

**NORTH CORNWALL  
TOWNSHIP**

**County of Lebanon, PA**

**SIGN  
ORDINANCE  
#296**

**April 18, 2017**

# North Cornwall Township Sign Ordinance #296

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**NORTH CORNWALL TOWNSHIP  
LEBANON COUNTY, PENNSYLVANIA**

**ORDINANCE NO. # 296**

**AN ORDINANCE OF THE SUPERVISORS OF NORTH CORNWALL TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA, REPEALING ORDINANCE #266, SECTION 322, IN ITS ENTIRETY AND ESTABLISHING A NORTH CORNWALL TOWNSHIP SIGN ORDINANCE, REGULATING THE DISPLAY, CONSTRUCTION, AND MAINTENANCE OF SIGNS IN THE NORTH CORNWALL TOWNSHIP, REQUIRING AN APPLICATION FOR PERMIT AND PRESCRIBING PENALTIES FOR VIOLATION OF THIS ORDINANCE.**

**WHEREAS**, it has come to the attention of the Supervisors of North Cornwall Township that the regulations for the construction and maintenance of signs need to be amended and clarified; and

**WHEREAS**, the Supervisors of North Cornwall Township believe it is necessary for the public welfare to regulate the construction and maintenance of signs; and

**WHEREAS**, the Supervisors of North Cornwall Township believe that certain materials, heights, and densities of signs can be injurious and harmful to the citizens and residents of the North Cornwall Township; and

**WHEREAS**, the Supervisors of North Cornwall Township believe that certain minimum sign regulations must be set to promote the health, welfare and livability within North Cornwall Township.

**WHEREAS**, the Supervisors of North Cornwall Township, Lebanon County, Pennsylvania, pursuant to the authority granted to it by the Pennsylvania Second Class Township Code, hereby ORDAIN and ENACT a Sign Ordinance.

**ARTICLE I – PURPOSE**

**SECTION 1.01.     Statement of Purpose**

Signs may be erected and maintained only when in compliance with the provisions of this Ordinance and any and all ordinances and regulations of North Cornwall Township, relating to the erection, alteration, or maintenance of signs.

The purposes of this section are as follows:

1. To provide for signs as a means of effective visual communication.
2. To promote adopted comprehensive planning and zoning objectives.
3. To assure compatibility of signs with land uses and buildings in the vicinity of the signs and in the community as a whole.
4. To improve the safety of pedestrians, vehicular traffic and property.
5. To enhance the economic value of the community.
6. To enhance the aesthetic environment.
7. To minimize adverse effects of signs on nearby properties.
8. To otherwise promote the public health, safety, morals, and general welfare of the community.
9. To regulate the use of signs through a sign permitting process.
10. To enable the fair and consistent enforcement of these sign regulations.

## **ARTICLE II – DEFINITIONS**

### **SECTION 2.01. Signs - Generally**

A device for visual communication that is used to bring the subject to the attention of the public. Signs include:

1. Lettering, logos, trademarks, or other symbols that are an integral part of the architectural design of a building, that are applied to a building, or that are located elsewhere on the premises;
2. Signs affixed to windows or glass doors or otherwise internally mounted such that they are obviously intended to be seen and understood by vehicular or pedestrian traffic outside the building;

3. Flags and insignia of civic, charitable, religious, fraternal, patriotic, or similar organizations;
4. Insignia of governments or government agencies;
5. Banners, streamers, pennants, spinners, reflectors, ribbons, tinsel, and similar materials; and
6. Inflatable objects.

Signs do not include:

1. Architectural features that may be identified with a particular business;
2. Backlit awnings that include no lettering, logos, or other symbols;
3. Signs within a building that are obviously intended to be seen primarily from within the building;
4. Outdoor signs intended for use within a property, such as menu signs by fast-food restaurant drive-thru lanes, signs with regulations within a park, and building identification signs within a campus;
5. Flags of governments or government agencies;
6. Decorative seasonal and holiday banners on residential properties; and
7. Displays of merchandise either behind store windows or outdoors.

## **SECTION 2.02      Permanent Signs**

### **1. Information, Message, or Narrative Types**

Permanent signs that communicate types of names, messages, logos, or other narrative or design messages, intended to be displayed for an unlimited period of time.

## **2. Design and Construction Types**

A permanently constructed designed type, assembled with long-lasting materials, mounted in ground foundation, or structural poles, or mounted, painted, or plastic lettered on a building, intended to be displayed for an unlimited period of time.

### **SECTION 2.03 Temporary Signs**

A sign that communicates types of names, messages, logos, or other narrative or design messages, displayed for no more than twenty-one (21) continuous days in any year, except as authorized elsewhere in this Ordinance, which may or may not require a sign permit. Temporary signs should not be constructed with any permanent mounting materials or hardware, with the exception of development construction signs.

## **ARTICLE III – PERMANENT SIGNS**

### **SECTION 3.01 Permanent Signs – Information, Message, or Narrative Types**

#### **1. Business Signage**

- a. **Billboard Sign**: An off-premise, permanent sign, as defined herein, which advertises a business establishment, person, activity, product or service which is unrelated to or not available on the premises where the sign is located. (Billboards could include advertising of non-profit, government, utility, or other public messages)
- b. **Business Sign**: A sign that directs attention to a business, profession, activity, commodity, service, product price, entertainment, commercial, or industrial activity, sold, or offered upon the premises where such sign is located or within the building to which such sign is affixed. (Does not include home occupation signs).
- c. **Center Sign**: A business sign that provides identification at the entrance to a center, such as a shopping center, office complex, exposition center, or industrial park.

#### **2. Residential Signage**

- a. **Development Sign or Building Identification Sign**: A permanent wall or free standing ground sign containing only the name, address, phone #, and email address of a plan or subdivision or a multifamily building or development.

- b. Home Occupation or Home Office Identification Sign: A sign containing only the name, address, and logo of the occupant of the premises and their occupation. No other advertising shall be permitted.
- c. Residential Identification Sign: A sign containing only the name and address of the occupant of the premises.

### 3. General Signage and Public Use, Government, or Utility Signs

- a. Dynamic Message Display Sign: A sign incorporating LCD, LED, plasma, CRT, pixel lights, or other video-like displays or other means of changing messages.
- b. Government Sign: An off-premise sign placed by a governmental unit, such as a traffic, directional, informational, or street name sign, or an historical marker.
- c. Identification Sign: A sign used to identify the name and display information about the individual, organization, agency, institution, facility, or development located on the premises on which the sign is located, but not including a business sign. (Also see "Development Sign" and "Public Use Sign.")
- d. Incidental Sign: An informational sign, no more than two (2) square feet in size that carries a message, such as "enter," "open," "telephone," "rest rooms," "no parking," "no trespassing," "warning," a listing of hours when open, an on-site direction, or anything similar. Incidental signs may not include any commercial message or logo, except that one (1) "Enter" sign per entrance may include a logo or business name, as long as the entrance is exclusively for that business and the logo or business name is subordinate to the word "Enter".
- e. Non-Profit Organization Sign: An off-premise sign displaying information about a church, service club, or other organization that does not operate for the purpose of making a profit.
- f. On-Premises Directional or Informational Sign: A sign which directs and/or instructs vehicular or pedestrian traffic relative to parking areas, proper exits, loading areas, entrance points, drive thru menu signs and similar information on the premises on which it is located.
- g. Off-Premises Directional Sign: A sign that does not apply to the property on which it is displayed. A sign which directs and/or instructs vehicular or pedestrian traffic relative to the location of a public building or use or a semi-public building or use such as a church, school, park, municipal



building, or similar use and which is located in a public street right-of-way with the permission of the owner of the right-of-way or on premises other than the premises where said building or use is located with the permission of the owner. Off-premises directional signs shall not include billboards, as defined herein, or any other off-premises sign which contains information regarding any commercial or business use.

- h. Public Use Sign: An identification sign used to identify the name and display information about a public use, such as a government building, school, park, firehouse, or church.
- i. Public Utility Sign: A sign with a message relating to a business organization providing a public service and subject to special governmental regulations (e.g., an electric company, sewer authority, or telephone company).

## **SECTION 3.02      Permanent Signs – Design and Construction Types**

### **1. Building Wall Sign**

A sign attached to or painted and erected parallel to the face of an outside wall of a building, projecting outward no more than ten (10) inches from the wall of the building.

### **2. Bulletin Sign**

A type of changeable copy sign constructed to allow letters or symbols to be changed periodically such as those used by churches and schools to announce events.

### **3. Free Standing Signs**

A sign supported on a foundation or by one or more uprights, poles or braces permanently affixed to the ground and not attached to any building or other structure including:

- a. Pole Sign: A free standing sign which is supported by one (1) or more poles, uprights or braces and which has a minimum clearance between the bottom edge of the sign and the adjacent ground level, as specified by this Ordinance.
- b. Ground Sign: A free standing sign which is affixed to the ground by means of a permanent foundation and which provides a maximum

clearance of eighteen inches (18") between the bottom edge of the sign and the adjacent ground level.

#### **4. Indirectly Illuminated Sign**

A sign which is lighted by means of lamps or lighting devices external to, and reflected on the sign, which lighting is stationary and constant in intensity and color at all times and which is shielded so that the illumination is concentrated on the face of the sign and there is no spillover of illumination or glare beyond the face of the sign.

#### **5. Internally Illuminated Sign**

A sign which is lighted by means of lamps or lighting devices internal to the sign, which lighting is either behind the face of the sign or an integral part of the sign structure and the advertising effect.

#### **6. Overhead Sign**

A sign located such that pedestrian or vehicular traffic might pass beneath any part of it.

#### **7. Overhanging Sign**

A sign, other than a wall sign, affixed to a building or wall whose leading edge extends beyond such building or wall more than six (6) inches.

#### **8. Roof Sign**

A sign erected and maintained upon or above the roof or any building which projects no more than six (6) feet above the roof or façade wall line.

#### **9. Window Display**

An exhibit behind a window that is intended to draw attention to a product, service, business, or cause.

### **ARTICLE IV – TEMPORARY SIGNS**

#### **SECTION 4.01     Construction of Temporary Signs**

Temporary signs should not be constructed with any permanent mounting materials or hardware, with the exception of development construction signs.

**SECTION 4.02      Temporary Signs – Information, Message, or Narrative Types and Design and Construction Types**

**1. Agricultural Sales Sign**

A temporary sign permitted in connection with any operating farm used only to announce the sale of seasonal products raised on the premises.

**2. Business Special Event or Sales Display Sign**

A vertical pole banner, flag, overhead or wall banners (min. 15' clearance ht.), pennant, or similar display constructed of durable material, mounted on a pole or posts inserted in ground, or affixed to the wall of a building or portable or wheeled signs erected for a period as provided in Section 8.01. - Table 2 of this Ordinance, the sole purpose of which is to advertise a grand opening, sales, or another special event.

- a. Inflatable Signs: No permanent inflatable signs shall be permitted. All inflatable signs must meet the criteria for Business Special Event or Sales Display signs.

**3. Construction or Contractor Sign**

A temporary sign that displays the name and information about a construction company or independent contractor who is involved in construction work occurring on the premises on which the sign is located.

**4. Development Sign**

A temporary sign erected during the period of construction and/or development of a property by the contractor and developer or their agent.

**5. Frame Board and Sidewalk Signs**

A temporary sign placed on the sidewalk or other common areas adjacent to the commercial activity it advertises. Includes temporary signs with triangular open ends with the sides of the sign resting on the ground as the main support,

portable or wheeled signs capable of being carried or moved about without a permanent base attached to the ground. These signs are considered non-permanent, and may or may not be portable. Does not include contractor signs, garage/yard sale signs, home occupation signs, real estate signs, or a special event signs.

#### **6. Garage/Yard Sale Sign**

A temporary sign that directs attention to the sale of personal goods on the premises on which the sign is located.

#### **7. Issue Sign**

A temporary sign that directs attention to an opinion of a public or private nature, such as, but not limited to, a community, social, or religious issue.

#### **8. Political Sign**

A temporary sign which indicates the name, cause, or affiliation of anyone seeking public office or which refers to an issue concerning which a public election is scheduled to be held. Temporary political signs shall not be considered billboards.

#### **9. Real Estate Sign**

A temporary sign that provides information about a real estate activity on the premises on which the sign is located, such as a sign advertising a sale, pending sale, sold, rental, or property available for or in the process of development, but not including an open house sign.

- a. Open House Sign: A temporary sign that provides information about a real estate open house, including the words "Open House", the day and time of the open house, and the name of the realtor.

#### **10. Special Event Sign**

A temporary non-business sign that carries information about a special event, such as an auction, flea market, festival, carnival, meal, or fund-raising event.

## **ARTICLE V – SIGN AREA and HEIGHT REGULATIONS**

### **SECTION 5.01. Guidelines**

The following guidelines shall apply when interpreting area and height regulations in this Article:

#### **1. Area**

The area of a sign shall be the area of the smallest rectangle, triangle, or circle that will encompass all elements of the sign, such as letters, figures, symbols, designs, logos, or other display.

- a. The area of a sign shall be construed to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself, unless supporting structure is conveying some type of advertising message.
- b. The area of a sign painted upon or mounted to a building shall be considered to include all lettering, wording and accompanying designs or symbols together with any backing associated with the sign. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the total area within the outermost perimeter of the sign.
- c. In computing the square foot area of a double-face sign, only one side shall be considered provided both faces are identical. If the interior angle formed by the two faces of the double-faced sign is greater than forth-five (45) degrees, then both sides of such sign shall be considered in calculating the sign area.
- d. The area of all signs shall be controlled by the regulations in Tables 1 and 2, as referenced in Section 8.01 of this Ordinance and attached hereto.
- e. Wall signs must be the following minimum distances from each end of the building's façade or a multi-unit's store front width: 25' or less – 4' / 25' to 50' – 6' / 50' or more – 10'.

#### **2. Height**

The height of a freestanding sign shall be measured from the average ground level beneath the sign to the highest point of the sign. The ground level

shall be the ground level existing at the time of construction. Where the lot's ground level sign installation location is below the grade of the paved roadway, that negative height difference (footage) can be added to the allowable maximum height limitation of the zone in which it is located.

- a. No sign shall be higher than the height limitation of the zone in which it is located.
- b. Wall signs may be at any height on the wall to which they are attached, except that they may not extend higher than the top of the wall.
- c. Roof signs may extend no more than six (6) feet above the lowest point where they are attached to the building. On flat roofs, signs may extend no more than six (6) feet above point of the roof, or the vertical walls or façade concealing a flat roof.
- d. The height of freestanding signs shall be controlled by the regulations in Tables 1 and 2, as referenced in Section 8.01 of this Ordinance and attached hereto.

## **ARTICLE VI – GENERAL REGULATIONS**

### **SECTION 6.01 Regulations**

The following regulations shall apply to all signs, in addition to the specific regulations and supplemental regulations contained in the following provisions of this Article and in Tables 1 and 2, as referenced in Section 8.01 of this Ordinance and attached hereto. Where the general regulations are contradicted by a specific regulation, the specific regulation shall control.

#### **1. Maintenance and Inspection**

All signs must be constructed of a durable material and maintained in good condition. If any sign becomes dilapidated to the point that it constitutes an unsightly or hazardous condition it shall be declared to be a public nuisance and the Zoning Officer shall give notice to the owner in writing to repair or remove the sign within ten (10) days. Upon failure of the owner to comply, the Township may remove or cover the sign at the owner's expense. The areas surrounding all signs shall be maintained in a neat, clean and attractive condition.

## **2. Removal of Signs**

Whenever any business is discontinued or vacated, all signs relating to the discontinued or vacated business shall be removed, covered, or replaced with blank panel(s), within thirty (30) days of discontinuance of the business. Upon failure of the owner to comply, the Township may remove or cover the sign at the owner's expense.

## **3. Display of Address**

Each property that displays one (1) or more permanent freestanding signs and which is in an area where street addresses have been assigned, must prominently display the address on one (1) permanent freestanding sign visible from the street. The address must include the street number; the street name is optional. The address must be of a size and design that is easily identifiable and legible from moving traffic in the street at a distance of one hundred (100) feet. The area taken up by the address does not count as part of the sign area. Center signs are exempt from this requirement.

## **4. Temporary Signs**

- a. No temporary signs shall be permitted, except as provided in Section 8.01, Table 2 of this Ordinance or authorized elsewhere in this Ordinance. There are no number limits or regulations of temporary signs located seventy-five (75') feet or more from street curb line, within the borders of a strip mall, shopping center, or similar retail facility.
- b. Temporary signs advertising job opportunities, special seminars, training classes, etc. may be permitted for a period of time not to exceed sixty (60) days, as authorized by the Township. The Township may approve an extension of time for good cause shown. All business special events or special display signs must be on property lot where the business is conducted. No off-premises temporary signage permitted.
- c. In all Zoning Districts where authorized, real estate, construction, and development signs shall be considered temporary signs which shall be removed upon completion of sale, rental, or construction. Upon failure of the owner to comply, the Township may remove or cover the sign at the owner's expense.
- d. No sign shall be located within a street right-of-way, except a government sign, a public utility sign, a sidewalk sign, a nonprofit organization sign, or another sign approved by the governing body of

the Township or by PennDOT. Upon failure of the owner to comply, the Township may remove or cover the sign at the owner's expense.

## **5. Visibility**

No sign within the clear sight triangle should obstruct vision between the heights of thirty (30) inches and eight (8) feet above the elevation of the centerline of the street or located in such a position that it will cause a hazard by obstructing visibility for traffic on a street or obscuring a traffic signal or another traffic control device. No sign, other than official traffic signs, shall hang over or be erected within ten (10) feet of the right-of-way of any street. Sign location permitting will be based on the Township's Zoning Ordinance clear sight triangle regulations and/or PennDOT's Stopping Sight Distance, SSD formula.

## **6. Signs Attached to Unauthorized Surfaces**

No signs shall be painted, pasted, nailed, stapled, or otherwise attached to utility poles, trees, fences, fire hydrants, or in an unauthorized manner to walls or other signs, except in accordance with the terms and provisions of this ordinance. Upon failure of the owner to comply, the Township may remove or cover the sign at the owner's expense.

## **7. Signs in Floodplains**

Any freestanding sign within a floodplain must receive approval as a special exception pursuant to the Township's Zoning Ordinance.

## **8. Obstruction Prohibited**

No sign shall be placed so as to obstruct any door, stairway, window, fire escape, or other means of egress or ingress, or be placed so as to obstruct ventilation or light from a building.

## **9. Overhead Clearance**

No overhead sign shall have a clearance of less than eight (8) feet between any pedestrian walk and the lowest part of the sign and less than eighteen (18) feet between any roadway and the lowest part of the sign.

## **10. Projection Over Public Sidewalk**

No sign that is parallel to and attached to the face of a building shall project more than eighteen (18) inches over a public sidewalk. No sign that is perpendicular to and attached to the face of a building shall project more than forty-eight (48) inches from the building.



## **11. Imitation of Traffic Control Devices Prohibited**

No sign shall have lights or other illuminating devices which imitate traffic control devices or constitute a public safety or traffic hazard. No sign shall be permitted that imitates or that might be confused with an official traffic sign or signal, such as by containing the words "STOP" or "DANGER" or by including red, green or yellow lights.

## **12. Signs Resembling Emergency Vehicles or Facilities Prohibited**

No sign or window display shall include a revolving beam or beacon of light resembling an emergency vehicle or facility; no animated, sequential, intermittent, flashing, rotating, or oscillating signs shall be permitted, except for time and temperature signs, and dynamic signs, as authorized elsewhere in this Ordinance.

## **13. Advertisement of Illegal Products/Activities Prohibited; Obscenity Prohibited**

No sign shall advertise activities or products that are illegal under Federal, State, or local municipal laws or regulations, or include statements, words or pictures that are considered to be vulgar, obscene or pornographic.

## **14. Prohibited Decorations**

No streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons or similar materials shall be displayed outside a building, other than Temporary Special Event Display Signs authorized by this Ordinance.

## **15. Corporate Flags**

In addition to any other signage permitted by this Ordinance, each commercial or industrial property may display one (1) flag not to exceed thirty-five (35) square feet with a company or corporate identification logo on premise on an approved, standard flagpole.

## **16. Use of Vehicles to Display Signs Prohibited**

No sign, either permanent or temporary, shall be affixed to vehicles, trailers, or equipment of any type, if that vehicle, trailer, or equipment is being used primarily for displaying such sign for advertising purposes, regardless of whether parked on a public right-of-way, public property, or private property. Vehicles parked for temporary loading or unloading of products may not exceed a forty-eight (48) hour period.

### **17. Imitation of Fire Prohibited**

No sign shall be permitted to have open flames, emit smoke, visible vapors, particles, sound, or odor, as part of a sign or in any other way to attract attention.

### **18. Advertising Displayed Upon a Structure**

Advertising painted upon or displayed upon a barn or other structure shall be considered a sign and shall comply with the regulations of this Ordinance.

### **19. Interior and External Lights**

Signs may be interior lighted with non-glaring lights; signs may be externally lighted by lights that are shielded so there is no direct light transmitted to other properties or public rights-of-way.

### **20. Restrictions on Illuminated Signs**

The light from any illuminated sign shall not adversely affect (1) the safe vision of operators of vehicles moving on public or private streets or parking areas; (2) any of the Residential Zones; or (3) any part of a building or property used for residential purposes.

### **21. Holiday Decorations; Lights Outlining Buildings or Structures**

No lighting shall be permitted to outline buildings or structures or parts thereof through the use of exposed neon tubing, strings or lights, or other means, with the exception of holiday decorations, which may be installed thirty (30) days prior to and removed not later than twenty-one (21) days after the holiday.

### **22. Construction of Electrically Illuminated Signs**

All electrically illuminated signs shall be constructed to the standards/listing of the Underwriters Laboratories, Inc. and the latest edition of the *National Electrical Code*.

### **23. Other Sign Regulations**

Any sign regulations not specifically addressed within this ordinance, based on the determination of the Municipality's zoning officer, shall be regulated by the sign regulations within the latest version of the International Construction Code.

## **ARTICLE VII – DYNAMIC MESSAGE SIGNS**

### **SECTION 7.01. Permitted Zones**

Signs incorporating LCD, LED, plasma, CRT, pixel lights or mechanical displays shall be limited to the A, O&I, GC, and HC zones, based on any specific regulations in each zone, and shall comply with the following requirements:

1. Such signs shall employ sufficient size lettering and/or symbols for immediate recognition by motorists;
2. Such signs shall display simple and static messages for immediate recognition by motorists. Messages shall be complete in each display cycle and shall not require viewers to see multiple display cycles to derive its meaning;
3. Such signs shall use instantaneous transitions from one message display cycle to the next with no blank-outs, scrolling, fading, streaming, zooming, flashing or any other animated effect to facilitate immediate recognition by motorists;
4. Community Service – All dynamic message display sign owners are encouraged to display regular and/or special event community service messages (i.e., time, temperature, and school closing, weather, nonprofit, announcements);
5. All owners must notify the Pennsylvania State Police and register the sign to receive the PA Amber Alert notifications through the AlertPA system.
6. During times of Amber Alert the dynamic message display must display such information as provided by the Pennsylvania State Police for no less than fifty percent of the operating time during each one (1) hour cycle;
7. All dynamic message displays that rely upon light sources as the media of communication shall incorporate automatic dimmers that reduce the sign face luminance during hours of darkness to not exceed two hundred (200) nits with the display set to an all-white setting.
8. All properties utilizing a dynamic message display sign must remove all exterior promotional banners, sandwich board signs.
9. Each message display cycle shall comply with the following minimum time standards based upon the lowest speed limit of the road travel lane from which the sign is visible:

**Required Minimum Message Display Cycles (seconds)**

<b>Speed Limit (MPH)</b>	<b>Total sign area: up to 64 sq. ft.</b>	<b>Total sign area: 64 to 300 sq. ft.</b>
25 mph	17 sec.	28 sec.
30 mph	14 sec.	24 sec.
35 mph	12 sec.	20 sec.
40 mph	11 sec.	18 sec.
45 mph	10 sec.	16 sec.

**ARTICLE VIII – SPECIFIC REGULATIONS**

**SECTION 8.01.** Tables 1 and 2 of this Ordinance, attached hereto, provide regulations for specific kinds of signs in each zone. Table 1 provides regulations for permanent signs; Table 2 provides regulations for temporary signs. Kinds of signs not provided for in Tables 1 or 2 or anywhere else in this Ordinance shall not be allowed.

**ARTICLE IX – PERMITTING PROCEDURES and FEES**

**SECTION 9.01.** Permits for the placement of signs are required as indicated by the last column in Tables 1 and 2 as referenced in Section 8.01 of this Ordinance and attached hereto. Sign permit application requirements, such as forms, plans, and fees, shall be established by the Board of Supervisors by Resolution.

**ARTICLE X – NONCONFORMING SIGNS**

**SECTION 10.01.** Any existing sign which was in compliance prior to this Sign Ordinance, but now is out of compliance, shall be deemed permitted as a nonconforming sign. Nonconforming signs may continue to be displayed, as long as there is compliance with the following limitations and conditions:

1. There may be no expansion or increase in the nonconformity in any way.
2. Maintenance and repair of the sign is permitted; if necessary, up to fifty (50) percent of the entire area of a sign and its supporting structure may be replaced in the event of structural deterioration; any such replacement must be completed within 6 months of the damage occurring.

- a. Exception: In the event of nonconforming sign damage caused from a vehicular accident or weather events, the nonconforming sign may be repaired to original existing standards.
3. The sign must be brought into conformity, if for a period of at least three (3) months, the message has no longer applied to an activity on the premises (this does not apply to billboards).

## **ARTICLE XI - GENERAL PROVISIONS**

### **SECTION 11.01. Severability**

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and for the purpose of this Section, the provisions of this Ordinance are hereby declared to be severable.

### **SECTION 11.02. Repealer**

Any past Resolution or Ordinance, or part or parts thereof, conflicting with any part or parts of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

## **ARTICLE XII – NOTICES OF VIOLATION AND PENALTIES FOR VIOLATION**

**SECTION 12.01.** Upon such determination of a violation of this Ordinance, Township shall give notice of such alleged violation in the following manner:

1. By initiating and attempting to give notice by telephone or personal visit to the property, and providing a description of the violation, the methods for remedy of the violation and the time frame for such remedies to be accomplished, and the possible fines incurred if the violation is not corrected.
  - a. The Township Official shall make a record of such notice being given and shall provide a copy of such record to the occupant or property owner. In the event appropriate action is taken to correct the violation, no further action shall be required by the Township.

**2.** In the event the alleged violation is not corrected and/or steps are not taken to facilitate the correction of the violation following the initial notification outlined in Section 12.01.1., Township shall take further action as follows:

- a.** By mailing a copy of the notice of violation to the property owner by any form of mail requiring a receipt signed by the property owner or their agent; or
- b.** By personal delivery of notice to the property owner; or
- c.** By handing a copy of the notice at the residence of the property owner to an adult member of the family with which the property owner resides; but if no adult member of the family is found, then to an adult person in charge of such residence; or
- d.** By fixing a copy of the notice to the door at the entrance of the premises in violation; or
- e.** By mailing a copy of the notice to the last known address of the property owner.

**3.** The contents of the notice of violation provided shall include, but may not be limited to, the following:

- a.** The address of the property on which the violation occurred;
- b.** The identity of the person providing the notice of violation;
- c.** The date of the mailing or posting of the notice;
- d.** The nature of the violation;
- e.** The methods of remedy available to correct the violation;
- f.** The time limits available for remedy and correction of the violation; and
- g.** The possible fines incurred in the event that the violation is not corrected, and a statement to the effect that a complaint may be filed if the nuisance is not abated.

**4.** The Township Official shall keep a record of all notices given under this Ordinance.

**5.** If a Township Official determines that a violation of this Ordinance has occurred and such violation endangers public health, safety and welfare such that it may

cause harm to any person or property, the Township Official may determine, at his discretion, that such violation has created an emergency such that immediate remedial action may be taken to alleviate the violation and the emergency prior to initiating the foregoing notice provisions. At such time that the emergency is averted, the Township Official shall initiate formal notice of violation procedures consistent with this Ordinance.

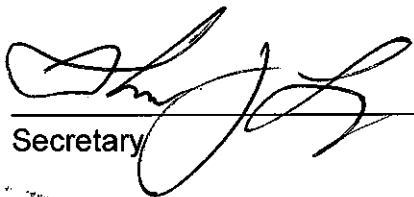
6. Any second or subsequent notices to the owner or violator, for the same violation, within a twelve (12) month period, will result in billing the violator an administrative enforcement and inspection fee of \$85.00, payable to North Cornwall Township.

**SECTION 12.02.** Any person, partnership or corporation who violates any provision of this Ordinance, shall upon conviction, be subject to a penalty of not more than five hundred dollars (\$500.00), together with all the court costs, said judgment to accrue to the benefit of North Cornwall Township. Each day that the violation exists shall constitute a separate violation. Notwithstanding same, the Township reserves the right to avail itself of any civil remedy available either in law or in equity, and collect all reasonable attorney's fees and costs associated herewith.

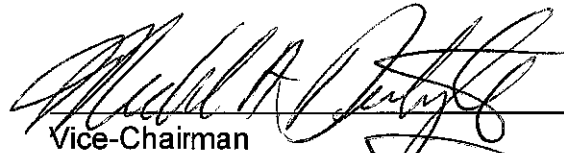
This Ordinance is enacted this 18<sup>th</sup> day of April, 2017 and shall be effective five (5) days following the said date of enactment.

ATTEST:

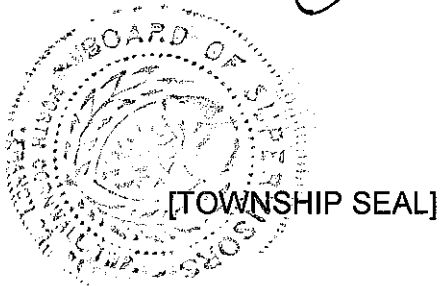
**NORTH CORNWALL TOWNSHIP  
BOARD OF SUPERVISORS**

  
Secretary

  
Chairman

  
Vice-Chairman

  
Treasurer



**8.01. - TABLE 1: REGULATIONS FOR PERMANENT SIGNS - pg.#1**

SIGN TYPE	ZONE	MAXIMUM PERMITTED NUMBERS OF SIGNS	MAXIMUM PERMITTED SQ. FT. AREA (All Signs)	MAXIMUM PERMITTED FREE STANDING SIGNS	MAXIMUM PERMITTED FREE STANDING SIGN AREA	MAXIMUM HEIGHT OF FREE-STANDING SIGNS	MINIMUM SETBACK FROM STREET RIGHT-OF-WAY	OTHER REQUIREMENTS OR ALLOWANCES	PERMIT REQUIRED
301.1.a - Billboard Signs	(O&I) (GC) (HC) (I)	See "Other Requirements and Allowances"	300 sq. ft. per surface	N/A	N/A	25 ft.	30 ft.	No more than 1 billboard structure at any point; it may have 2 surfaces and 2 messages, as long as surfaces are back to back or at an angle less than 45 degrees. From property lines other than the street, must have setback of 15' or the minimum building setback line whichever is greater. Each billboard structure must be 1200' from any other billboard and at least 300' from any of the (A), (R-1), (R-2) zones.	Yes
301.1.b - Business Signs	(R-1) (R-2)	2	4 sq. ft.	1	4 sq. ft.	6 ft.	10 ft.		Yes
"	(A)	2	12 sq. ft.	1	8 sq. ft.	6 ft.	10 ft.	This applies to non-farming businesses located within the (A) zone. Seasonal farm agricultural products signs are addressed under temporary signs. Signs in windows shall not exceed more than 50% of the window opening.	Yes
"	(O&I)	Unlimited	200 sq. ft.	1 per street frontage of lot	40 sq. ft. max. - per street frontage	20 ft.	10 ft.	Building signs - 1.5 sq. ft. per linear foot of building façade, up to maximum 200 sq.ft. signage per lot. Pole mounted vertical flags banner sign are considered free standing signs and may be no larger than 24 Sq. ft. On lots with multiple businesses, 1 per 100 ft. up to maximum of 4, per street frontage of lot. Any Business sign displayed on a "Center Sign" will be included as part of the lot's maximum 200 sq. foot area permitted. Signs in windows shall not exceed more than 50% of the window opening.	Yes





**8.01. - TABLE 2: REGULATIONS FOR TEMPORARY SIGNS - pg.#2**

SIGN TYPE	ZONE	PERMITTED TIME FOR DISPLAY	MAXIMUM PERMITTED NUMBERS OF SIGNS	MAXIMUM PERMITTED SQ. FT. AREA (All Signs)	MAXIMUM HEIGHT OF FREE-STANDING SIGNS	MINIMUM SETBACK FROM STREET RIGHT-OF-WAY FOR FREESTANDING SIGNS	OTHER REQUIREMENTS OR ALLOWANCES	PERMIT REQUIRED
402.6 - Garage / Yard Sale Sign	All	From 48 hours before the sale to maximum of 24 hours after end sale date	1 sale sign per lot	6 sq. ft.	6 ft.	Minimum 10' from street curb line	Not permitted off-premises. Signs installed and displayed off-premises may be removed and impounded by Municipality, which may recover a fee equal to cost of removal and storage. Also see Note #1	No
402.7 - Issue Sign	All	No Limit	1 per street frontage, up to 2 per lot	6 sq. ft. in all other zones.	6 ft. ht. in (A) (R-1) (R-2) (O&I). 10 ft. ht. in all other zones.	Minimum 10' from street curb line		No
402.8 - Political Sign	ALL	From 60 days prior to the election to 7 days after election		6 sq. ft. in (A) (R-1) (R-2) (O&I). 32 sq. ft. in all other zones.	6 ft. ht. in (A) (R-1) (R-2) (O&I). 10 ft. ht. in all other zones.	Minimum 10' from street curb line	Also see Note #1	No
402.9 - Real Estate Sign	ALL	Until 5 days after completion of activity they advertise	1 per street frontage, up to 2 per lot	6 sq. ft. in (A) (R-1) (R-2) (O&I). 32 sq. ft. in all other zones.	6 ft. ht. in (A) (R-1) (R-2) (O&I). 10 ft. ht. in all other zones.	Minimum 10' from street curb line	Not permitted off-premises. Also see Note #1	No
402.9.a - Open House Sign	ALL	From 3 days before open house to 2 hours after open house.	1 on-premise; 2 off-premise, with no more than 1 per intersection	6 sq. ft.	6 ft. ht. in (A) (R-1) (R-2) (O&I). 10 ft. ht. in all other zones.	Minimum 10' from street curb line	Signs must include the words "Open House", day, time, and realtor name. Also see Note #1	No
402.10 - Special Event Sign (Non-business)	ALL	From 21 days before the event's day or day one, if multiple day event, to 5 days after final day of event.	1 per lot	16 sq. ft.	6 ft.	Minimum 10' from street curb line	Off-premises special event signs are allowed only in (GC) (HC) (I) & (O&I) zones. Also see Note #1	No

NOTE #1 - Signs not removed by the required time limits, will be removed and impounded by the municipality, the municipality may recover fees equal to the cost of removal, storage and disposal if necessary.

NOTE #2 - Any specific, unique, or non-conforming sign installations or display type regulations that may not be specifically addressed in this ordinance, will be reviewed by the Municipality and the Municipality will determine if sign installation will or will not be permitted, under special exceptions and /or conditions imposed by the Municipality.

**8.01. - TABLE 2: REGULATIONS FOR TEMPORARY SIGNS - pg.#1**

SIGN TYPE	ZONE	PERMITTED TIME FOR DISPLAY	MAXIMUM PERMITTED NUMBERS OF SIGNS	MAXIMUM PERMITTED SQ. FT. AREA FOR ALL SIGNS	MAXIMUM HEIGHT OF FREE-STANDING SIGNS	MINIMUM SETBACK FROM STREET RIGHT-OF-WAY FOR FREESTANDING SIGNS	OTHER REQUIREMENTS OR ALLOWANCES	PERMIT REQUIRED
402.1 - Agricultural Sign	(A)	During each seasonal sale	1	32 sq. ft.	25 ft.	Minimum 10' from street curb line	Signs are only allowed during the time of season (spring, summer, fall) when the agricultural products are being sold. Also see Note #1	No
402.2 - Business Special Event or Special Display Sign	(R-1) (R-2)	Not Allowed	0	0	N/A	N/A	See Note #2 Exemption: No time display limit on employment opportunity signs.	Yes
	(O&I)	No more than six (6) separate events per year, up to a maximum of 14 days per event.	1 per business lot.	4 sq. ft.	6 ft.	Minimum 10' from street curb line	See Note #2 Exemption: No time display limit on employment opportunity signs.	Yes
	(GC) (HC) (I)	No more than six (6) separate events per year, up to a maximum of 21 consecutive days per event.	2 signs per business lot, within 75 feet from street curb line. Note: Temporary special event signs displayed beyond 75' from street curb line are not regulated, but may not be displayed more than 60 consecutive days within a calendar year or will be considered as a permanent sign, which must meet the permanent sign regulations within this sign ordinance.	In-ground panel board signs 8 sq. ft. Vertical flag pole banners signs 25 sq. ft.	12 ft.	Minimum 10' from street curb line	On lots with multiple businesses, 1 per 100 ft. up to maximum of 4, per street lot frontage. Only 1 sign per each business allowed. See Note #2. Exemption: No maximum display limit on employment opportunity signs, but must be approved and authorized by Township.	Yes
402.3 - Construction or Contractor Sign	ALL	During Constuction	1 per contractor per lot	6 sq. ft.	6 ft.	10 ft.	May not be illuminated. Not permitted off-premises. Also see Note #1	No
402.4 - Development Sign	ALL	During Constuction	1 per development constuction entrance	32 sq. ft.	10 ft.	10 ft.	May not be illuminated. Not permitted off-premises. Also see Note #1	No
402.5 - Frame Board and Sidewalk Sign	(GC) (HC) (I) (O&I)	Only during hours of operation.	1 per lot	Maximum size 2' wide x 4' ht. (8 sq.ft.)	4'	N/A	Placement on sidewalk or other walkways, must maintain a minimum of 4 foot unobstructed walkway. Also see Note #1	No

**8.01. - TABLE 1: REGULATIONS FOR PERMANENT SIGNS - pg.#4**

SIGN TYPE	ZONE	MAXIMUM PERMITTED NUMBERS OF SIGNS	MAXIMUM PERMITTED SQ. FT. AREA (All Signs)	MAXIMUM PERMITTED FREE STANDING SIGNS	MAXIMUM PERMITTED FREE STANDING SIGN AREA	MAXIMUM HEIGHT OF FREE-STANDING SIGNS	MINIMUM SETBACK FROM STREET RIGHT-OF-WAY	OTHER REQUIREMENTS OR ALLOWANCES	PERMIT REQUIRED
301.3.c - Identification Sign	ALL	2 per lot	2 sq. ft.	1	2 sq. ft.	6 ft.	5 ft.	No commercial advertising allowed See Note #1	Yes
301.3.d - Incidental Sign	ALL	No Limit	2 sq. ft.	No Limit	2 sq. ft.	6 ft.	5 ft.	10 ft. set-back required, except if sign is no higher than 30 inches above ground or roadway surface. See Note #1	No
301.3.e - Non-Profit Organization Sign	ALL	As approved by Township	4 sq. ft.	1	4 sq. ft.	6 ft.	5 ft.	May not be placed in street right-of-ways and must be out of clear distance sight triangle	Yes
301.3.f - On-Premises Directional / Information Sign	ALL	No Limit	4 sq. ft.	1	4 sq. ft.	6 ft.	5 ft.	Only one sign per entrances. May not block clear sight triangle. No more than (2) menu boards allowed. Maximum 35 SF size each. See Note #1	Yes
301.3.g - Off-Premises Directional Sign	ALL	As approved by Township and the off-premises property owner	4 sq. ft.	1	4 sq. ft.	6 ft.	5 ft.	Must meet approval from Township, or by off-premise property owner. Must be out of clear distance sight triangle. See Note #1	Yes
301.3.h - Public Use Sign	ALL	1 building sign per lot and 1 freestanding sign per principal entrance	40 sq. ft.	1	40 sq. ft.	6 ft.	5 ft.	No commercial advertising allowed See Note #1	Yes
301.3.i - Public Utility Sign	ALL	1 building sign per lot and 1 freestanding sign per principal entrance	40 sq. ft.	1	40 sq. ft.	6 ft.	5 ft.	May be placed in street right-of-ways with approval from Township, and may be required to be placed at designated areas. Must be out of clear distance sight triangle. See Note #1	Yes

NOTE #1 - Any specific, unique, or non-conforming sign installations or display type regulations that may not be specifically addressed in this ordinance, will be reviewed by the Municipality and the Municipality will determine if sign installation will or will not be permitted, under special exceptions and /or conditions imposed by the Municipality.

**8.01. - TABLE 1: REGULATIONS FOR PERMANENT SIGNS - pg. #3**

SIGN TYPE	ZONE	MAXIMUM PERMITTED NUMBERS OF SIGNS	MAXIMUM PERMITTED SQ. FT. AREA (All Signs)	MAXIMUM PERMITTED FREE STANDING SIGNS	MAXIMUM PERMITTED FREE STANDING SIGN AREA	MAXIMUM HEIGHT OF FREE-STANDING SIGNS	MINIMUM SETBACK FROM STREET RIGHT-OF-WAY	OTHER REQUIREMENTS OR ALLOWANCES	PERMIT REQUIRED
301.2.b. - Home Occupation / Home Office Identification Sign	ALL	2 per dwelling unit	4 sq. ft.	1	4 sq. ft.	5 ft.	5 ft.	Home occupation sign may include a name, address, an occupation or activity only; there may be no illumination	Yes
301.2.c - Residential Identification Sign	ALL	1 per dwelling unit	2 sq. ft.	1	2 sq. ft.	5 ft.	N/A	No commercial advertising allowed	No
301.3.a. - Dynamic Message Display Sign	(A)	1 per street frontage entrance	See "Other Requirements and Allowances"				Dynamic Message signs are included in the total number of signs, sq. footage, height, and setback regulations listed in section #7. Business Signs and in section #3. Center Signs within (A) zone. See Note #1		Yes
"	(O&I)	1 per street frontage entrance	See "Other Requirements and Allowances"				Dynamic Message signs are included in the total number of signs, sq. footage, height, and setback regulations listed in section #7. Business Signs and in section #3. Center Signs within (O&I) zones. See Note #1		Yes
"	(GC) (HC) (I)	1 per street frontage entrance	See "Other Requirements and Allowances"				Dynamic Message signs are included in the total number of signs, sq. footage, height, and setback regulations listed in section #7. Business Signs and in section #3. Center Signs within (GC), (HC) & (I) zones. See Note #1		Yes
301.3.b. - Government Sign	ALL	May be placed in street right-of-ways with approval from governing body, and may be required to be placed at designated areas							

**8.01. - TABLE 1: REGULATIONS FOR PERMANENT SIGNS - pg.#2**

SIGN TYPE	ZONE	MAXIMUM PERMITTED NUMBERS OF SIGNS	MAXIMUM PERMITTED SQ. FT. AREA (All Signs)	MAXIMUM PERMITTED FREE STANDING SIGNS	MAXIMUM PERMITTED FREE STANDING SIGN AREA	MAXIMUM HEIGHT OF FREE-STANDING SIGNS	MINIMUM SETBACK FROM STREET RIGHT-OF-WAY	OTHER REQUIREMENTS OR ALLOWANCES	PERMIT REQUIRED
301.1.b - Business Signs	(GC) (HC) (I)	Unlimited	280 sq. ft. (300 sq. ft. for buildings in excess of 300 ft. from street)	1 per street frontage of lot	1 sq. ft. per 2 feet of street frontage, up to max. of 80 sq. ft.	20 ft.	10 ft.	Building signs - 1.5 sq. ft. per linear foot of building façade, up to maximum 280 sq. ft. signage per lot. 2.5 sq. ft. per linear foot for building facade in excess of 300 ft. from street. Pole mounted vertical flags banner sign are considered free standing signs and may be no larger than 24 sq. ft. On lots with multiple businesses, 1 per 100 ft. up to maximum of 4, per street frontage of lot. Any Business sign displayed on a "Center Sign" will be included as part of the lot's maximum sq. foot area permitted. Signs in windows shall not exceed more than 50% of the window opening.	Yes
301.1.c - Center Sign, (Free Standing)	(A)	1 per street frontage entrance	N/A	1 per entrance, 2 maximum - more than 2 if entrances are over 1200' apart	150 sq. ft.	20 ft.	10 ft.	In the (A) zone, a Center sign would only be permitted for: fairgrounds, exposition centers, agricultural center, golf course or club, livestock facility, recreational or sports facility. Maximum Center sign sq. ft area may include a dynamic message sign. Center signs do not include any business sign SF. See Note #1	Yes
"	(O&I)	1 per street frontage entrance	N/A	1 per entrance, 2 maximum - more than 2 if entrances are over 1200' apart	80 sq. ft.	20 ft.	10 ft.	Maximum Center sign sq. ft area may include a dynamic message sign. Center signs do not include any business sign SF. See Note #1	Yes
"	(GC) (HC) (I)	1 per street frontage entrance	N/A	1 per entrance, 2 maximum - more than 2 if entrances are over 1200' apart	200 sq. ft.	20 ft.	10 ft.	Maximum Center sign sq. ft area may include a dynamic message sign. Center signs do not include any business sign SF. Roof signs may not exceed 5 ft. ht. above roof top or facade top. See Note #1	Yes
301.2.a - Development & Building Identification Sign	ALL	1 per entrance, maximum 2 entrances; Multifamily Building, 1 per each building	20 sq. ft.	1	20 sq. ft.	6 ft.	10 ft.	No commercial advertising allowed See Note #1	Yes