

## **ARTICLE 18**

### **SIGN REQUIREMENTS**

#### **Section 1801. PURPOSE**

The purpose of this article is to regulate signs in a manner which supports and complements the land use objectives set forth in the Lykens Township Comprehensive Plan and this Ordinance. The Comprehensive Plan recognizes that attractive development can have a positive impact on the community and local business. In order to promote pleasing community character, this Article provides appropriate standards for business and other signs to: (1) ensure the safety, comfort, and convenience of individuals using roads and highways in the Township; (2) reduce distractions and obstructions from signs which may adversely affect traffic safety; (3) discourage uncontrolled proliferation and excessive visual competition of signage to ensure that they adequately aid the public to orientate and identify businesses and uses; and, (4) preserve the Township's character by requiring new and replacement signs which are creative, distinctive, compatible with surroundings, and properly sized.

#### **Section 1802. COMPLIANCE**

No sign, with the exception of those outlined in Section 1804.A and signs installed by the direction of Municipal, State, Federal or other governmental agency, shall be erected, placed, installed, altered, relocated or replaced until it is in compliance with the provisions of this Article and other codes, Ordinances and regulations relating to the erection, alteration, or maintenance of signs and similar devices.

#### **Section 1803. ADMINISTRATION**

##### **A. Sign Permit**

1. All permanent and temporary signs, except those exempt from regulation as expressed in this Ordinance, shall be placed, installed, altered, relocated or replaced when a sign permit has been issued. Approval for the placement, installation, alteration, relocation or replacement of signs shall be issued by the Township Zoning Officer. Applications shall be on forms provided by the Township.
2. Property owners who authorize or allow any sign on their property shall ensure that all provisions of this ordinance are adhered to and shall comply with the following provisions and include the following:
  - (a) A detailed scale drawing showing the sign and its intended location;

- (b) A description of its type, construction, manner, and method of installation, and materials to be used;
  - (c) Written authorization of the owner or lessee of the property, if other than the applicant; and,
  - (d) A permit fee, as established by resolution of the governing body.
  - (e) The permit for off-premise signs shall also be accompanied by a written letter of consent from the owner or lessee of the property on which the sign is to be located.
3. After the sign has been erected, moved or altered, as authorized by the permit, the applicant shall notify the Zoning Officer who will then inspect the sign.
  4. For the purposes of this Article, the terms "alter" and "change" shall not be interpreted to include routine maintenance.
  5. A permit and fee shall not be required for the following signs:
    - (a) Official signs; and
    - (b) Temporary signs.
  6. Exemption from obtaining a permit and paying a fee does not release the person responsible for posting the sign from compliance with other standards or provisions of this or other applicable ordinances, codes, or laws.

**B. Specifications and Dimensions**

1. Specifications of the sign shall be submitted with the application and shall include:
  - (a) the location of the sign;
  - (b) the dimensions of the sign;
  - (c) the materials used in the sign;

- (d) the type of illumination used for the sign;
  - (e) the sizes of the lettering on the sign;
  - (f) the color scheme of the sign;
  - (g) the location of the sign in relation to the building or use it serves;
  - (h) and, any information regarding the construction of the sign, including loads and anchorage.
2. Specifications, drawings and plans shall be drawn to a specified scale and be sufficiently clear, comprehensive, detailed and legible to ensure and accurate determination of compliance.
  3. Any sign permit issued shall be valid only while such sign and support structure is maintained in a safe, sound and nonhazardous condition.
  4. If necessary, a conforming sign may be removed and reinstalled for normal maintenance activities without an application submission.

C. Measurement of Sign Area

For the purposes of this Ordinance, the area of a sign shall be measured in the following manner:

1. Sign area shall equal the entire area within a sign parameter enclosed by one continuous line which connects the extreme edges or points of a sign, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. 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 incidental to the display itself.
2. Where the sign consists of individual letters or symbols appearing upon or attached to a building, wall or window, the area shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols.

3. When two sides of a double-faced sign are located not more than twenty-eight (28") inches apart at the sign's widest point and not more than eighteen (18") inches at the narrowest point, and display identical writing or representation, only one of the sides shall be used to determine the surface area. Any additional sides of a multi-faced sign shall be considered as a separate sign for purposes of computing the total surface area of the sign.
4. Sign area shall not include the main supporting sign structure in determining sign area.

D. Measurement of Sign Height

For the purposes of this Ordinance, the height of a sign shall be measured in the following manner:

1. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.
2. In cases where the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principle entrance to the principle structure on the lot whichever is lower.

E. Measurement of Sign Setbacks

For the purposes of this Ordinance, the setbacks for a sign shall be measured in the following manner:

1. The setback required for the sign shall be measured from the outermost edge of the sign to the existing right-of-way line.

**Section 1804. GENERAL SIGN STANDARDS**

A. Signs Exempt from Sign Permits

A sign permit shall not be required for any of the following signs. This exemption shall apply only to the requirement for obtaining a sign permit, and shall not be construed as relieving the owner of such sign from the responsibility

for erecting and maintaining it in a safe condition and from being in conformance with the applicable requirements stated in this Article.

1. Address Sign
2. Private "For Sale" or Private Event Sign
3. Construction Sign
4. Driveway or Trespass Sign
5. Home Occupation
6. Memorial Signs, Tablets, or Plaques depicting the National Register of Historic Places, the name of the building, date of erection when cut into a masonry surface or when constructed or bronze or other noncombustible material. Any sign which has been authenticated as historically significant and accurate for its specific location, whether original or a replica.
7. Political Sign
8. Real Estate Sign
9. United State, State and Municipal Flags
10. Works of Art which do not include a commercial message

B. Prohibited Signs

The following signs shall be prohibited:

1. Flashing or animated signs. Hanging signs which simply swing in the wind and clock, time or temperature signs and barber poles shall not be considered prohibited signs if they comply with the other provisions of this Article.
2. Signs on vehicles permanently parked or intended as directional signs.
3. Temporary portable or trailer signs in or on a vehicle are prohibited.
4. Signs which by reason of size, location, movement, content, coloring or manner of illumination obstruct the vision of drivers leaving or entering a

public street from another street or driveway and/or obstruct or detract from the visibility or effectiveness of any traffic control device or traffic sign on a public street.

5. Signs which makes use of words such as "stop", "look", "one-way", "danger", "yield", "go slow", "caution", or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead or confuse traffic or which imitate an official traffic sign or signal.
6. Signs which advertise an activity, business, product or service no longer produced or conducted. In such cases, such signs should be removed within thirty (30) days after the activity, business, product or service is discontinued.
7. Signs which are placed or located within the public right-of-way except signs erected at the direction of Municipal, State, Federal or other government agency.
8. Signs painted on, pasted or attached to or supported by utility poles, trees, a stone, cliff or other natural object.
9. String lights around signs.
10. Signs which obstruct free ingress and egress from fire escapes, doors, or other exits.
11. Signs which are structurally unsafe on in a state of disrepair.
12. Roof signs, except integral roof signs.
13. Inflatable signs.
14. Signs that emit smoke, visible vapors, particles, sound or odors.
15. Signs that incorporate or employ open flames.
16. Illuminated signs which adversely affect safe vision of operators vehicles moving on public or private streets or parking areas, any residential district or any part of a building or property used for residential purposes.

C. General Standards

1. No sign, other than official traffic signs or similar signs, shall be erected within any street right-of-way, unless specifically authorized by other ordinances or regulations of the Township.
2. All sign lighting shall be arranged, designed and shielded or directed to protect the adjoining properties and streets from glare. Reflectors and lights permitted in conjunction with signs shall be equipped with restraining hoods or shields to concentrate the illumination upon the area of the sign.
3. No point of any sign, except for official signs, including trim, border and supports shall be located within the required side yard setbacks.
4. No sign, except those authorized or maintained by the Township, shall be permitted on Township property.
5. No sign shall be erected containing any information on which it states or implies that a property may be used for any purpose not permitted under the provisions of this ordinance.
6. In addition to the other requirements of this section and, in compliance with other applicable codes and ordinances, every sign must be constructed of durable materials, kept in good repair, and maintained so as not to become dilapidated.
7. If the Zoning Officer finds that a sign is unsafe, insecure or a menace to the public or has been constructed or erected or is being maintained in violation of the provisions of this Ordinance, written notice to the owner thereof shall be given. If the owner fails to remove or alter the sign to comply with the standards herein set forth within ten (10) days after receipt of such notice, the Township may proceed to remove or alter such sign so as to comply and charge the expense thereof to the owner of the property on which it is located. The Zoning Officer may cause any sign or other advertising structure which is in immediate peril to persons or property to be removed summarily and without prior notice provided that written notice of such action shall be furnished to the owner of such sign within five (5) days after the date of such removal.

#### **Section 1805. DISTRICT REGULATIONS FOR SIGNS**

- A. Signs in the Conservation (C), Agriculture Residential (A-R) and Residential (R) Districts

The following are permitted to be placed, installed, altered, relocated or replaced:

1. Address Sign
  2. Construction Sign
  3. Directional Sign
  4. Development Sign
  5. Driveway or Trespass Sign
  6. Home Occupation
  7. Identification Sign
  8. Memorial Signs, Tablets, or Plaques depicting the National Register of Historic Places, name of the building, date of erection cut into a masonry surface or when constructed or bronze or other noncombustible material.  
A sign has been authenticated as historically significant and accurate for its specific location, whether original or a replica.
  9. Political Sign
  10. Private Sale or Event Sign
  11. Real Estate Sign
  12. Temporary Signs
- B. Signs in the Agriculture (A), Village (V), Commercial (C), and Light-Industrial (L-I) District

The following are permitted to be placed, installed, altered, relocated or replaced:

1. Address Sign
2. Awning Sign
3. Billboard Sign
4. Construction Sign
5. Development Sign



6. Directional Sign
7. Flag Sign
8. Free Standing Sign
9. Identification Sign
10. Information Sign
11. Integral Roof Sign
12. Off-Premise Information Sign
13. Political Sign
14. Product Sign
15. Real Estate Sign
16. Temporary Sign
17. Wall Sign
18. Window Sign

**Section 1806. STANDARDS FOR SPECIFIC SIGN TYPES**

In districts where permitted, signs shall meet the requirements outlined in Table 18-1.

**TABLE 18-1 SIGN STANDARDS**

SIGN TYPE	MAXIMUM AREA	MAXIMUM HEIGHT	SETBACK	OTHER STANDARDS AND REQUIREMENTS
A. Address Sign	2 square feet	10 feet	2 feet from public R/W	<ol style="list-style-type: none"> <li>1. Two signs shall be permitted per dwelling unit.</li> <li>2. Address sign may be a wall or freestanding sign.</li> </ol>
B. Awning Sign	-	-	-	<ol style="list-style-type: none"> <li>1. Sign must be painted on or flatly attached to the surface of the awning and must not extend beyond the valance, or be attached to the underside of the awning.</li> <li>2. A minimum of eight (8') feet above a sidewalk must be allowed for pedestrian clearance.</li> </ol>
C. Billboard Sign	Maximum - 672 square feet  Minimum - 35 square feet	20 feet	25 feet from public R/W	<ol style="list-style-type: none"> <li>1. Billboards shall not be wall or projecting signs.</li> <li>2. Back-to-back, V-type, side-by-side and double decked signs are permitted and shall be treated as one structure.</li> <li>3. Billboards shall not be located within 100 feet of a residential use.</li> <li>4. Billboards shall not be</li> </ol>

				<p>located within 75 feet of a road intersection.</p> <p>5. Billboards shall not be located within 100 feet of a public recreation facility, park, school or church.</p> <p>6. Billboards shall be located two thousand (2000') feet apart.</p> <p>7. Only one billboard shall be permitted per lot.</p>
D. Construction Sign	Maximum 16 square feet	8 feet	10 feet from public R/W	1. Sign may be permitted on the property 30 days prior to the day of construction and 30 days following the completion of said construction.
E. Development Sign	Maximum 24 square feet	8 feet	10 feet from public R/W	

**TABLE 18-1 (Continued) SIGN STANDARDS**

<b>SIGN TYPE</b>	<b>MAXIMUM AREA</b>	<b>MAXIMUM HEIGHT</b>	<b>SETBACK</b>	<b>OTHER STANDARDS AND REQUIREMENTS</b>
F.	12 square	3 feet	2 feet	1. One directional sign

Directional Sign	feet		from public R/W	shall be permitted per entrance or exit.
G. Freestanding Sign	40 square feet	35 feet	20 feet from public R/W  Directional - 2 feet from public R/W	<ol style="list-style-type: none"> <li>1. On corner lots and driveways, freestanding signs shall not be located within the vision sight triangle.</li> <li>2. Freestanding signs shall be located one hundred fifty (150') feet apart per lot or establishment, whichever applies.</li> <li>3. Freestanding signs shall be located at least ten (10') feet from the property line.</li> <li>4. On a single lot, each individual business that occupies its own completely detached building may have a free standing sign.</li> </ol>
H. Home Occupation Sign	Maximum - 4 square feet	8 feet	2 feet from public R/W	<ol style="list-style-type: none"> <li>1. One home occupation sign shall be permitted per dwelling unit.</li> <li>2. A home occupation sign may be a wall, freestanding or projecting sign.</li> </ol>
I. Illuminated Sign	Maximum 16 square feet	8 feet	10 feet from public R/W	<ol style="list-style-type: none"> <li>1. Sign may be permitted on the property 30 days prior to the day of construction and 30 days following the completion of said construction.</li> </ol>

J. Identification Sign	Maximum 32 square feet for building name, plus 12 square feet for each business or office located therein.  Wall oriented identification signs shall have a maximum area of 1.5 times the linear store frontage	35 feet	10 feet from public R/W	<ol style="list-style-type: none"> <li>1. The display board shall be on an integrated and uniform design.</li> <li>2. Identification signs may be freestanding.</li> <li>3. Properties with over three hundred (300') feet of frontage will be allowed 2 freestanding identification signs.</li> <li>4. For wall signs on buildings with more than one facade, one wall identification sign shall be permitted for each facade.</li> </ol>
K. Integral Roof Sign	-	Shall not extend more than 6 inches above the room peak.	-	
L. Information Sign	Maximum 4 square feet	10 feet	5 feet from public R/W	<ol style="list-style-type: none"> <li>1. May be a wall sign, freestanding sign or projecting sign.</li> </ol>

**TABLE 18-1 (Continued) SIGN STANDARDS**

SIGN TYPE	MAXIMUM AREA	MAXIMUM HEIGHT	SETBACK	OTHER STANDARDS AND REQUIREMENTS
M. Off-Premise Sign	12 square feet	10 feet	2 feet from public R/W	<ol style="list-style-type: none"> <li>1. Off premise signs shall be located five hundred (500') feet or more from any other off-premise sign.</li> <li>2. There shall be not more than 2 off-premise signs at one location.</li> </ol>
N. Political Sign	12 square feet	-	2 feet from public R/W	<ol style="list-style-type: none"> <li>1. Political signs shall not be animated, lighted or permanent.</li> <li>2. Political signs shall be displayed no earlier than 30 days prior to voting day, and shall be removed within 10 days after voting day.</li> </ol>
O. Projecting Sign	Maximum - 10 square feet	-	-	<ol style="list-style-type: none"> <li>1. Projecting signs shall be securely attached to a building or wall.</li> <li>2. The supporting framework of a projecting sign shall be in proportion to the size of such sign.</li> <li>3. Projecting signs shall not extend in a public right-of-way or over a property line.</li> <li>4. There shall be only one projecting sign per</li> </ol>

				<p>establishment.</p> <p>5. Projecting signs shall have a clearance of eight (8') feet above grade level.</p> <p>6. Projecting signs shall have a minimum clearance of thirteen (13') feet when extending over a private vehicular way.</p>
P. Real Estate Sign	<p>Maximum 6 square feet</p> <p>In Commercial and Industrial Zones (C), (L-I) maximum 20 square feet</p>	<p>4 feet</p> <p>In commercial and industrial zones (C),(L-I) 8 feet</p>	2 feet from public R/W	<p>1. Not more than one (1) sign shall be permitted upon any property unless such property has frontage of one hundred (200') feet or more, in which case two (2) signs shall be permitted.</p> <p>2. For corner lots, each street frontage shall be permitted to have one real estate sign. If a street frontage equals two-hundred (200') feet or more, two real estate signs may be permitted on the street frontage.</p> <p>3. Real Estate Sign shall be removed within 72 hours of real estate transfer.</p>
Q. Wall Sign	Based on the Type of Sign - Area calculated separately	Shall not extend above wall.	-	<p>1. Letters shall not project more than twelve (12") inches horizontally from the wall surface or obscure architectural features of the building.</p>

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## **Section 1807. SPECIAL SIGNS**

In addition to the sign regulations set forth in Section 1804, Section 1805 and Section 1806 above, the following signs shall be permitted:

- A. Temporary signs advertising home garage sales, yard sales, and the like, as differentiated from signs advertising established commercial enterprises, may be erected in any zoning district subject to the following provisions:
  - 1. The sign may be erected only on the property on which the sale is going to be held.
  - 2. The area of one (1) side of any such sign shall not exceed four (4) square feet.
  - 3. Only one (1) such sign may be erected on any one piece of property, unless such property fronts on two (2) streets, in which case one (1) sign is authorized on each street frontage.
  - 4. The sign shall be installed no earlier than one (1) week prior to the sale and shall be removed within one (1) day after the activity. In no case shall such signs be permitted to remain on the property in excess of ten (10) days.
  
- B. Temporary signs advertising public auctions or sales, as differentiated from signs advertising established commercial enterprises, may be erected in any zoning district subject to the following provisions:
  - 1. Only one (1) such sign may be erected on any one piece of property, unless such property fronts on two (2) streets, in which case one (1) sign is authorized on each street frontage.
  - 2. Such signs may be erected no earlier than two (2) months prior to the date of the sale and shall be removed no later than two (2) days after the sale or auction.
  - 3. The area of such sign shall not exceed thirty-two (32) square feet.
  
- C. Holiday decorations displayed for recognized holidays shall be exempted from the provisions of this Ordinance except as they may cause glare, interfere with traffic safety or in any other way become a public safety hazard.

## **Section 1808. NONCONFORMING SIGNS**

Any sign lawfully existing at the time of the passage of this Ordinance that does not conform with the regulations of the district in which such sign is located shall be considered nonconforming and may continue subject to the following provisions:

- A. Signs which are nonconforming by reason of their absolute prohibition shall be removed within three (3) years following enactment of this ordinance or from any other date of the establishment of their nonconformity.
- B. Signs which are nonconforming by reasons of dimensions alone or for any reasons other than absolute prohibition may continue in their present location until replacement or rebuilding becomes necessary, at which time a zoning permit will be required and the sign brought into conformity with the ordinance.
- C. The Township shall have the right to remove and dispose of any nonconforming signs and supportive structures which are not discontinued as set forth above and to recover the cost of such removal and disposal from the owner or any person or organization responsible for such nonconforming sign.
- D. No nonconforming sign shall be enlarged or shall the location of any nonconforming sign be changed. Nonconforming signs may be repaired and maintained, but repairing and maintaining shall be limited to the replacement of less than fifty percent of a sign structure and to repainting, rewiring, replacing damaged letters, and other similar minor maintenance.

The need to replace more than fifty percent of a sign shall be deemed to be the erection or construction of a new sign and is hereby prohibited.

- E. If there is no use of the nonconforming sign or support structure for a period of six (6) months or more, such nonconforming sign shall be deemed abandoned and shall be discontinued as described above.