of three tenths (0.3) foot-candle of light permitted detectable at any lot line.

(4) Hours of Illumination.

- (a) See Table 7-5.2 in this subsection below for the hours signs may be permitted to be illuminated in the applicable zoning district:

**TABLE 7-5.2
 PERMITTED HOURS OF ILLUMINATION FOR SIGN PERMITTED BY ZONING DISTRICT**

ZONING DISTRICTS	PERMITTED HOURS OF ILLUMINATION FOR SIGNS
RESIDENTIAL ZONING DISTRICTS	From 6:00 a.m. to 11:00 p.m., prevailing time; or during the hours the use is operating, whichever is the earlier of the time of closing (ceasing operations for the day) or 11:00 p.m.
MIXED USE ZONING DISTRICTS	MU-RO: From 6:00 a.m. to 11:00 p.m., prevailing time; or during the hours the use is operating, whichever is the earlier of the time of closing (ceasing operations for the day) or 11:00 p.m. MU-VC, MU-REV or MU-MHPC: If adjoining a principal residential use, from 6:00 a.m. to 11:00 p.m., prevailing time; otherwise during the hours the use is operating,
BUSINESS ZONING DISTRICTS	If adjoining a principal residential use, from 6:00 a.m. to 11:00 p.m., prevailing time; otherwise during the hours the use is operating,
SPECIAL PURPOSE ZONING DISTRICTS	If adjoining a principal residential use, from 6:00 a.m. to 11:00 p.m., prevailing time; otherwise during the hours the use is operating,

- (b) Each sign shall have an automatic timer device that will automatically turn off the illuminated sign to comply with the regulations set forth in Article 7 of this Chapter relating to *Sign Illumination in General Regulations (§ 208-705.F.)*.

(5) Brightness.

- (a) See Table 7-5.3 in this subsection below for the maximum permitted brightness of illuminated signs by sign type:

**TABLE 7-5.3
 MAXIMUM PERMITTED BRIGHTNESS OF ILLUMINATED SIGNS BY SIGN TYPE**

ILLUMINATED SIGN REGULATION	EXTERNALLY	INTERNALLY	MESSAGE CENTER SIGN	DIGITAL DISPLAY
Maximum Permitted Brightness	30 foot-candles	30 foot-lamberts	0.3 foot-candles above ambient light levels measured 150 ft. from sign	

- (b) Each sign shall have an automatic light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change to comply with the regulations set forth in Table 7-5.3 in the subsection immediately above.
- (c) The owner of any illuminated sign shall arrange for a certification showing compliance with the brightness regulations set forth in Table 7-5.3 in the

subsection above, by an independent contractor and provide said certification to the Township of Lower Moreland.

(6) Types of Illuminated Signs. Where permitted, illuminated signs shall comply with the following regulations:

(a) Externally Illuminated Signs: Externally illuminated signs, where permitted, shall comply with the following regulations:

- [1] The source of the light shall be:
 - [a] Placed above the sign and aimed downward, rather than at the bottom of the sign aimed upward toward the sky; and
 - [b] Concealed by translucent covers.
- [2] External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source shall be static in color.

(b) Internally Illuminated Signs: Internally illuminated signs, where permitted, shall comply with the following regulations:

- [1] Box signs shall not be permitted. This regulation shall not prohibit internal illumination of signs with individual letters and symbols or halo illumination.
- [2] Internal illumination shall be static in intensity and color.
- [3] Neon Lighting or Other Visible Light Emanating Gas Tube Signs. See Table 7-5.4 in this subsection below for neon lighting or other visible light emanating gas tube sign illumination regulations:

**TABLE 7-5.4
 NEON LIGHTING OR OTHER VISIBLE LIGHT EMANATING GAS TUBE
 SIGN ILLUMINATION REGULATIONS BY ZONING DISTRICT**

ZONING DISTRICTS	NEON LIGHTING OR OTHER VISIBLE LIGHT EMANATING GAS TUBE SIGN REGULATIONS
RESIDENTIAL ZONING DISTRICTS	NP
MIXED USE ZONING DISTRICTS	<u>MU-RO or MU-VC:</u> NP <u>MU-REV or MU-MHPC:</u> P, but there shall be maximum permitted size of 10% of the maximum permitted sign area for an individual sign
BUSINESS ZONING DISTRICTS	P
SPECIAL PURPOSE ZONING DISTRICTS	NP

(c) Message Center Signs or Digital Displays. Message center signs or digital displays shall also comply with the following regulations:

[1] Permitted Sign Types. Message center signs or digital displays may be permitted as the following types of on-premises or off-premises signs:

- [a] Freestanding Signs; or
- [b] Walls signs.

[2] Maximum Permitted Number of Message Center Signs or Digital Displays per Property. See Table 7-5.5 in this subsection below for the maximum number of permitted number of message center signs or digital displays permitted per property as part of permitted on-premises signs:

**TABLE 7-5.5
 MAXIMUM PERMITTED NUMBER OF MESSAGE CENTER SIGNS OR
 DIGITAL DISPLAYS PER PROPERTY**

ZONING DISTRICTS	MESSAGE CENTER SIGN	DIGITAL DISPLAY	TOTAL MAXIMUM NUMBER OF PERMITTED SIGNS PER PROPERTY OF BOTH MESSAGE CENTER SIGNS AND DIGITAL DISPLAYS
RESIDENTIAL ZONING DISTRICTS	N/A	N/A	N/A
MIXED USE ZONING DISTRICTS	<u>MU-RO, MU-VC: N/A</u> <u>MU-REV or MU-MHPC: 1</u>	N/A	<u>MU-RO: N/A</u> <u>MU-VC, MU-REV or MU-MHPC: 1</u>
BUSINESS ZONING DISTRICTS	1	1	1
SPECIAL PURPOSE ZONING DISTRICTS	<u>SP-PRO: 1</u> <u>SP-EDUC: 2</u>	N/A	<u>SP-PRO: 1</u> <u>SP-EDUC: 2</u>

[3] Additional Regulations.

[a] See Table 7-5.6 in this subsection below for additional regulations for message center signs or digital displays:

**TABLE 7-5.6
 ADDITIONAL REGULATIONS FOR MESSAGE CENTER SIGNS OR DIGITAL DISPLAYS**

SIGN REGULATIONS	MESSAGE CENTER SIGN	DIGITAL DISPLAY
Maximum Permitted Sign Area	Except as set forth below in this Table, signs shall have the same maximum permitted sign area regulations as for other permitted signs of the same type in the applicable zoning district.	
Maximum Permitted Sign Height	Signs shall have the same maximum permitted sign height regulations as for other permitted signs of the same type in the applicable zoning district.	
Minimum Setbacks (Front, Rear, and Side)	Signs shall have the same setbacks as for other permitted signs of the same type in the applicable zoning district.	
Maximum Permitted Size of the Changeable Portion of a Sign	<u>On-Premises Signs:</u> See Article 7 of this Chapter relating to <i>Maximum Permitted Size of the Changeable Portion of a Sign</i> in <i>Changeable-Copy Signs</i> in <i>On-Premises Sign Regulations</i> (§ 208-706.G.(3)).	
	<u>Off-Premises Signs:</u> N/A	
Maximum Size as a Percentage of All Permitted Signs	<u>On-Premises Signs:</u> 35% of total permitted sign area of all permitted on-premises signs permitted on the property.	
	<u>Off-Premises Signs:</u> N/A	
Content Display Transition	Transition shall be made by changing instantly, with no transition graphics (e.g., no fade-in/fade-out or dissolve/appear).	
Maximum Number of Permitted Copy or Message Changes/Minimum Permitted Copy or Message Duration (as applicable)	<u>On-Premises Signs:</u> See Article 7 of this Chapter relating to <i>Number of Copy or Message Changes</i> in <i>Changeable-Copy Signs</i> in <i>On-Premises Sign Regulations</i> (§ 208-706.G.(2)).	
	<u>Off-Premises Signs:</u> See Article 7 of this Chapter relating to <i>Off-Premises Sign Regulations</i> in <i>Off-Premises Sign Regulations</i> (§ 208-707.B).	
Default Design	The sign shall contain a default design which shall freeze the sign message in 1 position if a malfunction should occur.	
Conversion of Non-Message Center Sign or Non-Digital Display	Conversion of a permitted non-message center sign or a non-digital display to a message center sign or digital display sign requires the issuance of a zoning permit as set forth in Article 10 of this Chapter relating to <i>Application for Zoning Permits for Signs</i> in <i>Zoning Permits</i> (§ 208-1002.B.)	
Additions to Nonconforming Signs	The addition of any message center sign or digital display sign to a non-conforming sign is prohibited.	
Public Service Announcements	The owner of any message center sign or digital display shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.	

[b] For all message center signs or digital displays, each complete message shall fit on one (1) screen.

[c] Additional Regulations for Digital Displays. One (1) message/display may be brighter than another, but each individual message/display shall be static in intensity.

(7) Electrical Standards.

- (a) All illuminated or electrically charged signs shall be constructed to the standards/listing of the IBC as referenced in the PA UCC as adopted pursuant to Chapter 82 of the LMT Codified Ordinances relating to Building Construction.
 - (b) The electrical supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed electrical cables. Electrical supply to freestanding signs shall be provided by means of underground cables.
- (8) Glare Control. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting height, wattage, aiming angle, and fixture placement to confine or direct all illumination to the surface of the sign and away from any adjacent property or street right-of-way adjoining the lot, so as to not cause glare hazardous to pedestrians or vehicle drivers, or cause glare nuisance on adjacent properties. Vegetative screening shall not be employed to serve as the primary means for controlling glare.

§ 208-706. On-Premises Sign Regulations.

A. Wall Signs.

- (1) No wall sign shall be mounted less than eight (8) feet above the finished grade below the sign, nor extend more than twelve (12) inches from the building wall on which it is affixed. If the wall sign projects less than three (3) inches from the building wall on which it is affixed, the eight (8) foot height requirement need not be met.
- (2) Sign Height. No wall sign shall extend vertically higher than the bottom of the building's second (2nd) floor window sill or eave line, whichever is lower.
- (3) Sign Area for Multiple Frontage Buildings. If a building has two (2) or more building wall frontages, wall signs shall comply with the following regulations:
 - (a) Primary Building Wall Frontage.
 - (1) There shall be a maximum of one (1) primary building wall frontage per building.
 - (2) The maximum permitted sign area for wall signs located on the primary building wall frontage shall be the maximum permitted sign area per lineal foot of the primary building wall frontage of an individual wall sign in the applicable zoning district.
 - (b) Secondary Building Wall Frontage. The maximum permitted sign area for wall signs located on the secondary building wall frontage shall be fifty (50) percent of the maximum permitted sign area per lineal foot of the primary building wall frontage of an individual wall sign in the applicable zoning district.

B. Window Signs.

- (1) Window signs shall not extend closer toward any lot line than the frame or glass portion of the window on which it is affixed, whichever is greater.
- (2) Incidental window signs shall be excluded from the maximum permitted sign area calculations for window signs.
- (3) Sign Area. The maximum permitted size of an individual window sign or combination of temporary and permanent window sign shall be twenty-five (25) percent of the total area of glass portion of the individual window along a building wall frontage.
- (4) Sign Height. The maximum permitted height of window signs shall be no higher than the height of the glass portion of window.

C. Projecting Signs.

- (1) No projecting sign shall project more than four (4) feet from any building wall.
- (2) No projecting sign shall extend into a street cartway.
- (3) No projecting sign shall project closer than five (5) feet to a street line.
- (4) Sign Height.
 - (a) No projecting sign shall extend vertically higher than the bottom of the building's second (2nd) floor window sill or eave line, whichever is lower.
 - (b) Clearance for projecting signs shall be measured as the smallest vertical distance between finished grade below the sign and the lowest point of the sign, including any framework or other structural elements.
 - [c] Where a projecting sign projects over a/an:
 - [1] On-site driveway or other improved surface intended for vehicle access, there shall be a minimum vertical clearance of seventeen and one-half (17½) feet between the lowest point of the projecting sign and the finished grade of the driveway or improved surface intended for vehicle access below the sign; or
 - [2] Sidewalk or pedestrian pathway, there shall be minimum vertical clearance of eight (8) feet between the lowest point of the projecting sign and the finished grade of the sidewalk or pedestrian pathway below the sign.

D. Canopy or Awning Signs.

- (1) A canopy or awning without lettering or other advertising shall not be regulated as a sign.
- (2) Canopies or awnings shall comply with the regulations set forth in Article 5 of this Chapter relating to *Permitted Projections and Encroachments in Lot Frontage, Lot Line, Setback, Yard, and Lot Width Exemptions/Modifications in Lot and Structure Regulations and Exemptions/Modifications (§ 208-507.B.(6))*.
- (3) Canopy or awning signs shall be centered within or over architectural features such as windows or doors.
- (4) No awning or canopy or awning or canopy sign shall be wider than the building wall, building unit, or tenant space it identifies.
- (5) Sign Placement.
 - (a) Letters or numerals shall be located only on the front and side vertical faces of the awning or canopy.
 - (b) Logos or emblems may be permitted to be located on the top or angles portion of the awning or canopy up to a maximum of three (3) square feet. There shall be a maximum of one (1) emblem or logo permitted to be located on any one (1) awning or canopy.
- (6) Sign Height.
 - (a) No canopy or awning sign shall extend vertically higher than the bottom of the building's second (2nd) floor window sill or eave line, whichever is lower.
 - (b) There shall be minimum vertical clearance of eight (8) feet between the lowest point of the canopy or awning and the finished grade below the canopy or awning.
- (7) Multi-Tenant/Establishment Buildings. If the awning or canopy sign is mounted on a multi-tenant/establishment building, the awning or canopy sign shall be similar in terms of height, projection, and style to all tenants/establishments in the building.

E. Marquee Signs.

- (1) Marquees shall comply with the regulations set forth in Article 5 of this Chapter relating to *Permitted Projections and Encroachments in Lot Frontage, Lot Line, Setback, Yard, and Lot Width Exemptions/Modifications in Lot and Structure Regulations and Exemptions/Modifications (§ 208-507.B.(6))*.
- (2) Marquee signs shall be located only above the principal public pedestrian entrance on the building façade.
- (3) No marquee shall be wider than the principal public pedestrian entrance it serves, plus two

(2) feet on each side thereof.

(4) Sign Height.

(a) No marquee sign shall extend vertically higher than the building's eave line.

(b) There shall be minimum vertical clearance of eight (8) feet between the lowest point of the marquee and the finished grade below the marquee.

F. Freestanding Signs.

(1) No freestanding sign shall occupy an area designated for parking, loading, sidewalks or pedestrian walkways, driveways, fire access lanes, easements, street cartways, or other areas required to be unobstructed.

(2) Clearance for freestanding signs shall be measured as the smallest vertical distance between finished grade below the sign and the lowest point of the sign, including any framework or other structural elements.

(3) Sign Height.

(a) The maximum height of freestanding sign shall be:

[1] Three and one-half (3.5) feet when located closer than ten (10) feet from any street line; and

[2] The maximum permitted sign height for freestanding signs in the applicable zoning district when located ten (10) or more feet from any street line.

(b) For any freestanding pole sign, the lowest point of the sign shall be either less than four (4) feet or greater than eight (8) feet above finished grade below the sign.

(4) Freestanding ground signs (i.e., monument signs) shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.

(5) Landscape and Vegetated Area Covering. Permanent freestanding signs with a sign area of ten (10) square feet or more shall be surrounded by a landscaped and vegetated area covering a minimum of twenty (20) square feet of ground area.

(6) Sign Area for Multiple Frontage Lots. If a lot has two (2) or more lot frontages, freestanding signs shall comply with the following regulations:

(a) Primary Lot Frontage.

(1) There shall be a maximum of one (1) primary lot frontage per lot.

(2) The maximum permitted sign area for freestanding signs located along the primary lot frontage shall be the maximum permitted sign area of an individual freestanding sign in the applicable zoning district.

(b) Secondary Lot Frontage. The maximum permitted sign area for freestanding signs located along the secondary lot frontage shall be fifty (50) percent of the maximum permitted sign area of an individual freestanding sign in the applicable zoning district.

(c) If two (2) or more non-residential tenants/establishments exist on the lot, the tenants/establishments shall share a common freestanding sign, except in cases where multiple signs are permitted due to multiple lot frontages, and the number of permitted freestanding signs equals or exceeds the number of tenants/establishments.

G. Changeable-Copy Signs. Signs may be permitted to have changeable-copies, but shall comply with the following regulations:

(1) Commercial messages or advertising shall advertise only goods, services, and events available on the premises.

(2) Number of Copy or Message Changes.

(a) Maximum Number of Copy or Message Changes. See Table 7-6.1 in this subsection below for the maximum number of times a changeable-copy sign may be permitted to change copy or messages:

**TABLE 7-6.1
 MAXIMUM NUMBER OF COPY OR MESSAGE CHANGES**

ZONING DISTRICTS	TOTAL MAXIMUM NUMBER OF PERMITTED COPY OR MESSAGE CHANGES PER TWENTY-FOUR (24) HOUR TIME PERIOD, OR DURING THE HOURS THE USE IS OPERATING, WHICHEVER IS LESS
RESIDENTIAL ZONING DISTRICTS	1
MIXED USE ZONING DISTRICTS	<u>MU-RO: 1</u> <u>MU-VC, MU-REV or MU-MHPC: 2</u>
BUSINESS ZONING DISTRICTS	2
SPECIAL PURPOSE ZONING DISTRICTS	2

- (b) Changeable-copy signs may be permitted to exceed the total maximum number of permitted message changes as set forth in Table 7-6.1 in the subsection above by special exception pursuant to Article 9 of this Chapter relating to *Special Exceptions in Zoning Hearing Board’s Functions (§ 208-905.B.)*.
 - [1] The applicant shall show that the proposed sign will not unduly adversely affect:
 - [a] The neighboring properties or occupants thereof in the use of their properties.
 - [b] Traffic safety.
 - [2] The proposed use would meet the standards that apply under Article 9 of this Chapter relating to *Special Exceptions in Zoning Hearing Board’s Functions (§ 208-905.B.)*.
- (3) Maximum Permitted Size of the Changeable Portion of a Sign. The maximum permitted size of any changeable portion of an individual sign shall be in accordance with Tables 7-6.2, 7-6.3, 7-6.4, 7-6.5, 7-6.6, and 7-6.7 below:

**TABLE 7-6.2
 MAXIMUM PERMITTED SIZE OF THE CHANGEABLE PORTION OF A SIGN
 MU-REV – REVITALIZATION ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	CHANGEABLE PORTION SIZE
Up to 15,000 sq. ft.	8 sq. ft.
15,001 to 50,000 sq. ft.	12 sq. ft. or 40% of the overall sign size, whichever is less
50,001 and up sq. ft.	16 sq. ft. or 40% of the overall sign size, whichever is less

**TABLE 7-6.3
 MAXIMUM PERMITTED SIZE OF THE CHANGEABLE PORTION OF A SIGN
 MU-MHPC – MOBILE HOME PARK COMMUNITY ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	CHANGEABLE PORTION SIZE
Up to 7,500 sq. ft.	6 sq. ft.
7,501 to 15,000 sq. ft.	8 sq. ft. or 40% of the overall sign size, whichever is less
15,001 and up sq. ft.	10 sq. ft. or 40% of the overall sign size, whichever is less

**TABLE 7-6.4
 MAXIMUM PERMITTED SIZE OF THE CHANGEABLE PORTION OF A SIGN
 B-OI – OFFICE INSTITUTION ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	CHANGEABLE PORTION SIZE
Up to 7,500 sq. ft.	6 sq. ft.
7,501 to 15,000 sq. ft.	8 sq. ft. or 40% of the overall sign size, whichever is less
15,001 and up sq. ft.	10 sq. ft. or 40% of the overall sign size, whichever is less

**TABLE 7-6.5
 MAXIMUM PERMITTED SIZE OF THE CHANGEABLE PORTION OF A SIGN
 B-IND – INDUSTRIAL ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	CHANGEABLE PORTION SIZE
Up to 15,000 sq. ft.	8 sq. ft.
15,001 to 50,000 sq. ft.	12 sq. ft. or 40% of the overall sign size, whichever is less
50,001 and up sq. ft.	16 sq. ft. or 40% of the overall sign size, whichever is less

**TABLE 7-6.6
 MAXIMUM PERMITTED SIZE OF THE CHANGEABLE PORTION OF A SIGN
 SP-PRO – SPECIAL PURPOSE/PARK RECREATION OPEN SPACE
 ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	CHANGEABLE PORTION SIZE
Up to 7,500 sq. ft.	6 sq. ft.
7,501 to 15,000 sq. ft.	8 sq. ft. or 40% of the overall sign size, whichever is less
15,001 and up sq. ft.	10 sq. ft. or 40% of the overall sign size, whichever is less

**TABLE 7-6.7
 MAXIMUM PERMITTED SIZE OF THE CHANGEABLE PORTION OF A SIGN
 SP-EDUC – SPECIAL PURPOSE/EDUCATION
 ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	CHANGEABLE PORTION SIZE
Up to 15,000 sq. ft.	8 sq. ft.
15,001 to 50,000 sq. ft.	12 sq. ft. or 40% of the overall sign size, whichever is less
50,001 and up sq. ft.	16 sq. ft. or 40% of the overall sign size, whichever is less

- (4) Manual Changeable-Copy Signs. Manual changeable copy signs may be permitted only when integrated into a freestanding, marquee, or portable sign.

§ 208-707. Off-Premises Sign Regulations.

- A. Locational Regulations. Off-premises signs shall be permitted only in the B-IND within a maximum distance of hundred (100) feet of the southeastern right-of-way of the Pennsylvania Turnpike (US I-276).
- B. Off-Premises Sign Regulations.

- (1) See Table 7-7.1 in this subsection below for the off-premises sign regulations:

**TABLE 7-7.1
 OFF-PREMISES SIGN REGULATIONS**

SIGN REGULATIONS	OFF-PREMISES SIGNS
Maximum Permitted Number of Supporting Structures per Property	1
Maximum Permitted Number of Signs per Supporting Structure ^{1, 2}	2
Maximum Permitted Sign Area ²	672 sq. ft.
Maximum Permitted Vertical Dimension of a Sign Face	20 ft.
Maximum Permitted Sign Height	60 ft.
Minimum Permitted Copy or Message Duration	8 seconds

NOTES:

- 1 More than one (1) off-premises sign may be permitted only in compliance with the multi-sided sign regulations of Article 7 of this Chapter, except that off-premises signs mounted in a "side by side" or "above and below" manner shall not be permitted.
- 2 The maximum permitted number of signs and maximum permitted sign area shall not be included in the calculation of the total maximum permitted number of signs and total maximum permitted sign area for permitted on-premises signs.

- (2) Additional Sign Regulations.

- (a) Off-premises signs (including off-premises signs on either side of a street and including existing off-premises signs in other municipalities) shall be separated

from other off-premises signs by a minimum distance of five hundred (500) feet along all street lines and railroad rights-of-way.

- (b) No off-premises sign shall be permitted wherever a Residential Zoning District is located between the site of off-premises sign and the street toward which the off-premises sign is oriented.
- (c) Unless buffer yards and screening are provided along the lot lines and street lines of the site in accordance with Article 5 of this Chapter relating to *Landscaping, Buffer Yards, and Screening* (§ 208-509.), the entire perimeter surrounding the off-premises sign site area, including all supporting structures shall be provided with Class C type buffers in accordance with Article 5 of this Chapter relating to *Landscaping, Buffer Yards, and Screening* (§ 208-509.).
- (d) The rear side, or the side of the sign directly opposite the sign face, of any single-faced off-premises sign shall be maintained in a maximum of one (1) neutral color.
- (e) Any opening between multi-sided off-premises signs structure shall be covered with material of a neutral color that blends with the sky.

C. Certification from a qualified, professional architect or engineer licensed and registered to practice in the Commonwealth of Pennsylvania that the off-premises sign and supporting structure shall be designed and constructed in accordance with the current industry standards and applicable requirements of the IBC or IRC (as applicable) as referenced in the PA UCC as adopted pursuant to Chapter 82 of the LMT Codified Ordinances relating to Building Construction. A certified copy of the structural engineering analysis for the supporting structure to which the off-premises is to be mounted shall also be provided.

§ 208-708. Limited Duration Sign Regulations.

A. Limited Duration Sign Regulations.

- (1) See Table 7-8.1 in this subsection below for specific limited duration sign regulations:

**TABLE 7-8.1
 LIMITED DURATION SIGN REGULATIONS**

SIGNS REGULATIONS	RESIDENTIAL ZONING DISTRICTS	MIXED USE ZONING DISTRICTS	BUSINESS ZONING DISTRICTS	SPECIAL PURPOSE ZONING DISTRICTS
Permitted Sign Types	Freestanding Ground Signs, or Window Signs			
Minimum Setbacks (Front, Rear, and Side)	Freestanding Ground Signs: 5 ft.			
	Window Signs: See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations</i> (§ 208-706.B.)			
Permitted Number, Duration, Renewal, and Removal				
Maximum Permitted Number of Displays per Zoning Permit Duration as set forth in this Table immediately below	1			

SIGNS REGULATIONS	RESIDENTIAL ZONING DISTRICTS	MIXED USE ZONING DISTRICTS	BUSINESS ZONING DISTRICTS	SPECIAL PURPOSE ZONING DISTRICTS
Maximum Permitted Display Duration per Zoning Permit	240 consecutive days			
Maximum Number of Zoning Permit Renewals	2			
Removal	Shall be removed 3 days following conclusion of event of which the sign refers.			
Large Limited Duration Signs				
Maximum Permitted Number of Signs	1 per lot where the lot size is 5 acres or more and has 400 ft. or more of lot frontage on public street.	<p>MU-RO or MU-VC: See Limited Duration Sign Regulations for Residential Zoning Districts in this Table.</p> <p>MU-REV or MU-MHPC: See Limited Duration Sign Regulations for Business Zoning Districts in this Table.</p>	1 per lot;	But 2 per lot held in single and separate ownership where the lot size is 5 acres or more, has 400 ft. or more of lot frontage on public street, and there is 200 ft. or more of horizontal clearance (spacing) between limited duration signs.
Maximum Permitted Size	16 sq. ft.	<p>MU-RO or MU-VC: See Limited Duration Sign Regulations for Residential Zoning Districts in this Table.</p> <p>MU-REV or MU-MHPC: See Limited Duration Sign Regulations for Business Zoning Districts in this Table.</p>	32 sq. ft.	
Maximum Permitted Sign Height	<u>Freestanding Ground Sign</u> : 6 ft.	<p>MU-RO or MU-VC: See Limited Duration Sign Regulations for Residential Zoning Districts in this Table.</p> <p>MU-REV or MU-MHPC: See Limited Duration Sign Regulations for Business Zoning Districts in this Table.</p>	<u>Freestanding Ground Sign</u> : 6 ft.	

SIGNS REGULATIONS	RESIDENTIAL ZONING DISTRICTS	MIXED USE ZONING DISTRICTS	BUSINESS ZONING DISTRICTS	SPECIAL PURPOSE ZONING DISTRICTS
	<p><u>Window Sign</u>: See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations</i> (§ 208-706.B.)</p>	<p><u>MU-RO or MU-VC:</u> See Limited Duration Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Limited Duration Sign Regulations for Business Zoning Districts in this Table.</p>		<p><u>Window Sign</u>: See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations</i> (§ 208-706.B.)</p>
	<p>Banner: 24 ft.</p>	<p><u>MU-RO or MU-VC:</u> See Limited Duration Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Limited Duration Sign Regulations for Business Zoning Districts in this Table.</p>		<p>Banner: 24 ft.</p>
<p>Small Limited Duration Signs (in addition to any permitted Limited Duration Signs as set forth above in this Table)</p>				
<p>Maximum Permitted Number of Signs</p>	<p>1 per lot</p>	<p><u>MU-RO or MU-VC:</u> See Limited Duration Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Limited Duration Sign Regulations for Business Zoning Districts in this Table.</p>		<p>2 per lot;</p> <p>But 4 per lot held in single and separate ownership where the lot size is 5 acres or more, has 400 ft. or more of lot frontage on public street, and there is 200 ft. or more of horizontal clearance (spacing) between limited duration signs.</p>
<p>Maximum Permitted Size</p>	<p>4 sq. ft.</p>	<p><u>MU-RO or MU-VC:</u> See Limited Duration Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Limited Duration Sign Regulations for Business Zoning Districts in this Table.</p>		<p>4 sq. ft.</p>

SIGNS REGULATIONS	RESIDENTIAL ZONING DISTRICTS	MIXED USE ZONING DISTRICTS	BUSINESS ZONING DISTRICTS	SPECIAL PURPOSE ZONING DISTRICTS
Maximum Sign Permitted Sign Height	6 ft.	<p><u>MU-RO or MU-VC:</u> See Limited Duration Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Limited Duration Sign Regulations for Business Zoning Districts in this Table.</p>		6 ft.

(2) Additional Sign Regulations.

- (a) Limited duration signs shall not be illuminated.
- (b) Limited duration signs that are commercial in nature may include but not be limited to real estate signs as well as on-site contractor signs.
- (c) Limited duration signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- (d) Zoning Permit Application.
 - [1] A zoning permit for a limited duration sign may be renewed subject to the maximum number and maximum duration requirements set for the subsections below.
 - [2] Only one (1) sign may be allowed per zoning permit. An applicant may request up to two (2) zoning permits for limited duration signs per address, but is subject to the size and number requirements set forth in the subsections above.
 - [3] In addition to the information set forth in Article 10 of this Chapter relating to *Application for Zoning Permits for Signs in Zoning Permits (§ 208-1002.B.)*, an application for a zoning permit for a limited duration sign permit shall include the expected length of time the sign will be displayed.
- (e) Window Signs.
 - [1] Sign Area. The maximum permitted size of an individual window sign or combination of limited duration and permanent window sign shall be twenty-five (25) percent of the total area of glass portion of the individual window along a building wall frontage.

- [2] Sign Height. The maximum permitted height of window signs shall be no higher than the height of the glass portion of window.

§ 208-709. Temporary Sign Regulations.

- A. Temporary signs located on private property, may be exempt from the standard zoning permit requirements set forth in Article 10 of this Chapter relating to *Application for Zoning Permits for Signs in Zoning Permits (§ 208-1002.B.)*, but they shall conform with the regulations as set forth in the subsections below. The requirements listed below shall apply to both commercial and non-commercial signs, unless otherwise stated within a particular subsection.
- B. Temporary Sign Regulations.
- (1) See Table 7-9.1 in this subsection below for specific temporary sign regulations:

**TABLE 7-9.1
 TEMPORARY SIGN REGULATIONS**

SIGNS REGULATIONS	RESIDENTIAL ZONING DISTRICTS	MIXED USE ZONING DISTRICTS	BUSINESS ZONING DISTRICTS	SPECIAL PURPOSE ZONING DISTRICTS
Permitted Sign Types	Freestanding Ground Signs, Window Signs, or Banners			
Minimum Setbacks (Front, Rear, and Side)	Freestanding Ground Signs: 5 ft.			
	<u>Window Signs:</u> See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i>			
	Banners: 5 ft.			
Permitted Number, Duration, and Removal				
Maximum Permitted Number of Displays per Calendar Year	2			
Maximum Permitted Display Duration	30 consecutive days			
Removal	Shall be removed 3 days following conclusion of event of which the sign refers.			
Large Temporary Signs				
Maximum Permitted Number of Signs	1 per lot where the lot size is 5 acres or more and has 400 ft. or more of lot frontage on public street.	<p>MU-RO or MU-VC: See Temporary Sign Regulations for Residential Zoning Districts in this Table.</p> <p>MU-REV or MU-MHPC: See Temporary Sign Regulations for Business Zoning Districts in this Table.</p>	1 per lot; But 2 per lot held in single and separate ownership where the lot size is 5 acres or more, has 400 ft. or more of lot frontage on public street, and there is 200 ft. or more of horizontal clearance (spacing) between temporary signs.	

SIGNS REGULATIONS	RESIDENTIAL ZONING DISTRICTS	MIXED USE ZONING DISTRICTS	BUSINESS ZONING DISTRICTS	SPECIAL PURPOSE ZONING DISTRICTS
Maximum Permitted Size	16 sq. ft.	<p><u>MU-RO or MU-VC:</u> See Temporary Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Temporary Sign Regulations for Business Zoning Districts in this Table.</p>	32 sq. ft.	
Maximum Permitted Sign Height	<p><u>Freestanding Ground Sign:</u> 6 ft.</p>	<p><u>MU-RO or MU-VC:</u> See Temporary Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Temporary Sign Regulations for Business Zoning Districts in this Table.</p>	<p><u>Freestanding Ground Sign:</u> 6 ft.</p>	
	<p><u>Window Sign:</u> See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i></p>	<p><u>MU-RO or MU-VC:</u> See Temporary Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Temporary Sign Regulations for Business Zoning Districts in this Table.</p>	<p><u>Window Sign:</u> See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i></p>	
	<p>Banner: 24 ft.</p>	<p><u>MU-RO or MU-VC:</u> See Temporary Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Temporary Sign Regulations for Business Zoning Districts in this Table.</p>	<p>Banner: 24 ft.</p>	
<p>Small Temporary Signs (in addition to any permitted Large Temporary Signs as set forth above in this Table)</p>				

SIGNS REGULATIONS	RESIDENTIAL ZONING DISTRICTS	MIXED USE ZONING DISTRICTS	BUSINESS ZONING DISTRICTS	SPECIAL PURPOSE ZONING DISTRICTS
Maximum Permitted Number of Signs	1 per lot	<p><u>MU-RO or MU-VC:</u> See Temporary Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Temporary Sign Regulations for Business Zoning Districts in this Table.</p>	<p>2 per lot;</p> <p>But 4 per lot held in single and separate ownership where the lot size is 5 acres or more, has 400 ft. or more of lot frontage on public street, and there is 200 ft. or more of horizontal clearance (spacing) between temporary signs.</p>	
Maximum Permitted Size	4 sq. ft.	<p><u>MU-RO or MU-VC:</u> See Temporary Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Temporary Sign Regulations for Business Zoning Districts in this Table.</p>	4 sq. ft.	
Maximum Sign Permitted Sign Height	6 ft.	<p><u>MU-RO or MU-VC:</u> See Temporary Sign Regulations for Residential Zoning Districts in this Table.</p> <p><u>MU-REV or MU-MHPC:</u> See Temporary Sign Regulations for Business Zoning Districts in this Table.</p>	6 ft.	

(2) Additional Sign Regulations.

- (a) Temporary signs shall not be illuminated.
- (b) Temporary signs that are commercial in nature may include but not be limited to advertising grand openings, festivals, carnivals, garage/yard sales, and other sales signs.
- (c) The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting the temporary sign.
- (d) The Township of Lower Moreland or property owner may confiscate a sign installed in violation of this Chapter and dispose of the sign. The Township of Lower Moreland or the property owner is not responsible for notifying the sign owner of confiscation of an illegal sign.

(e) Notification to the Township of Lower Moreland.

[1] Although temporary signs as set forth in the subsections above may be exempt from the standard zoning permit requirements set forth in Article 10 of this Chapter relating to *Application for Zoning Permits for Signs in Zoning Permits (§ 208-1002.B.)*, for temporary signs greater than four (4) square feet in sign area, the Township of Lower Moreland shall be notified of the:

[a] Location;

[b] Size; and

[c] Duration of display.

The required notification shall also include a contact person's name, address and telephone number.

[2] A security deposit shall be required with the notification for temporary signs greater than four (4) square feet in size. The deposit fee set by the Township of Lower Moreland shall be returned to the applicant upon removal of all temporary signs.

(f) Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

(g) Window Signs.

[1] Sign Area. The maximum permitted size of an individual window sign or combination of temporary and permanent window sign shall be twenty-five (25) percent of the total area of glass portion of the individual window along a building wall frontage.

[2] Sign Height. The maximum permitted height of window signs shall be no higher than the height of the glass portion of window.

§ 208-710. Portable Sign Regulations.

A. General Regulations.

(1) Portable signs shall not be illuminated.

(2) Permitted Hours of Display. Portable signs may be displayed from 6:00 a.m. to 11:00 p.m., prevailing time, or during the hours the use is operating, whichever is the earlier of the time of closing (ceasing operations for the day) or 11:00 p.m.

- (3) Portable signs shall be removed from the premises or stored in an enclosed, secure structure so as not to be visible from the street right-of-way or adjacent lot during:
 - (a) The hours the sign is not permitted to be displayed; or
 - (b) Inclement weather.
 - (4) Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.
- B. Sandwich Board or A-frame Signs. See Table 7-10.1 in the subsection below for the specific regulations for sandwich board or A-frame signs:

**TABLE 7-10.1
 SPECIFIC REGULATIONS FOR SANDWICH BOARD OR A-FRAME SIGNS**

SIGN REGULATIONS	SANDWICH BOARD OR A-FRAME SIGNS
Maximum Permitted Number of Signs	1 per establishment
Maximum Permitted Sign Area	10 sq. ft.
Maximum Permitted Sign Height	3.5 ft.
Minimum Horizontal Clearance (spacing) between Signs	15 ft.
Minimum Unobstructed Sidewalk or Pedestrian Pathway Clearance (Horizontal)	5 ft., or the width as required by ADA and the IBC or IRC (as applicable) as referenced in the PA UCC as adopted pursuant to Chapter 82 of the LMT Codified Ordinances relating to Building Construction, in whichever is greater.
Required Location/Siting	On the premises, within 12 ft. of the principal public pedestrian entrance of the establishment it advertises, and shall not be located within any street right-of-way (includes sidewalks).

- C. Manual Changeable-Copy Signs. Manual changeable-copy signs may be permitted when integrated into a sandwich board or A-frame sign.
- D. Mobile Billboards. Mobile Billboards may be permitted subject to the motor regulations of the Commonwealth of Pennsylvania or the Township of Lower Moreland, as applicable.

§ 208-711. Residential Zoning District Sign Regulations.

In addition to the exempt signs described in Article 7 of this Chapter relating to *Signs Exempt from Zoning Permit Requirements (§ 208-704.)*, the following numbers and types of signs may be permitted in the Residential Zoning Districts, provided the signs comply with the following regulations and regulations elsewhere in this Chapter:

- A. Permitted limited duration signs complying with Article 7 of this Chapter relating to *Limited Duration Sign Regulations (§ 208-708.)*.

- B. Permitted temporary signs complying with Article 7 of this Chapter relating to *Temporary Sign Regulations (§ 208-709.)*.
- C. Permitted portable signs complying with Article 7 of this Chapter relating to *Portable Sign Regulations (§ 208-710.)*.
- D. Sign Regulations.
 - (1) See Table 7-11.1 in this subsection below for specific sign regulations permitted in the Residential Zoning Districts:

**TABLE 7-11.1
 PERMITTED SIGN REGULATIONS – RESIDENTIAL ZONING DISTRICTS**

SIGN REGULATIONS	WALL SIGN OR PROJECTING SIGN	FREESTANDING SIGN
Maximum Permitted Number of Signs	<u>Home Occupation Signs: 1 per use.</u>	<u>Home Occupation Signs: 1 per use.</u>
	<u>Residential Development Signs: N/A</u>	<u>Residential Development Signs¹: 1 per lot frontage of the entire development site.</u>
	<u>Non-Residential Use Signs: 1 per lot.</u>	<u>Non-Residential Use Signs: 1 per lot frontage, but not more than 2 per lot held in single and separate ownership.</u>
Maximum Permitted Sign Area	<u>Home Occupation Signs: 6 sq. ft.</u>	<u>Home Occupation Signs: 6 sq. ft.</u>
	<u>Residential Development Signs: N/A</u>	<u>Residential Development Signs¹: 32 sq. ft.</u>
	<u>Non-Residential Use Signs: 12 sq. ft.</u>	<u>Non-Residential Use Signs: 12 sq. ft.</u>
Maximum Permitted Sign Height	See Article 7 of this Chapter relating to <i>Wall Signs or Projecting Signs in On-Premises Sign Regulations (§ 208-706.A. or § 208-706.C.)</i> , as applicable.	<u>Home Occupation Signs: 6 ft.²</u>
		<u>Residential Development Signs¹: 6 ft.²</u>
		<u>Non-Residential Use Signs: 6 ft.²</u>
Minimum Setbacks (Front, Rear, and Side)	See Article 7 of this Chapter relating to <i>Wall Signs or Projecting Signs in On-Premises Sign Regulations (§ 208-706.A. or § 208-706.C.)</i> , as applicable.	5 ft.

NOTES:

- 1 Residential development signs shall only be permitted for residential developments containing a minimum of ten (10) dwelling units.
- 2 The maximum permitted height of freestanding signs shall also comply with the regulations set forth in Article 7 of this Chapter relating to *Sign Height in Freestanding Signs in On-Premises Sign Regulations (§ 208-706.F.(3))*.

- (2) Additional Sign Regulations.
 - (a) Home Occupation Signs.

- [1] Total Maximum Permitted Number of Signs per Home Occupation. The total maximum permitted number of all on-premises wall or projecting sign or freestanding signs per home occupation use shall be one (1) per use.
- [2] Home occupation signs shall not include message center signs or digital displays.
- [3] Home occupation signs shall not be illuminated.

§ 208-712. Mixed Use Zoning District Sign Regulations.

In addition to the exempt signs set forth in Article 7 of this Chapter relating to *Signs Exempt from Zoning Permit Requirements (§ 208-704.)*, the following numbers and types of signs may be permitted in the Mixed Use Zoning Districts, provided the signs comply with the following regulations and regulations elsewhere in this Chapter:

- A. Permitted limited duration signs complying with Article 7 of this Chapter relating to *Limited Duration Sign Regulations (§ 208-708.)*.
- B. Permitted temporary signs complying with Article 7 of this Chapter relating to *Temporary Sign Regulations (§ 208-709.)*.
- C. Permitted portable signs complying with Article 7 of this Chapter relating to *Portable Sign Regulations (§ 208-710.)*.
- D. Any sign permitted in the Residential Zoning Districts complying with the regulations set forth in Article 7 of this Chapter relating to *Residential Zoning District Sign Regulations (§ 208-711.)*, for the applicable sign type and use.
- E. Sign Regulations.
 - (1) MU-RO Sign Regulations. Signs within the MU-RO shall comply with the regulations set forth in Article 7 of this Chapter relating to *Residential Zoning District Sign Regulations (§ 208-711.)*.
 - (2) All Other Mixed Use Zoning Districts.
 - (a) See Table 7-12.1 in this subsection below for specific sign regulations permitted in all other Mixed Use Zoning Districts:

**TABLE 7-12.1
PERMITTED SIGN REGULATIONS – MIXED USE ZONING DISTRICTS**

SIGN REGULATIONS	WALL SIGN, AWNING SIGN, CANOPY SIGN, OR MARQUEE SIGN	PROJECTING SIGN	WINDOW SIGN ¹	FREESTANDING SIGN ²
Maximum Permitted Number of Signs	<p><u>Wall Signs</u>: 1 per building wall frontage per building unit, but not more than 2 per building unit.</p> <p><u>Awning Signs or Canopy Signs</u>: See Article 7 of this Chapter relating to <i>Canopy or Awning Signs in On-Premises Sign Regulations (§ 208-706.D.)</i></p> <p><u>Marquee Signs</u>: MU-RO: NP MU-VC, MU-REV, or MU-MHPC: 1 per building</p>	1 per building wall frontage per ground floor building unit, plus 1 per building entrance serving 1 or more building units located on floors above or below the ground floor.	See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i>	1 per lot frontage, but not more than 2 per lot held in single and separate ownership.
Maximum Permitted Sign Area for All Signs	1 sq. ft. per 1 linear ft. of building wall frontage per building unit, subject to the individual sign maximum sign area limitations based on the specific sign type as set forth below in this Table.			See individual sign maximum sign area limitations based on the specific sign type as set forth below in this Table.
Maximum Permitted Sign Area for Individual Signs	<p><u>Wall Signs</u>: MU-RO or MU-VC: 24 sq. ft. MU-REV or MU-MHPC: 32 sq. ft.</p> <p><u>Awning Signs or Canopy Signs</u>: 50% of the area of the front or side vertical faces of the awning or canopy.</p> <p><u>Marquee Signs</u>: 50 sq. ft.</p>	<p>MU-RO: 6 sq. ft. MU-VC: 8 sq. ft. MU-REV or MU-MHPC: 16 sq. ft.</p>	See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i>	<p>MU-RO or MU-VC: 12 sq. ft. MU-REV or MU-MHPC: 20 sq. ft.</p>
Maximum Permitted Sign Height	See Article 7 of this Chapter relating to <i>Wall Signs or Canopy or Awning Signs or Marquee Signs in On-Premises Sign Regulations (§ 208-706.A., § 208-706.D. or § 208-706.E.)</i> , as applicable.	See Article 7 of this Chapter relating to <i>Projecting Signs in On-Premises Sign Regulations (§ 208-706.C.)</i>	See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i>	<p>MU-RO or MU-VC: 6 ft.³ MU-REV or MU-MHPC: 8 ft.³</p>
Minimum Setbacks (Front, Rear, and Side)	See Article 7 of this Chapter relating to <i>Wall Signs or Canopy or Awning Signs or Marquee Signs in On-Premises Sign Regulations (§ 208-706.A., § 208-706.D. or § 208-706.E.)</i> , as applicable.	See Article 7 of this Chapter relating to <i>Projecting Signs in On-Premises Sign Regulations (§ 208-706.C.)</i>	See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i>	5 ft.

NOTES

- 1 See regulations set forth in Article 7 of this Chapter relating to *Window Signs* in *Additional Sign Regulations* in *All Other Mixed Use Zoning Districts* in *Sign Regulations* in *Mixed Use Zoning District Sign Regulations* (§ 208-712.D.(2)(b)[1]).
- 2 See regulations set forth in Article 7 of this Chapter relating to *Freestanding Signs* in *Additional Sign Regulations* in *All Other Mixed Use Zoning Districts* in *Sign Regulations* in *Mixed Use Zoning District Sign Regulations* (§ 208-712.D.(2)(b)[2]).
- 3 Also see Article 7 of this Chapter relating to *Sign Height* in *Freestanding Signs* in *On-Premises Sign Regulations* (§ 208-706.F.(3)).

(b) Additional Sign Regulations.

[1] Window Signs.

[a] Window signs shall not be permitted in the MU-RO.

[2] Freestanding Signs.

[a] Lots with Two (2) or more Non-Residential Tenants/Establishments. If a lot includes two (2) or more non-residential tenants/establishments, freestanding signs shall comply with the following regulations:

[i] MU-VC. An additional four (4) square feet of sign area may be permitted for each additional non-residential tenant/establishment over one (1) per property, up to a maximum sign area shown in Table 7-12.2 below:

**TABLE 7-12.2
 MAXIMUM PERMITTED SIZE OF A SIGN FOR PROPERTIES WITH MULTIPLE
 TENANTS/ESTABLISHMENTS IN THE
 MU-VC – VILLAGE CENTER ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	MAXIMUM SIGN AREA
Up to 7,500 sq. ft.	16 sq. ft.
7,501 to 15,000 sq. ft.	20 sq. ft.
15,001 and up sq. ft.	24 sq. ft.

If the sign is to have a sign area of more than twenty (20) square feet, then the maximum permitted sign height may be increased by a total of an additional two (2) feet for a total of eight (8) feet.

[ii] MU-REV or MU-MHPC. An additional eight (8) square feet of sign area may be permitted for each additional non-residential tenant/establishment over one (1) per property, up to the maximum sign area shown in Table 7-12.3 below:

**TABLE 7-12.3
 MAXIMUM PERMITTED SIZE OF A SIGN FOR PROPERTIES WITH MULTIPLE
 TENANTS/ESTABLISHMENTS IN THE
 MU-REV – REVITALIZATION OR MHPC – MOBILE HOME PARK COMMUNITY ZONING DISTRICTS**

BUILDING(S) TOTAL FOOTPRINT	MAXIMUM SIGN AREA
Up to 15,000 sq. ft.	28 sq. ft.
15,001 to 50,000 sq. ft.	36 sq. ft.
50,001 and up sq. ft.	44 sq. ft.

If the sign is to have a sign area of more than forty (40) square feet, then the maximum permitted sign height may be increased by a total of an additional four (4) feet, up to a total of 12 feet.

[b] Gasoline Stations (Fueling Stations) (447) Signs. In addition to the permitted signs as set forth in Table 7-12.1 in the subsection above, one (1) additional freestanding sign per lot frontage may be permitted for advertising gasoline (fuel) prices or identification of the gasoline station (fueling station) in accordance with the regulations set forth in Table 7-12.1 in the subsection above, and limited to following sign types:

- [i] Gasoline station (fueling station) canopy signs; and
- [ii] Gasoline station (fueling station) price signs.

§ 208-713. Business Zoning District Sign Regulations.

In addition to the exempt signs set forth in Article 7 of this Chapter relating to *Signs Exempt from Zoning Permit Requirements (§ 208-704.)*, the following numbers and types of signs may be permitted in the Business Zoning Districts, provided the signs comply with the following regulations and regulations elsewhere in this Chapter:

- A. Permitted limited duration signs complying with Article 7 of this Chapter relating to *Limited Duration Sign Regulations (§ 208-708.)*.
- B. Permitted temporary signs complying with Article 7 of this Chapter relating to *Temporary Sign Regulations (§ 208-709.)*.
- C. Permitted portable signs complying with Article 7 of this Chapter relating to *Portable Sign Regulations (§ 208-710.)*.

- D. Any sign permitted in the Residential Zoning Districts complying with the regulations set forth in Article 7 of this Chapter relating to *Residential Zoning District Sign Regulations (§ 208-711.)*, for the applicable sign type and use.

- E. Sign Regulations.
 - (1) See Table 7-13.1 in this subsection below for specific sign regulations permitted in all other Business Zoning Districts:

**TABLE 7-13.1
 PERMITTED SIGN REGULATIONS – BUSINESS ZONING DISTRICTS**

SIGN REGULATIONS	WALL SIGN, AWNING SIGN, CANOPY SIGN, OR MARQUEE SIGN	PROJECTING SIGN	WINDOW SIGN	FREESTANDING SIGN ¹
Maximum Permitted Number of Signs	<p><u>Wall Signs</u>: 1 per building wall frontage per building unit, but not more than 2 per building unit</p> <p><u>Awning Signs or Canopy Signs</u>: See Article 7 of this Chapter relating to <i>Canopy or Awning Signs in On-Premises Sign Regulations (§ 208-706.D.)</i></p> <p><u>Marquee Signs</u>: 1 per building</p>	1 per building wall frontage per ground floor building unit, plus 1 per building entrance serving 1 or more building units located on floors above or below the ground floor.	See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i>	1 per lot frontage, but not more than 2 per lot per lot held in single and separate ownership.
Maximum Permitted Sign Area for All Signs	1 sq. ft. per 1 linear ft. of building wall frontage, subject to the individual sign maximum sign area limitations based on the specific sign type as set forth below in this Table.			See individual sign maximum sign area limitations based on the specific sign type as set forth below in this Table.
Maximum Permitted Sign Area for Individual Signs	<p><u>Wall Signs</u>: 32 sq. ft.</p> <p><u>Awning Signs or Canopy Signs</u>: 50% of the area of the front or side vertical faces of the awning or canopy.</p> <p><u>Marque Signs</u>: 75 sq. ft.</p>	16 sq. ft.	See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i>	<p>B-OI: 20 sq. ft.</p> <p>B-IND: 20 sq. ft.</p>
Maximum Permitted Sign Height	See Article 7 of this Chapter relating to <i>Wall Signs or Canopy or Awning Signs or Marquee Signs in On-Premises Sign Regulations (§ 208-706.A., § 208-706.D. or § 208-706.E.)</i> , as applicable.	See Article 7 of this Chapter relating to <i>Projecting Signs in On-Premises Sign Regulations (§ 208-706.C.)</i>	See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i>	<p>B-OI: 8 ft.²</p> <p>B-IND: 20 ft.²</p>
Minimum Setbacks (Front, Rear, and Side)	See Article 7 of this Chapter relating to <i>Wall Signs or Canopy or Awning Signs or Marquee Signs in On-Premises Sign Regulations (§ 208-706.A., § 208-706.D. or § 208-706.E.)</i> , as applicable.	See Article 7 of this Chapter relating to <i>Projecting Signs in On-Premises Sign Regulations (§ 208-706.C.)</i>	See Article 7 of this Chapter relating to <i>Window Signs in On-Premises Sign Regulations (§ 208-706.B.)</i>	5 ft.

NOTES

- 1 See regulations set forth in Article 7 of this Chapter relating to *Freestanding Signs in Additional Sign Regulations in Sign Regulations in Business Zoning District Sign Regulations (§ 208-713.D.(2)(a))*.
- 2 The maximum permitted height of freestanding signs shall also comply with the regulations set forth in Article 7 of this Chapter relating to *Sign Height in Freestanding Signs in On-Premises Sign Regulations (§ 208-706.F.(3))*.

(2) Additional Sign Regulations.

(a) Freestanding Signs.

[1] Lots with Two (2) or more Non-Residential Tenants/Establishments. If a lot includes two (2) or more non-residential tenants/establishments, freestanding signs shall comply with the following regulations:

[a] B-OI. An additional four (4) square feet of sign area may be permitted for each additional non-residential tenant/establishment over one (1) per property, up to the maximum sign area shown in Table 7-13.2 below:

**TABLE 7-13.2
 MAXIMUM PERMITTED SIZE OF A SIGN FOR PROPERTIES WITH MULTIPLE
 TENANTS/ESTABLISHMENTS IN THE
 B-OI – OFFICE INSTITUTION ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	MAXIMUM SIGN AREA
Up to 7,500 sq. ft.	24 sq. ft.
7,501 to 15,000 sq. ft.	28 sq. ft.
15,001 and up sq. ft.	32 sq. ft.

If the sign is to have a sign area of more than twenty eight (28) square feet, then the maximum permitted sign height may be increased by a total of an additional two (2) feet, up to a total of ten (10) feet.

[b] B-IND. An additional eight (8) square feet of sign area may be permitted for each additional non-residential tenant/establishment, over one (1) per property, up to the maximum sign area shown in Table 7-13.3 below:

**TABLE 7-13.3
 MAXIMUM PERMITTED SIZE OF A SIGN FOR PROPERTIES WITH MULTIPLE
 TENANTS/ESTABLISHMENTS IN THE
 B-IND – INDUSTRIAL ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	MAXIMUM SIGN AREA
Up to 15,000 sq. ft.	28 sq. ft.
15,001 to 50,000 sq. ft.	36 sq. ft.
50,001 and up sq. ft.	44 sq. ft.

If the sign is to have a sign area of more than forty (40) square feet, then the maximum permitted sign height may be increased by a total of an additional four (4) feet, up to a total of twenty four (24) feet.

[2] Lots Adjoining the Street Line of an Expressway. If the B-IND, if lot adjoins the street line of an expressway, the maximum permitted:

[a] Sign area may be increased by an additional forty (40) square feet; and

[b] Sign height may be increased by an additional ten (10) feet.

(b) Gasoline Stations (Fueling Stations) (447) Signs. In addition to the permitted signs as set forth in Table 7-13.1 in the subsection above, one (1) additional freestanding sign per lot frontage may be permitted for advertising gasoline (fuel) prices or identification of the gasoline station (fueling station) in accordance with the regulations set forth in Table 7-13.1 in the subsection above, and limited to following sign types:

[1] Gasoline station (fueling station) canopy signs; and

[2] Gasoline station (fueling station) price signs.

§ 208-714. Special Purpose Zoning District Sign Regulations.

In addition to the exempt signs described in Article 7 of this Chapter relating to *Signs Exempt from Zoning Permit Requirements (§ 208-704.)*, the following numbers and types of signs may be permitted in the Special Purpose Zoning Districts, provided the signs comply with the following regulations and regulations elsewhere in this Chapter:

- A. Permitted limited duration signs complying with Article 7 of this Chapter relating to *Limited Duration Sign Regulations (§ 208-708.)*.
- B. Permitted temporary signs complying with Article 7 of this Chapter relating to *Temporary Sign Regulations (§ 208-709.)*.
- C. Permitted portable signs complying with Article 7 of this Chapter relating to *Portable Sign Regulations (§ 208-710.)*.
- D. Any sign permitted in the Residential Zoning Districts complying with the regulations set forth in Article 7 of this Chapter relating to *Residential Zoning District Sign Regulations (§ 208-711.)*, for the applicable sign type and use.
- E. Sign Regulations.
 - (1) See Table 7-14.1 in this subsection below for specific sign regulations permitted in the Special Purpose Zoning Districts:

**TABLE 7-14.1
 PERMITTED SIGN REGULATIONS – SPECIAL PURPOSE ZONING DISTRICTS**

SIGN REGULATIONS	WALL SIGN OR PROJECTING SIGN	WINDOW SIGN	FREESTANDING SIGN ¹
Maximum Permitted Number of Signs	<p><u>Wall Signs:</u> 1 per building wall frontage per building unit, but not more than 2 per building unit</p> <p><u>Projecting Signs:</u> 1 per building wall frontage per ground floor building unit, plus 1 per building entrance serving 1 or more building units located on floors above or below the ground floor.</p>	See Article 7 of this Chapter relating to <i>Window Signs</i> in <i>On-Premises Sign Regulations (§ 208-706.B.)</i>	1 per lot frontage, but not more than 2 per lot held in single and separate ownership.
Maximum Permitted Sign Area	<p><u>Wall Signs:</u> 24 sq. ft.; in addition, see Article 8 of this Chapter relating to Wall Signs for Elementary and Secondary Schools (§ 208-803.O)</p> <p><u>Projecting Signs:</u> 16 sq. ft.</p>	See Article 7 of this Chapter relating to <i>Window Signs</i> in <i>On-Premises Sign Regulations (§ 208-706.B.)</i>	20 sq. ft.

SIGN REGULATIONS	WALL SIGN OR PROJECTING SIGN	WINDOW SIGN	FREESTANDING SIGN ¹
Maximum Permitted Sign Height	See Article 7 of this Chapter relating to <i>Wall Signs</i> or <i>Projecting Signs</i> in <i>On-Premises Sign Regulations</i> (§ 208-706.A. or § 208-706.C.), as applicable.	See Article 7 of this Chapter relating to <i>Window Signs</i> in <i>On-Premises Sign Regulations</i> (§ 208-706.B.)	8 ft. ²
Minimum Setbacks (Front, Rear, and Side)	See Article 7 of this Chapter relating to <i>Wall Signs</i> or <i>Projecting Signs</i> in <i>On-Premises Sign Regulations</i> (§ 208-706.A. or § 208-706.C.), as applicable.	See Article 7 of this Chapter relating to <i>Window Signs</i> in <i>On-Premises Sign Regulations</i> (§ 208-706.B.)	5 ft.

NOTES

- 1 See regulations set forth in Article 7 of this Chapter relating to *Freestanding Signs* in *Additional Sign Regulations* in *Sign Regulations* in *Special Purpose Zoning District Sign Regulations* (§ 208-714.D.(2)(a)).
- 2 The maximum permitted height of freestanding signs shall also comply with the regulations set forth in Article 7 of this Chapter relating to *Sign Height* in *Freestanding Signs* in *On-Premises Sign Regulations* (§ 208-706.F.(3)).

(2) Additional Sign Regulations.

(a) Freestanding Signs.

(1) Signs for Parks, Open Space, and Establishments Primarily Engaged in Outdoor Recreation. Signs for recreation and sporting events may be permitted, provided the signs comply with the following regulations:

[a] Each sign on the interior wall or fence of an open stadium shall:

- [i] Have a maximum permitted sign area of thirty-two (32) square feet;
- [ii] Be designed to be viewed from the inside of the stadium. Such signs shall not be visible and the copy of which is not readily discernible, as viewed from an adjacent property or the street right-of-way adjoining the lot.
- [iii] The maximum height of the signs shall be no higher than the height of the wall or fence.

[b] Scoreboards. One (1) scoreboard may be permitted per sport field or stadium, provided the scoreboard complies with the following regulations:

- [i] The maximum permitted sign area shall be two hundred (200) square feet.
- [ii] The maximum permitted size of all accessory commercial messages or advertising shall be thirty (30) percent total sign area of the face of the scoreboard.

- [iii] The face of the scoreboard, including any accessory commercial message or advertising, shall be permanently oriented toward the sport field or stadium it serves.
 - [iv] The maximum height of the scoreboard shall be no higher than the maximum building/structure height set forth in Article 3 of this Chapter relating to *Density and Dimensional Requirements – Special Purpose Zoning Districts in Special Purpose Zoning Districts (§ 208-305.C.)*.
- (2) Lots with Two (2) or more Non-Residential Tenants/Establishments. If a lot includes two (2) or more non-residential tenants/establishments, freestanding signs shall comply with the following regulations:
- [i] SP-PRO. An additional four (4) square feet of sign area may be permitted for each additional non-residential tenant/establishment over one (1) per property, up to the maximum sign area shown in Table 7-14.2 below:

**TABLE 7-14.2
 MAXIMUM PERMITTED SIZE OF A SIGN FOR PROPERTIES WITH MULTIPLE
 TENANTS/ESTABLISHMENTS IN THE
 SP-PRO – SPECIAL PURPOSE/PARK RECREATION OPEN SPACE ZONING DISTRICT**

BUILDING(S) TOTAL FOOTPRINT	MAXIMUM SIGN AREA
Up to 7,500 sq. ft.	24 sq. ft.
7,501 to 15,000 sq. ft.	28 sq. ft.
15,001 sq.ft. and up.	32 sq. ft.

If the sign is to have a sign area of more than twenty eight (28) square feet, then the maximum permitted sign height may be increased by a total of an additional two (2) feet, up to a total of ten (10) feet.

§ 208-715. Removal of Unsafe, Unlawful, or Abandoned Signs.

A. Unsafe or Unlawful Signs.

- (1) Upon written notice by the Township of Lower Moreland, the owner, person, or firm maintaining a sign shall remove said sign when it becomes unsafe, is in danger of falling, or it becomes so deteriorated that it no longer serves a useful purpose of communication, or it is determined by the Township of Lower Moreland to be a nuisance, or it is deemed unsafe by the Township of Lower Moreland, or it is unlawfully erected in violation of any of the provisions of this Chapter.
- (2) The Township of Lower Moreland may remove or cause to be removed said sign at the expense of the owner or lessee in the event of the owner or the person or firm maintaining said sign has not complied with the terms of said notice within the timeframe listed in the notice. In the event of immediate danger, the Township of Lower Moreland may remove said sign immediately upon the issuance of said notice to the owner, person, or firm maintaining said sign.

B. Abandoned Signs.

- (1) It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within one hundred eighty (180) days of the sign becoming abandoned as defined in this subsection. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, and structural trim.
- (2) Where the owner of the property on which an abandoned sign is located fails to remove such sign within the one hundred eighty (180) days the Township of Lower Moreland may remove such sign. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, the Township of Lower Moreland may file a lien upon the property, or pursue any means provided by law, for the purpose of recovering all reasonable costs associated with the removal of the sign.

§ 208-716. Substitution Clause.

Notwithstanding any provision of this Chapter to the contrary, to the extent that this Chapter allows a sign containing commercial message or advertizing copy, it shall allow a non-commercial sign to the same extent. The non-commercial message may occupy the entire sign area or any portion thereof, and may substitute for or be combined with the commercial message. The sign message may be changed from commercial to non-commercial, or from one (1) non-commercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited and the sign continues to comply with all requirements of this Chapter.