

TOWNSHIP OF WASHINGTON  
FRANKLIN COUNTY, PENNSYLVANIA

ORDINANCE NO. 211

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON RELATIVE TO THE REGULATIONS OF SIGNS: PROVIDING A PURPOSE AND INTENT SECTION; ESTABLISHING APPLICABILITY REQUIREMENTS; ESTABLISHING GENERAL PROVISIONS; ESTABLISHING REGULATIONS FOR PERMANENT AND TEMPORARY SIGNS; ESTABLISHING REGULATIONS FOR POLE, GROUND, WALL, WINDOW, AWNING, CANOPY, MESSAGE, REAL ESTATE, AND VARIOUS OTHER SIGNS; ESTABLISHING REGULATIONS FOR FLAGS, BALLOONS, PENNANTS, BUNTINGS AND BANNERS; ESTABLISHING REGULATIONS FOR OFFICIAL AND NON-CLASSIFIED OUTDOOR DISPLAY SIGNS; PROHIBITING ENUMERATED SIGNS; ESTABLISHING REGULATIONS FOR CHANGEABLE MESSAGES; ESTABLISHING REGULATIONS FOR SIGN ILLUMINATION AND EXTERNAL LIGHTING; ESTABLISHING REGULATIONS FOR DOUBLE-FACED SIGNS; ESTABLISHING SIGN PERMIT REQUIREMENTS AND EXEMPTIONS; ESTABLISHING REGULATIONS FOR THE MAINTENANCE AND REMOVAL OF SIGNS; ESTABLISHING ENFORCEMENT PROVISIONS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Township of Washington currently has Sign Regulations as set forth in Article V of the Washington Township Zoning (Ordinance #153); and

**WHEREAS**, the Township of Washington desires to repeal Article V in its entirety; and

**WHEREAS**, the Township of Washington has determined that it would be advantageous and beneficial to the citizens of the Township to adopt this ordinance providing regulations for signs in the Township; and

**WHEREAS**, the Board of Supervisors of the Township of Washington has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens of the Township that the existing sign regulations be repealed and replaced with new sign regulations.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Township of Washington as follows:

**SECTION A**

All of the above premises are hereby found to be true and correct legislative and factual findings and are hereby approved and incorporated into the body of the ordinance as if set forth in full herein.

**SECTION B**

The existing Article V contained in the table of contents for Ordinance No. 153 shall be deleted and the following Article V shall be added with the corresponding page numbers: (The page numbers inserted below are the page numbers to this Ordinance and shall be renumbered when Article V of Ordinance 153 is revised.)

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**SECTION C**

The existing Article of the Township of Washington Zoning Ordinance (Ordinance 153) is repealed in its entirety, and the following Article V shall replace the existing Article V.

## Article V

### Signs

#### **Section 500 Purpose and Intent.**

The purpose of this article is to provide sign standards and regulations, which allow for the legitimate needs for identification of residential, office, commercial, industrial, agricultural and other activities while at the same time to maintain and enhance the environment; promote signs which do not unduly detract from the overall character and aesthetics of the community; encourage signs which are compatible with adjacent land uses; provide for a reasonable system of control of signs; promote effective use of signs as a means of communication and economic growth through the regulations of such things as size, location, design, and illumination of signs; and to advance the safety and welfare of the community as it relates to signs.

If any portion of this article is found to be in conflict with any other provision of any Township Ordinance, the provision that establishes the higher standard shall prevail.

#### **Section 501 Applicability and Scope.**

The following regulations shall govern the placement and construction of all outdoor advertising display signs within the Township of Washington. For purposes of this Ordinance, the term "Township" shall mean the Township of Washington, Franklin County, Pennsylvania; the term "Commercial and Industrial Districts" shall mean the Commercial, Commercial-Neighborhood, Commercial-Neighborhood (Restricted) and Industrial Districts; the term "Non-Commercial Districts" shall include the Forest-Conservation, Agricultural, Low Density Residential (R-1), Medium Density Residential (R-2), and Medium Density Residential Mobile Home (R-3) Districts.

#### **Section 502 General Provisions.**

##### **A) Sign heights and types.**

- 1) No person, organization, business, firm or corporation shall construct a sign that exceeds the maximum sign height permitted in the specific zoning district where the sign is located. Sign height shall include the supporting structure and is measured from ground level.
- 2) A pole sign – a sign supported by one or two poles/beams made of material of sufficient strength to carry the weight and wind load of the attached sign. A pole sign shall not be more than twenty-five (25) feet in height in any district. Maximum height shall be measured from the ground level at the base of the pole/beam.
- 3) A ground sign – a sign supported by poles or foundation, the bottom of the sign being no more than twelve (12) inches from ground or foundation

level at the location of the sign. Maximum height shall be measured from the ground level at the base of the sign.

- (B) **Location of signs.** No signs shall be permitted to be located in any district other than Commercial, Industrial, Commercial Neighborhood, Commercial Neighborhood (Restricted), except as permitted in this Article.
  - 1) Signs shall not be placed so as to impair the corner visibility of intersections of streets, driveways and alleys.
  - 2) Signs shall not be affixed to utility poles or official signs.
  - 3) Signs shall not be placed on Township or public property, parks, public facilities, and public open spaces.
  - 4) Signs shall not be placed on Township or Pennsylvania Department of Transportation rights of way except official traffic, street name signs and other similar signs required for the public welfare and safety.
- C) **Material.** All signs shall be constructed of a durable material and kept in good condition. Permanent signs shall be constructed to resist the wind load and weather in this area without damage.
- D) **Nuisance signs.** No signs with moving parts, animated features, flashing, and blinking or audible features that could cause a distraction to drivers shall be allowed.
- E) **Illegal or unlawful signs.** Any sign that shall be considered unlawful or illegal by this chapter includes, but is not necessarily limited to, the following signs which shall be prohibited:
  - 1) Signs containing obscene, indecent or immoral words, pictures, descriptions or other matter.
  - 2) Signs imitating governmental signs, including traffic control signs.
  - 3) Signs blocking or obstructing public access, fire escapes, intersection visibility, traffic visibility, utilities, etc.
  - 4) Signs placed on or attached to other signs, utility poles, fire hydrants, trees, flag poles, street lamps or other means of support of an outdoor advertising display.
  - 5) Any painting, marking, or attachment of a sign to the street, sidewalk or building, other than house numbers or occupant names or as provided by this Article.
  - 6) Any sign, permanent or temporary, in violation of this Article.

- 7) Any sign that is unsafe or insecure, abandoned or in a dilapidated condition.
- F) **Double-faced signs.** A sign with a sign face message on both sides shall be counted as a single sign.
- G) **Commercial and industrial land developments.** Any signs that are part of an application for Commercial and Industrial Land Development Plans are a Conditional Use and will require a Conditional Use Application at the same time as Land Development Application. The Township supervisors may require additional restrictions on signage as part of the Land Development and Conditional Use process for such developments.
- H) **Construction Code.** Signs that come under the provisions of the Pennsylvania Construction Code will be required to acquire a construction permit in addition to the land use / sign permit.
- I) **Pole and ground signs.** Pole and ground signs are in addition to awning/canopy and wall signs.

### Section 503          Permanent Signs.

Permanent signs are all signs that are not temporary or prohibited and shall comply with the following requirements.

- A) **Commercial District/Commercial Neighborhood District** – single lot, multiple buildings, multiple tenants.
  - 1) Sign height shall be no more than twenty-five (25) feet for a pole sign, or ten (10) feet for a ground sign, measured from the ground level of the sign location. Bottom of ground sign shall be no higher than twelve (12) inches above ground level.
  - 2) Only one property lot pole sign is allowed. Sign size shall be no more than thirty-two (32) square feet, with an additional 8 square feet for each tenant. One ground sign for each building is also permitted, no larger than thirty-two (32) square feet. Additionally, a single property lot message board of no more than twenty-four (24) square feet is permitted on the single pole sign. The single lot pole sign and the single ground sign per detached building may contain a message board as part of the allotted thirty-two (32) square feet.
  - 3) Wall signs shall cover no more than ten (10) percent of the building facade upon which they are placed. A single message board may be incorporated as part of the allotted ten (10) percent facade space.

**B) Commercial District/Commercial Neighborhood District** – single lot, single building, multiple tenants, including multi-tenant interior access building.

- 1) Maximum sign height shall be no more than twenty-five (25) feet for a pole sign, or ten (10) feet for a ground sign, measured from the natural ground level at the sign location. Bottom of ground sign shall be no higher than twelve (12) inches above ground level.
- 2) Sign size shall be no more than thirty-two (32) square feet, with an additional eight (8) square feet for each tenant. Additionally, a message board of no more than twenty-four (24) square feet is permitted.
- 3) No more than one free standing sign (pole or ground) is permitted.
- 4) Wall signs shall cover no more than ten (10) percent of the building facade upon which they are installed.

**C) Commercial District/Commercial Neighborhood District** – single lot, single building, single tenant.

- 1) Sign height shall be no more than twenty (20) feet for a pole sign, or ten (10) feet for a ground sign, measured from the natural ground level at the sign location.
- 2) Sign size shall be no more than thirty-two (32) square feet. Additionally, a message board of no more than twenty-four (24) square feet is permitted.
- 3) No more than one (1) free standing sign (pole or ground) is permitted.
- 4) Wall signs shall cover no more than ten (10) percent of the building facade upon which they are installed.

**D) Commercial Neighborhood (Restricted) District.** All signs in this district shall be approved as part of the land development plan for each lot.

- 1) No free-standing signs shall be permitted in this district.
- 2) Wall signs shall cover no more than five (5) percent of the building facade. All signs attached to the building must be approved by the Planning Commission.
- 3) Message boards are only allowed as part of the basic sign area in this district.

**E) Industrial District.**

- 1) Sign height shall be no more than twenty-five (25) feet for a pole sign, or ten (10) feet for a ground sign, measured from the natural ground level at the sign location.
- 2) Sign size shall be no more than thirty-two (32) square feet. A message board no more than twenty-four (24) square feet is permitted.
- 3) No more than one (1) free standing sign (pole or ground) is permitted.
- 4) Wall signs shall be no more than ten (10) percent of the building façade upon which they are installed.

**F) Agricultural District.**

- 1) Permanent signs are permitted for farm name signs, advertising produce, crops or animals, corporate or co-op affiliation and shall be farm related.
- 2) Sign height shall be no more than ten (10) feet.
- 3) Aggregate size of permanent signs shall be no more than thirty-two (32) square feet.
- 4) Signs for agricultural products or crop identification signs are permitted. Signs for agricultural products or services shall be displayed only when products or services are offered.
- 5) Crop identification signs shall be one (1) sign for each crop being tested or grown.

**G) Residential (R-1, R-2, R-3) and Forest Conservation Districts.**

- 1) Single family dwellings. Each single family dwelling shall be permitted one (1) sign to identify family name, property name and/or street address not to exceed four (4) square feet in area.
- 2) Residential subdivisions (single family or multi family). Each residential subdivision shall be permitted one (1) ground sign of twenty (20) square feet or less for identification of development for each street frontage, on each street frontage.
- 3) Schools, churches, hospitals, medical facilities and similar uses located in these districts are permitted one (1) pole or ground sign of twenty (20) square feet or less for each street frontage, on each street frontage.
- 4) Sign height shall be no more than eight (8) feet.



**H) Home occupation signs.** A dwelling that is also operating a permitted home occupation and is registered with the Township may have a sign for said business at the mailbox or end of driveway, in any district, provided that the following requirements are met.

- 1) The size of the sign shall not exceed four (4) square feet.
- 2) There shall be only one sign.
- 3) The sign shall not be illuminated.

**Section 504      Awning or Canopy Signs.**

**A) Awnings or canopies attached to buildings.**

- 1) One (1) business name or logo is permitted on each side of the door canopy or awning, or on the front of the canopy or awning.
- 2) Back lighting of awning or canopy signs is permitted.
- 3) Any lighting fixture shall not extend more than six (6) feet from the building façade from which it is attached and the lighting fixture shall be located no closer than ten (10) feet to the public right of way.
- 4) Window awnings may have the business name or logo attached.

**B) Canopies not attached to buildings.**

- 1) One (1) business name or logo is permitted on each side of the canopy or on the front of the canopy.
- 2) Back lighting of canopies is permitted.

**Section 505      Projecting Signs.**

A projecting sign that is attached to a wall shall project no more than seventy-two (72) inches from the building wall and shall be securely supported and fastened to the wall. Projecting signs shall be a minimum of eight (8) feet from ground level.

**Section 506      Temporary Signs.**

Any sign intended to be displayed for thirty (30) days or less, including, by way of example, but not limited to, any inflatable devices, banner, pennant, valance for advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames. Temporary signs are permitted in all Districts with the exception of Coming Soon/Now Open, Grand Opening, Now Hiring, Change of Business/Ownership signs which are only permitted in non-residential districts. In addition, temporary Agricultural signs are only permitted in the Agricultural District. Temporary signs shall be

subject to the following:

- A) Temporary non-commercial signs.** Signs utilized for supporting, encouraging, expressing or identifying a philosophy, theory, belief, view, principle, concept, insight or opinion, political posture, position or event, public services or civic announcement or advisory event and/or personal or individual use without a commercial intent. Such signs may include but are not limited to political signs, ideological signs, special event and public services announcements. The sign shall be a maximum height of ten (10) feet and shall meet size requirements as set forth in this Article.
- B) Specific requirements for temporary non-commercial signs.**
- 1) Political signs. A temporary sign to influence, support, encourage or identify any candidate in an upcoming election shall be permitted within the Township provided:
    - a. Political signs shall be posted no more than sixty (60) days prior to the election and any individual who posts political signs shall be responsible for their removal within three (3) days after the election day. Individuals whose signs are gathered by the Township shall be assessed a fee to be set by the Township Board of Supervisors.
    - b. No political signs except rented billboards shall be over twenty (20) square feet in size.
  - 2) Special event or public announcement signs. A sign or notice posted to announce public information concerning special events, bazaars, rallies, or other similar activities sponsored by charitable, religious, philanthropic, educational or civic institutions shall be allowed as temporary signs provided:
    - a. Such signs shall be allowed up to thirty (30) days prior to such event, and shall be removed within two (2) days after the scheduled event.
    - b. All signs shall be on-premise only, except that non-profit organizations, upon proof of tax-exempt status under federal or state laws, shall be allowed temporary off-premise special event signs provided that the organization shall have permission from the property owner to place the sign on their property.
    - c. No sign shall be over twenty (20) square feet.
- C) Temporary commercial signs.** Signs utilized for the purpose of benefiting a for-profit enterprise, person or activity and/or advertising the

sale of a product, good or service, or other similar venture with an economic purpose. Such signs may include, but are not limited to, real estate signs, weekend real estate directional signs, special event signs, and personal or incidental use signs such as garage sale signs and work-in-progress signs. All temporary commercial signs shall be subject to the following:

- 1) The sign area shall not exceed six (6) square feet.
- 2) The height of such signs shall not exceed five (5) feet.
- 3) Only one (1) sign for every one hundred (100) feet of lineal frontage of property shall be permitted.
- 4) Point of sale and window signs are permitted.

**D) Specific requirements for temporary commercial signs.**

- 1) Balloons, inflatable devices, pennants, bunting or banners:
  - a. Installed not more than seven (7) days before event for a maximum duration of thirty (30) days after installation.
  - b. Does not include balloon signs for birthdays and special events, provided they do not exceed six (6) cubic feet.
  - c. Shall be removed within forty-eight (48) hours after the event or a maximum of thirty (30) days after installation.
  - d. Does not include display of national, state, local, religious, institutional, or registered corporate logo flag or emblem.
- 2) For Sale signs for residential structures or lots on small tracts less than two acres. Real estate signs, weekend real estate signs, open house signs, personal and/or incidental use signs:
  - a. One (1) regular sign per property. An additional "Open House" sign is permitted only during an open house period.
  - b. Sign no more than eight (8) square feet and no more than five (5) foot height.
  - c. All signs shall be on premise only, except directional signs.
  - d. Personal and/or incidental use signs shall be placed no more than seventy-two (72) hours prior to the commencement of the event, work, or sale and removed within twenty-four (24) hours after the conclusion of the work, sale or event.

- e. Weekend Real Estate Directional signs are permitted to be placed out only between the hours of 4:00 p.m. on Fridays and 8:00 a.m. the following Monday except when there is a three-day holiday that includes Monday; then it shall be removed before noon of the following day. Signs shall not be placed in the public right-of-way.
  - f. Real Estate Directional Signs shall be limited to off-premise directional signs and shall contain no advertising. The sign shall be solely utilized as a directional sign for public viewing and sales of a particular home or development.
  - g. Real Estate signs as defined, shall only be displayed for the period the unit is actually offered for sale.
- 3) For Sale signs for non-residential structures or large tracts over two (2) acres, model home signs, coming soon or now open signs, change of ownership or business signs, special event signs:
- a. All signs shall be on premise only.
  - b. No sign can exceed twenty (20) square feet in size or eight (8) feet in height.
  - c. Signs shall be a minimum of fifteen (15) feet from the right-of-way line.
  - d. For tracts of land over two (2) acres, one sign per five (5) acres is permitted with a maximum of two (2) signs. Signs shall be a minimum of five-hundred (500) feet from any other real estate sign on the same property.
  - e. Special Event Signs may be placed thirty (30) days prior to the event and shall be removed no later than three (3) days after the event.
  - f. Coming soon signs are for no more than thirty (30) days if a structure exists, or up to a year pending construction.
  - g. Now open signs are permitted for a maximum of thirty (30) days.
- 4) Grand Opening Signs. Permitted one (1) time for four (4) weeks for each new business, or when twenty (20) percent of the building has been renovated.
- 5) Development or on-premises project signs. On-premise signs

identifying residential, retail, office, commercial, industrial, mixed land use or planned developments shall be permitted, but limited by the following conditions:

- a. The maximum sign area of such a sign shall be forty-eight (48) square feet.
- b. The height of the sign shall not exceed eight (8) feet in height, including the supporting structure.
- c. Only one (1) sign shall be permitted for tracts up to five (5) acres. Additional signs shall be permitted for each additional five (5) acres up to a maximum of two (2) signs.
- d. No signs shall be placed closer than five hundred (500) feet to any other real estate sign advertising the sale of the same property, unless it is attached to such sign. The attachment of two (2) such signs will be permitted only once for each tract of land for sale.
- e. All signs shall be set back at least fifteen (15) feet from the public right-of-way.
- f. Permits for on-premise development or project signs shall be for a period of one (1) year from the date of issuance and shall be renewable by the building official for additional one (1) year periods, until the development is ninety (90) percent sold. The sign shall be removed once these criteria are met.
- g. The sign permit fee for on-premise development or project signs initially erected without a permit shall be triple the amount set forth in the permit fee resolution.

### **Section 507 Conditional Use Signs.**

The following signs are permitted as a Conditional Use and shall be accompanied by a Conditional Use Application and fee. The Board of Supervisors may impose any reasonable conditions the Board deems necessary in order to protect the public health, safety and welfare of the resident of the Township.

- A) Projecting signs.** Signs that project more than seventy-two (72) inches from a facade, wall, fence, roof or other principal means of support.
- B) Billboards.** Billboards, advertising signboards or other signs advertising businesses other than those located on the same lot as the sign, including poster panels, bulletins and the like, shall be permitted only in the Commercial and Industrial Districts along SR0016 (Buchanan Trail East),

SR0997 (Anthony Highway), and SR0316 (Wayne Highway). Said signs shall be allowed as conditional uses and shall be subject to the following conditions:

- 1) No billboard shall be located in a residential district.
- 2) Billboard signs shall not be illuminated in any manner.
- 3) Billboard total sign face shall not be greater than one hundred twenty-eight (128) square feet, and shall not be higher than twenty-five (25) feet in height measured from the ground.
- 4) The written consent of the property owner shall be obtained.
- 5) Billboard signs shall not contain changeable messages.
- 6) No such sign shall be permitted upon the roof of any building.
- 7) All signs shall be required to be set back thirty (30) feet from the front lot line and shall be set back a minimum of ten (10) feet from all other property lines and shall be located on private property.
- 8) Signs shall not be erected or maintained within a five-hundred-foot (500) radius of any other off-premises advertising signs or within a five-hundred (500) foot radius of any residential zone or existing residential use.
- 9) Signs shall not be erected in or encroach over public easements or public rights-of-way.
- 10) Any new advertising sign constructed shall be a unipole or bipole construction.
- 11) There shall be no stacking of such signs.
- 12) A permit shall be obtained every year, and a fee established by resolution of Supervisors shall be paid in order to ensure compliance.
- 13) Any such sign that does not have advertising for more than a year shall be removed.

**C) Portable signs.**

- 1) General. Signs mounted on portable or movable frames or structures, including signs placed on, but not affixed or attached to the ground, shall be prohibited as permanent signs and shall be considered temporary signs permitted under the following conditions:

- a. Portable signs cannot be used more than four (4) times per year, for a period of time not to exceed fourteen (14) days each time permitted.
- b. There shall be a minimum of thirty (30) days between uses of portable signs.
- c. No portable signs shall be used in other than commercial and industrial districts.
- d. Portable signs shall not be illuminated in any manner.
- e. Portable signs shall not be greater than twelve (12) square feet.
- f. Portable signs shall not contain changeable messages.
- g. A permit is required for each portable sign, however, a permit for multiple uses in a one (1) year period can be issued if applicant can supply specific dates that sign is desired on an annual basis.

**D) Off-premise signs.** Permanent off-premise signs shall be permitted subject to the following conditions:

- 1) Off-premise signs shall only be located in commercial or industrial districts.
- 2) Only one (1) off-premise sign shall be allowed to advertise an activity.
- 3) Off premise signs shall not be larger than twelve (12) square feet.
- 4) Off premise signs shall not be higher than eight (8) feet measured from the ground.
- 5) Off-premise signs shall only be located on private property.
- 6) The consent of the landowner shall be obtained.

**E) Non-classified outdoor display.** Any form of monument, statue or art work not specifically defined in this Article as either permanent, temporary or prohibited signs shall be permitted provided they are approved by the Township through the Conditional Use process as set forth in the Township Zoning Ordinance.

**Section 508 Message Boards, Electronic and Non-Electronic.**

Changeable messages on sign faces shall be permitted, subject to the following requirements.

- A) Electronic message sign faces.** Electronic message sign faces may be placed on a permanent sign in commercial and industrial districts only provided:
- 1) The message conveyed by the sign face shall not blink, flash or be a distraction to passing motorists.
  - 2) The message or image conveyed cannot change or move more than one (1) time within any five (5) second timeframe except for electronic signs that convey time and temperature only, which may change on three (3) second intervals.
  - 3) All electronic message sign faces shall be limited to a maximum of twenty-four (24) square feet in area or the maximum size of the type of permanent sign on which the face is placed, whichever is less.
- B) Non-electronic message boards.** A sign face that is designed and constructed in a manner capable of changing messages through a system of removable characters or panels attached to the face of the sign may be placed on a permanent sign in commercial and industrial districts provided:
- 1) A non-electronic message board shall not exceed twenty-four (24) square feet.

### **Section 509 Sign Illumination.**

Signs may be lighted by internal lighting from a light source entirely within the sign, or by external lighting as long as no distraction to motorists, adjoining properties or glare occurs, subject to the following:

- A) The light source shall be continuous and uninterrupted so as not to be flashing or blinking.
- B) All electrical wiring shall conform to the Pennsylvania Construction Code. The sign shall be in good repair such that wording on the sign is complete and no electrical problems are noted.
- C) Lighting shall not be exposed to combustible materials, such as un-tempered glass, wood, cloth or waxy surfaces and shall not interfere with, or be a nuisance to traffic.
- D) No sign shall be illuminated to such intensity or in such a manner as to cause glare brightness to a degree that it constitutes a hazard or nuisance to traffic. Indirect lighting for signs shall not overshoot the façade of the sign.



**Section 510 Sign Permit Requirements and Exemptions.**

No sign shall hereafter be erected, constructed, altered or maintained except as provided by this Article, until a permit for the same has been issued by the Township Zoning Officer. Pursuant to this Section no permit shall be required for the erection or alteration of the following types of signs, providing such signs are in complete compliance with all other applicable provisions of this chapter:

**A) No permit is required for:**

- 1) Official signs required or authorized by the local, state or federal government or a governmental agency.
- 2) On-site real estate signs eight (8) square feet or less in sign area and three (3) feet in height advertising the sale, lease or rental of real estate.
- 3) Open house signs advertising the display of a unit for sale, lease or rent.
- 4) Political signs supporting, encouraging or identifying any candidate.
- 5) Personal or incidental use signs for personal or individual use to identify the sale of personal property or advertise garage, yard or estate sales and/or incidental private signs identifying private ownership or a danger to the public. All signs shall be removed within twenty-four (24) hours after the sale has concluded.
- 6) Name plates - wall or monument signs showing only the name and address of the owner or occupant of the premises on which it is erected or placed not exceeding a total sign area of four (4) square feet.
- 7) Memorial signs, markers, plates, plaques, etc. when deemed an integral part of a structure, building or landscape.
- 8) Flags - public and/or private flag poles for the public display of a state, national, local, religious, institutional flag or emblem or a registered corporate logo.
- 9) Holiday decorations - materials displayed in a temporary manner on or before traditional civic, patriotic, religious holidays or other special events such as birthdays, weddings.
- 10) Signs displayed for the convenience of the public, including signs to identify entrance and exit drives, location of drive-up windows, directions to parking areas, one-way drives, restrooms, freight

entrances and the like of such places. These signs shall be directional only and may contain a registered corporate logo.

- 11) Signs advertising community organizations, including, but not limited to Rotary, Lions Club, etc.
- 12) Point of sale and window signs.
- 13) No hunting and no trespassing signs.

**B) Non-conforming signs.** Non-conforming signs may be maintained provided that such signs shall conform to this Article when replaced, restored or structurally altered.

**Section 511 Maintenance and Removal of Signs.**

- A) All signs and all components thereof, including supports, braces and anchors, shall be kept in a state of good repair. The area within ten (10) feet in all directions of any part of a pole or ground sign shall be kept clear of all debris and all undergrowth more than five (5) inches in height other than ornamental plantings.
- B) If a sign advertises a business, service, commodity, accommodations, attraction or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall be removed within thirty (30) days of such abandonment. It shall be removed by the sign owner, owner of the property where the sign is located, or other party having control over such sign.
- C) If the message portion of a sign is removed, leaving only the supporting structure, including the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property where the sign is located or any other person having control of such sign shall, within one (1) year, either replace the entire message portion of the sign or remove the remaining components of the sign. This subsection shall not be construed to prevent the changing of the message of a sign.
- D) Should any sign become dilapidated, deteriorated, abandoned, unsafe or in any way pose a public danger in the opinion of the Zoning Officer, the owner thereof or the person(s) or firm responsible for the maintenance of the sign shall upon written notice of the Zoning Officer or his designee, forthwith in the case of immediate danger and in any case within ten (10) days, secure the same in a manner to be approved by the Zoning Officer in conformity with the provisions of this section or remove such sign. If such order is not complied with within ten (10) days, the Zoning Officer shall remove such sign at the expense of the owner or lessee thereof.

- 1) Dilapidated or Deteriorated Condition: Dilapidated or deteriorated condition shall include, but not be limited to instances where:
  - a. Elements of the surface or background can be seen, as viewed from a normal viewing distance (i.e., the intended viewing distance), to have portions of the finished material or paint flaked, broken off, missing and/or otherwise not in harmony with the rest of the surface; or
  - b. The structural support or frame members are visibly bent, broken, dented or torn; or
  - c. The sign panel is visibly cracked or, in the case of wood and similar products, splintered in such a way as to constitute an unsightly or harmful condition; or
  - d. The sign and/or its elements are twisted or leaning or at angles other than those at which it was originally erected (such as may result from being blown by high winds or from the failure of a structural support); or
  - e. The message or wording can no longer be clearly read by a person with normal eyesight under normal viewing conditions.

## **Section 512 Sign Permits.**

- A) **Sign permit application.** Application for a sign permit, where such permit is required by this Article, shall include the following information:
  - 1) A drawing of the proposed sign, including dimensions, and all existing signs located on the premises, visible to the public.
  - 2) A drawing to scale of the site plan or building facade showing the proposed location of the sign.
  - 3) Name, address and telephone number of the applicant.
  - 4) Name, address and telephone number of the owner.
  - 5) Name, address and telephone number of the person or firm responsible for the erection of the sign.
  - 6) Location of the building, structure or tract to which, or upon which, the sign is to be attached or erected.
- B) **Sign permit fees and procedures.** No sign permit shall be issued until all appropriate sign permit fees have been paid to the Township as provided herein.

- 1) Initial permit fee. Permit fees shall be set by resolution by the Board of Supervisors:
- 2) No permit fee. There shall be no permit fee for special event or public announcement signs for bona fide charitable and other non-profit organizations upon proof of tax exempt status under federal or state law.
- 3) Renewal. A renewal permit fee shall be required for all on-premise project or development signs.
- 4) Sign repair permit. Any repair or alteration to a sign shall require an additional repair permit obtained from the Township upon application and payment of fee. The applicant will be exempt from this fee if the sign was destroyed during a State of Emergency and is not electrically wired, or being altered. No repair permit is required for routine maintenance.
- 5) International Building Code Permit. All signs over twenty (20) square feet or using electric power for lighting or any other such use of electricity at the sign shall obtain a building permit and comply with the Pennsylvania State Building Code. This permit is in addition to the sign permit and any other permits required by the Township.
- 6) Identification of signs. All off-premise signs erected, constructed or maintained that require a permit shall be plainly marked with the name, address and phone number of the owner, firm or corporation erecting and maintaining such sign and shall have the sign permit number plate provided by the Township at the time a sign permit is issued securely attached to the sign or structure. This information shall be in a readily visible location.
- 7) Township identification. The Township will furnish a metal tag containing the permit number, and this shall be affixed to the sign structure and is nontransferable.
- 8) Annual Inspection. The Zoning Officer or his authorized agent shall inspect all permanent signs requiring a sign permit at least once annually, under this ordinance.
- 9) Expiration. Every sign permit issued under the provisions of this Article shall expire and become null and void if the work authorized by such sign permit is not commenced within one hundred twenty (120) days from the date of such sign permit, or if the work authorized by such sign permit is suspended or abandoned at any time after the work is commenced for a period of more than one hundred twenty

(120) days. Before such work can be recommenced, a new sign permit shall be first obtained.

- 10) Failure to pay permit fees. If a sign is installed, erected, replaced, altered, or relocated without a sign permit, the permit fee shall be tripled.

**Section 513 Definitions.**

**Abandoned Sign** - A sign that no longer directs or exhorts any person, advertises a bona fide business, lessor or owner, project or activity conducted or a product available on the premises where the sign is displayed.

**Animated Sign** - A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this ordinance, include the following types:

- 1) **Environmentally Activated:** Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, revolving signs, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.
- 2) **Mechanically Activated:** Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.
- 3) **Electrically Activated:** Animated signs producing the illusion of movement by means of electronic, electrical, or electro-mechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:
  - a) **Flashing:** Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance, flashing is defined as a cyclical period less than five (5) seconds.
  - b) **Patterned Illusionary Movement:** Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

**Architectural Projection** - Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building but that does not include signs as defined herein.

**Agricultural Sign** – A temporary or permanent sign advertisement produce, crops or

animals shall be permitted in any zoning districts that permit agricultural uses, and farm name signs.

**Awning** - An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

**Awning Sign** - A sign displayed on single surfaces of an awning.

**Background Area of Sign** - The entire area of a sign on which copy and/or graphics could be placed.

**Back-lit Awning** - An awning whose covering material exhibits the characteristic of luminosity obtained by means of a source of illumination contained within its framework.

**Balloon or Inflatable Device** - Any sign or advertisement on the device surface of or attached to a balloon or other inflatable, inflated or floating device.

**Banner** - See Pennant.

**Banner Sign** - A sign utilizing a banner as its display surface.

**Billboard** - See Off-Premise Sign and Commercial Outdoor Advertising Sign.

**Building Facade** - That portion of any exterior elevation of a building extending vertically from grade to the top of the parapet wall or eaves and horizontally across the entire width of the building elevation.

**Bunting** - See Pennant.

**Canopy (Attached)** - A multi-sided structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. This definition may be applied to a Marquee.

**Canopy (Freestanding)** - A multi-sided structure supported by columns. The surface(s) and/or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

**Canopy Sign** - A sign affixed to the visible surface(s) of an attached or freestanding canopy. May be internally or externally illuminated. This definition may be applied to a Marquee Sign.

**Change of Business/Ownership Sign** - A temporary sign advertising a new business/ownership of an existing building while a new sign is being made.

**Changeable Sign** - A sign with the capability of content change by means of manual or electrically activated input, including the following types:

- 1) **Manually Activated** - Changeable sign whose message copy or content can be changed manually on a display surface.
- 2) **Electrically Activated** - Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also: Electronic Message Sign or Center.

**Commercial Outdoor Advertising Sign** - A permanent off-premise sign erected, maintained or used in the outdoor environment for the purpose of providing copy area for commercial or noncommercial messages.

**Copy** - The graphic content or message of a sign.

**Copy Area of Sign** - The actual area of the sign copy as applied to any background. Copy area on any individual background may be expressed as the sum of the geometrically computed area(s) encompassing separate individual letters, words, or graphic elements on that background.

**Directional Sign** - Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

**Double-Faced Sign** - A sign with two faces, commonly back to back.

**Electric Sign** - Any sign activated or illuminated by means of electrical energy.

**Electronic Message Board** - An electrically activated Changeable Sign whose variable message capability can be electronically programmed.

**Exterior Sign** - Any sign placed outside a building.

**Facade** - See Building Facade.

**Fascia Sign** - See Wall Sign.

**Flashing Sign** - See Animated Sign, Electrically Activated.

**For Sale (non residential structures)** - Real estate signs advertising the sale, lease or rent of any non-residential structure.

**For Sale (residential structures on small tracts)** - Real estate signs advertising the sale, lease or rent of individual housing units on less than two (2) acres.

**For Sale (vacant lots or large tracts)** - Real estate signs advertising the sale or lease of undeveloped land or developed land of two (2) acres or more

**Frontage (Property)** - The length of the property line(s) of any single premise along either a public way or other properties on which it borders.

**Frontage (Building)** - The length of an exterior building wall or structure of a single premise along either a public way or other properties that it faces.

**Ground Sign** - A sign supported by poles or foundation, the bottom of the sign being no more than twelve (12) inches from ground or foundation level at the location of the sign. Maximum height shall be measured from the ground level at the base of the sign.

**Illuminated Sign** - A sign characterized by the use of light fixture, either projecting through its surface(s) (Internally illuminated); or reflecting off its surface(s) (Externally Illuminated).

**Interior Sign** - Any sign placed within a building, but not including Window Signs as defined by this ordinance. Interior Signs, with the exception of Window Signs as defined, are not regulated by this ordinance.

**Mansard** - A roof-like facade comparable to an exterior building wall.

**Marquee** - See Canopy (Attached), Definition is similar.

**Marquee Sign** - See Canopy Sign. Definition is similar.

**Message Board** - An electric or non-electric changeable sign whose message can be changed manually or programmed electronically.

**Metal Identification Tag** - A metal tag issued by the Township with the sign permit number inscribed on it. This tag shall be mounted on the lower right side of the sign or structure and remain readily visible for annual inspections.

**Model Home Signs** - Signs identifying model homes, and model home centers, including sales offices.

**Multiple-Faced Sign** - A sign containing three (3) or more faces.

**Now Hiring Sign** - A sign announcing the employment opportunity.

**Off-Premise Sign** - A sign whose message content may not necessarily bear any relationship to the activities conducted on the premises on which it is located, or to the expression of commercial or non-commercial speech by the owner or bona-fide user of the premises on which it is located.

**On-Premise Sign** - A sign whose message content bears a direct relationship to the activities conducted on the premises on which it is located, or to the expression of any



commercial or non-commercial speech by the owner or bona-fide user of the premises on which it is located.

**Open House Signs** - Signs advertising the display of a unit for sale.

**Outdoor Advertising Display Sign** - Any sign on the property or building facade for the purpose of advertising products, services and/or business name.

**Parapet** - The extension of a building facade above the line of the structural roof.

**Pennant** – Any pole, mounted flag, banner, or material of cloth, vinyl, plastic, canvas, leather or other similar material used for the express purpose of attracting attention to a place of business or location, which does not change on a regular basis.

**Personal and/or Incidental Use Sign** - A permanent or temporary sign for personal purposes or used to identify the sale of personal property; garage, yard or estate sales; and/or incidental private signs identifying work in progress (including but not limited to small subcontractors such as roofing repair, landscaping, pools, painting, etc.)

**Point of Sale Sign** - Any sign advertising a particular seasonal or time limited product.

**Pole Sign** - A sign principally supported by one or more columns, poles, or braces placed in or upon the ground.

**Political Sign** - A temporary sign intended to influence and advance a political statement, cause, or candidate for office.

**Portable Sign** - Any sign not permanently attached to the ground or to a building or building surface.

**Projecting Sign** - A sign other than a Wall Sign that is attached to or projects more than twelve (12) inches from a building face or wall or from a structure whose primary purpose is other than the support of a sign.

**Real Estate Directional Sign** – A directional sign placed for off-premise directions or to call attention to a real estate project, development or subdivision. The signs are solely utilized as off-premises directional signs and contain no advertising.

**Real Estate Sign** – An on-premises sign advertising the sale, lease, or rental of the property or premises upon which it is located.

**Revolving Sign** - A sign that revolves three hundred and sixty (360) degrees about an axis. See: Animated Sign.

**Roof Line** - The uppermost line of the roof of a building or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

**Roof Sign** - A sign mounted on the main roof portion of a building or on the topmost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs.

**Sign** - Any device visible from a location whose essential purpose and design is to convey either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations, excluding noncommercial flags or any flags displayed from flagpoles or staffs.

**Sign Structure** - Any structure designed for the support of a sign.

**Special Event Sign** - A sign or notice posted to announce public information concerning a for-profit special event including but limited to a circus, carnival, haunted house or fair.

**Temporary Sign** - A sign intended to display either commercial or non-commercial messages of a transitory or temporary nature.

**Under Canopy Sign or Under Marquee Sign** - A sign attached to the underside of a canopy or marquee.

**V Sign** - A sign containing two faces of equal size, positioned at an interior angle subtending less than one hundred seventy-nine degrees (179°) at the point of juncture of the individual faces.

**Wall or Fascia Sign** - A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than twelve (12) inches from the building or structure wall. Also includes signs affixed to architectural projections that project from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed.

**Window Sign** - A sign affixed to the surface of a window with its message intended to be visible to the exterior environment.

#### **SECTION D**

This Article shall be enforced pursuant to the Enforcement provisions contained in Zoning Ordinance #153.

#### **SECTION E**

All ordinances, orders, or resolutions heretofore passed and adopted by the Township of Washington are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

#### **SECTION F**

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

**SECTION G**


This ordinance shall become effective five (5) days after adoption hereof.

**DULY ENACTED AND APPROVED BY THE TOWNSHIP OF WASHINGTON ON THIS 16th DAY OF July 2007.**

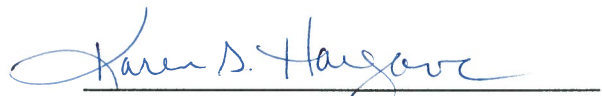
**Attest:**

**WASHINGTON TOWNSHIP  
BOARD OF SUPERVISORS**

  
**Karen S. Hargrave, Secretary**

By:   
**Carroll C. Sturm, Chairman**

I, Karen S. Hargrave, Secretary of the Board of Supervisors, Washington Township, Franklin County, Pennsylvania, do certify that the foregoing is true and correct copy of an ordinance adopted at a regular meeting of the Washington Township Supervisors held July 16, 2007, regular session duly assembled.

  
**Karen S. Hargrave, Secretary**

Date: July 16, 2007

