

**ARTICLE VII
SIGNS**

Section 701. Use and Location Regulations.

The following signs shall be permitted within the Township:

A. Business and directory signs located within the Residential Zones (R-1 or R-2) or Conservation District (CD) are permitted subject to the following conditions:

1. Freestanding on premises signs. Freestanding, two-dimensional, on-premises signs directing attention to a business or other activity or product that is a permitted use shall be permitted subject to the following:

a. One sign not exceeding 50 square feet in gross surface area per side or two separate signs with a gross surface area not exceeding 24 square feet per side for each sign shall be permitted. Subject to the requirements of Subsection A(1)(e) below, if the property fronts upon more than one public road, a sign or signs not exceeding the areas noted above may be erected on each road frontage.

b. Such signs shall not be placed closer than 15 feet to any road right-of-way nor 25 feet to any property line other than a road right-of-way, nor shall such sign extend beyond the maximum permitted building height as specified in the Pocono Township Zoning Ordinance for the district in which the sign is located.

c. If such signs are externally illuminated at night, such illumination shall be indirect, with all light sources shielded from the view of adjacent lots and roads.

d. In the event the property is used for two or more purposes, each of which independently would qualify for an on-premises business sign pursuant to the provisions of this Subsection A.1., the owners and/or occupiers of the property shall not be permitted to erect an on-premises business sign for each business or other activity, but instead, must apply for a sign plaza pursuant to the provisions of Section 703 of this Ordinance.

e. The minimum distance between each such sign and any other freestanding signs on the same property shall be

150 feet, which distance shall be measured along the road frontage of the property.

f. No such sign shall be more than 15 feet in height from ground level at the base of the sign or the grade of the nearest adjacent roadway, whichever is lower, and all such structures shall have an open space of not less than three feet between its lower edge and the ground which space may be shielded by an ornamental lattice.

g. No freestanding business or directory sign shall be located within the clear sight triangle, as specified in the Pocono Township Subdivision and Land Development Ordinance, of any public or private street intersections.

2. On-premises wall directory signs. On-premises, wall directory signs subject to the following:

a. Directory signs may be attached to the building walls fronting on each road providing access to the lot. One such sign may be permitted for each separate tenant in the building. The maximum total combined surface area of all signs on any building wall shall not exceed one square foot in total combined gross surface area for every one foot in length of such building wall. Wall signs for any single tenant occupancy shall not exceed 24 square feet in total combined gross surface area. If individual letters or other identifying characters are fastened directly to a wall, the gross surface area of the sign shall be calculated as the smallest rectangle that can encompass all of the letters or identifying characters.

b. If such signs are externally illuminated at night, such illumination shall be indirect, with all light sources shielded from the view of adjacent lots and roads.

c. Wall signs shall not be located or erected on the roof area of any building, shall be located only on the building walls and may not project above the building roofline.

B. Business, directory and advertising signs located within the Commercial (C), Industrial (I) or Recreation District (RD) Zones are permitted subject to the following conditions:

1. Business and directory signs. Two-dimensional signs on lots on which a business is located shall be regulated as follows:

a. One freestanding business or directory sign not exceeding 50 square feet in gross surface area per side or two freestanding signs with a gross surface area not exceeding 24 square feet per side for each sign shall be permitted. Subject to the requirements of Subsection B(1)(g) below, if the property fronts upon more than one public road, a sign or signs not exceeding the areas noted above may be erected on each road frontage. Such signs shall not be placed closer than 15 feet to any road right-of-way or property line nor shall such sign be more than 15 feet in height from ground level at the base of the sign or the grade of the nearest adjacent roadway, whichever is lower, and all such structures shall have an open space of not less than three feet between its lower edge and the ground, which space may be shielded by an ornamental lattice.

b. In the event the property is used for two or more purposes, each of which independently would qualify for an on-premises business sign pursuant to the provisions of this Subsection A.1., the owners and/or occupiers of the property shall not be permitted to erect an on-premises business sign for each business or other activity, but instead, must apply for a sign plaza pursuant to the provisions of Section 703 of this Ordinance.

c. Directory signs may be attached to the building walls fronting on each road providing access to the lot. One such sign may be permitted for each separate tenant in the building. The maximum total combined surface area of all signs on any building wall shall not exceed one square foot in total combined gross surface area for every one foot in length of such building wall. Wall signs for single tenant occupancy shall not exceed 50 square feet in total combined gross surface area. If individual letters or other identifying characters are fastened directly to a wall, the gross surface area of the sign shall be calculated as the smallest rectangle that can encompass all of the letters or identifying characters. Wall signs shall not be located or erected on the roof area of any building, shall be located only on the building walls and may not project above the building roofline.

d. One directory sign at each point of vehicular access to the property. The gross surface area of the directory sign shall not exceed three square feet for each exposed face, nor exceed an aggregate gross surface area of six square feet.

e. One freestanding pole sign may be erected on the lot of a motor vehicle service station for the purpose of advertising the brand of gasoline sold at such station. Said sign shall have a maximum gross surface area per side of not more than 50 square feet and a maximum height not to exceed the height limitation of the zoning district in which the service station is located.

f. If any business sign is externally illuminated at night, such illumination shall be indirect, with all light sources shielded from the view of adjacent lots and roads.

g. The minimum distance between any freestanding signs and any other freestanding signs, with the exception of signs permitted by Subsection B.1.d.above shall be 150 feet.

h. No freestanding business or directory sign shall be located within the clear sight triangle, as specified in the Pocono Township Subdivision and Land Development Ordinance, of any public or private street intersections.

2. Off-premises freestanding advertising signs. Two-dimensional advertising signs may be erected on vacant land in the above-designated districts subject to the following:

a. An advertising sign shall not exceed 50 square feet in gross surface area per side.

b. No advertising sign shall be more than 15 feet in height from ground level at the base of the sign or the grade of the nearest adjacent roadway, whichever is lower, and all such structures shall have an open space of not less than three feet between its lower edge and the ground which space may be shielded by an ornamental lattice.

c. No advertising sign shall be located within 50 feet of any property line other than a road or right-of-way nor within 15 feet of any road right-of-way. There shall be a minimum distance of 300 feet between each such sign and any other freestanding signs.

d. If any advertising sign is externally illuminated at night, such illumination shall be indirect, with all light sources shielded from the view of adjacent lots and roads.

e. No advertising sign shall be located within the clear sight triangle, as specified in the Pocono Township subdivision and Land Development Ordinance, of any public or private street intersections.

C. Industrial signs. Industrial signs are subject to the same restrictions as business and directory signs in the district for which the industrial sign is located except for the following:

1. Industrial directory signs attached to a building wall fronting a public road shall be limited to an aggregate gross surface area not exceeding two square feet for every one foot of length of such building wall.

D. Institutional signs for educational facilities, libraries, religious institutions and places of worship, hospitals, nursing homes, clubs, farms, camps, civic organizations or other similar uses are permitted in all districts subject to the same restrictions applicable to business and directory signs in the district where the institutional sign is located except that the gross surface area of any such sign shall not exceed 12 square feet per side and institutional signs shall not be located within 15 feet of any road right-of-way nor within 25 feet of any other property line.

E. Official traffic signs are permitted in all districts and shall be in conformity with regulations of the Commonwealth of Pennsylvania.

F. Professional, home occupation, accessory use and name signs shall conform to the following:

1. One sign indicating the name, profession or activity of the occupant of a dwelling and signs indicating the private nature of a driveway or premises shall be permitted in all districts but shall not exceed a gross surface area on one side of two square feet and if freestanding shall not be located within 15 feet of any road right-of-way nor within 25 feet of any other property line. No such sign shall be more than five feet in height from ground level at the base of the sign or the grade of the nearest adjacent roadway, whichever is lower.

G. Public utility signs required in connection with the identification, operation or protection of a public utility are permitted in all districts, provided that the gross surface area on one side of any such sign shall not exceed four square feet.

H. Real estate signs shall be permitted in all districts and shall conform to the following:

1. Not more than two signs not exceeding six square feet each in area advertising the sale, lease or rental of the lot or property on which the sign is located. Such signs shall not be erected on or project over or into any road right-of-way or property line. No such sign shall be more than five feet in height from ground level at the base of the sign or the grade of the nearest adjacent roadway, whichever is lower.

2. Not more than two signs advertising the development of the property upon which they are erected not exceeding 24 square feet each in gross surface area per side. Such signs shall not be placed within 15 feet of any road right-of-way nor within 25 feet of any property line. No such sign shall be more than 15 feet in height from ground level at the base of the sign or the grade of the nearest adjacent roadway, whichever is lower.

3. Not more than two real estate directional signs for each building, lot or property being sold or leased, not exceeding three square feet each in gross surface area per side, subject to a maximum of two such signs where there are multiple buildings, lots and/or properties which are part of one project or development, which may be located on approach routes to said building, lot or property, provided that such signs are not erected on nor project over or into any road right-of-way or property line. No such sign shall be more than five feet in height from ground level at the base of the sign or the grade of the nearest adjacent roadway, whichever is lower.

4. All real estate signs shall be removed within 15 days of the completion of the activity or transaction with respect to which they were erected.

I. Temporary signs shall conform to the following:

1. Construction signs. One sign designating the name of the project and denoting the architect, engineer and/or contractor(s) will be allowed on the lot or property where construction or renovation is in progress. Such sign shall not exceed 24 square feet in gross surface area per side and shall not be located within 15 feet of any road right-of-way line or property line. Such signs shall be removed within 15 days after construction is completed.

2. Civic-sponsored affairs. No more than three signs per event or affair designating an approved civic organization public affair or special event such as a bazaar, picnic or similar public function shall be permitted within the geographic boundaries of Pocono Township. Each sign shall be erected not more than 30 days prior to the affair or event, shall not exceed 24 square feet in area and shall be removed within 15 days following the closing date of the advertised affair or event. No such sign shall be placed or located in any manner that would create a hazard or disturbance to the health, safety or welfare of the general public.

3. Political campaign signs. Signs announcing candidates seeking public office, political parties and/or political and public issues contained on a ballot shall not exceed 3 square feet in gross surface area per side. No political campaign signs (including posters) shall be placed or erected earlier than 15 days prior to any election and shall be removed no later than 5 days following said election day. A maximum of 50 political signs per candidate shall be permitted in the Township. Only one sign per candidate shall be permitted on any lot. There shall be a minimum separation distance of 50 feet between signs for the same candidate. This Subsection I(3) shall not apply to any political advertisement which appears on permitted advertising signs.

4. Garage/yard sale signs. One two-dimensional sign announcing a garage or yard sale will be permitted on the residential property where the garage/yard sale is to occur; shall not exceed two square feet in gross surface area per side; may be erected and maintained for a period not to exceed 10 days and in any event shall be removed within three days after the day of sale; and shall not be located within 15 feet of any road right-of-way or property line.

5. Height restrictions. No temporary sign shall exceed five feet in height from ground level at the base of the sign or the grade of the nearest adjacent roadway, whichever is lower.

Section 702. General conditions.

The following conditions shall apply to all signs:

A. No sign shall be placed or located in any manner that would create a hazard or endanger the health, safety or welfare of the general public.

B. No sign shall be placed in such a position that it will cause danger to traffic on a street.

C. Only authorized official traffic or public utility signs may be erected within or over any street right-of-way.

D. Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent rotating or moving light or lights, with the exception of time and temperature signs. In no event shall an illuminated sign or lighting device be so placed or directed so as to permit the beam and/or illumination therefrom to be directed or beamed upon a public street, sidewalk or adjacent premises so as to cause glare or reflection that constitutes a hazard or nuisance.

E. The use of flashing lights of any kind is expressly prohibited, not including time and temperature signs.

F. No sign shall be placed or erected on or within, nor project over, a public sidewalk or any street right-of-way, except for official signs.

G. No signs shall be painted directly upon the wall of any building, unless:

1. The sign complies with the regulations of this Article; and

2. Relates to the use conducted in the building upon which the sign is painted.

H. Signs which imitate, interfere with, obstruct the view of or can be confused with any authorized traffic control sign, signal or other device are prohibited.

I. Nonconforming signs as described in Section 704 shall require sign permits within 90 days after the effective date of this Ordinance.

J. No advertisement, advertising structure, billboard, building structure or other object shall be erected, used or maintained which in any way simulates official, directional or warning signs erected or maintained by the state, county or township or by any railroad or public utility or similar agency concerned with the protection of the public health or safety.

K. No sign or advertising device shall be erected or maintained at the intersection of roads in such manner as to obstruct free and clear vision of the intersection.

L. The following advertisements are specifically prohibited: Any advertisement which uses a series of two or more freestanding signs placed in a line parallel to the highway or in similar fashion, each carrying a word or words or parts of an advertisement which are part of a single advertising message.

M. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices, and none of said devices, nor strings of lights, shall be used for the purpose of advertising or attracting attention.

N. No freestanding signs shall be placed on the rooftop of any building.

O. All signs shall be constructed of durable materials and be erected so as not to sustain damage from the elements. Permanent signs shall not be made of cardboard, paper or similar impermanent material.

P. All permanent signs, other than wall signs, shall be self-supporting on their own structure and shall not be attached to trees, utility poles or other like features unless otherwise allowed under this Ordinance.

Q. All wall signs shall be flat against the wall of a building and shall not extend more than 12 inches from the wall.

R. No sign shall contain more than two faces, with each face being a backup to the other without any interior angle.

S. Signs placed on or affixed to vehicles and/or trailers, which are not licensed, registered, inspected and operable, which are parked on a public right-of-way, public property or private property, so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or service or direct people to a business or activity are prohibited.

T. Every sign shall be maintained in good structural condition at all times. Signs shall be kept neatly painted, including all metal parts and supports thereof that are not galvanized or of rust-resistant materials.

U. Landscaping. A landscaped island containing shrubs or flowers with a minimum of thirty two (32) square feet in area and a minimum of one foot in height is required around all sign plazas. The island shall be formed from materials such as, but not limited to, stone, brick or landscape timbers. The area of the island shall be maintained to keep it free of weeds, debris and brush. A sketch of the sign and island shall be submitted with the zoning permit application for review and approval by the Zoning Officer.

Section 703. Sign Plazas.

A. Where a number of either temporary or permanent business, directory, directional or advertising signs are justified, a sign plaza, not exceeding 150 square feet in gross surface area per side nor an aggregate gross surface area of 300 square feet, may be established wherein signs may be consolidated and confined within a single frame or as a combination of sign panels.

B. An application for any sign plaza shall include plans for the size, shape, color, lighting, manner of display, lettering and placement of any such consolidated or combined signs at any such sign plaza.

C. Sign plazas are a conditional use and are subject to the applicable procedures and requirements of Section 516 of this Ordinance.

D. Any such sign plaza shall be subject to the applicable procedures and requirements of this Zoning Ordinance and to all applicable federal, state and county regulations and shall be erected and maintained under any applicable regulations of the Pennsylvania Department of Highways.

Section 704. Nonconforming Signs.

A. General. Any sign lawfully existing or under construction which does not conform to the provisions herein on the date of enactment of this Ordinance and any sign which is accessory to a nonconforming use shall be deemed a nonconforming sign. No nonconforming sign shall be enlarged, extended, structurally reconstructed or altered in any manner unless the enlargement, extension, reconstruction or alteration will result in the elimination of the nonconforming features of the sign. Normal maintenance of legal nonconforming signs, including

changing of copy, necessary repairs and incidental alterations which do not extend, increase or intensify the nonconforming features of the sign, are permitted. Nonconforming signs which are relocated or voluntarily replaced shall comply immediately with all provisions of this Ordinance.

B. Removal. Except as otherwise provided in the Pocono Township Zoning Ordinance, nonconforming signs may remain, provided that they are maintained in good repair, except for the following:

1. Damage or destruction of sign. A nonconforming sign which is damaged or destroyed may be repaired or restored, provided that the repair or restoration is completed within 60 days after receipt of notice from the Zoning Officer that the same must be removed if it is not repaired or restored within 60 days. The notice shall be sent to the owner of the sign and/or the person owning or having a beneficial interest in or to the structure or premises on which such sign is located. The repaired/restored sign shall not be enlarged, extended nor be nonconforming in any other manner from the sign which was damaged or destroyed. If the sign is not repaired/restored within said sixty-day period, the Zoning Officer is hereby authorized to remove or cause the removal of the sign at the expense of the owner of the sign and/or the person owning or having a beneficial interest in or to the structure or premises on which such sign is located.

2. Change of use. Whenever a land use changes, any previously conforming sign or signs which become nonconforming because of the change in land use must be modified so as to be in full compliance with these sign regulations.

3. Obsolete signs. Any business, directory, industrial, institutional, professional or home occupation sign, whether existing on or erected after the effective date of this Ordinance, which advertises a business no longer being conducted or a product or service no longer being offered for sale in or from the premises on which the sign is located, shall be removed within 30 days after the cessation of such business or sale of such product or service by the owner of the sign and/or person owning or having a beneficial interest in the structure or premises on which such sign is located. If the Zoning Officer shall find that any such sign has not been removed within 30 days after the cessation of such business or sale, he shall give written notice to the owner of the sign and/or person owning or having a beneficial interest in the structure or premises on

which such sign is located to remove the same within 10 days of the receipt of such notice. If such sign is not removed by the expiration of such ten-day period, the Zoning Officer is hereby authorized to remove or cause the sign to be removed forthwith at the expense of the owner of the sign and/or person owning or having a beneficial interest in the structure or premises on which such sign is located.

4. Unsafe signs. If the Zoning Officer determines that any sign is unsafe or insecure or is a danger to the public, he shall give written notice to the owner of the sign and/or person having a beneficial interest in the structure or premises on which such sign is located to correct the condition within 10 days after receipt of the notice. If such condition is not corrected by the expiration of said ten-day period, the Zoning Officer is hereby authorized to remove or cause to be removed the sign forthwith at the expense of the owner of the sign and/or person owning or having a beneficial interest in the structure or premises upon which such sign is located. Notwithstanding the foregoing, the Zoning Officer is authorized to remove or cause to be removed any sign summarily and without notice, at the expense of the owner of the sign and/or person owning or having a beneficial interest in the structure or premises on which such sign is located, whenever the Zoning Officer determines that such sign is an immediate peril to persons or property.

Section 705. Permits.

A. After the effective date of this Ordinance, no signs shall be erected unless a sign permit is issued by the Zoning Officer except for real estate signs pursuant to Section 701.H. and "No Trespassing," "No Fishing," "No Hunting," "No Dumping," "No Parking," towing and other similar signs (as set forth in Title 75 of the Pennsylvania Vehicle Code and its regulations and as set forth in Title 18 of the Pennsylvania Crimes Code and its regulations) not exceeding two square feet in gross surface area for each exposed face, nor exceeding an aggregate gross surface area of four square feet.

B. Signs for which a permit is required shall bear the permit number and name of the permit holder and said information shall be affixed to the sign in a permanent manner in the lower right-hand corner of each sign face.

1. Failure to affix and maintain the permit number shall constitute cause for revocation of the permit by the

Zoning Officer in addition to any other penalties or remedies provided or available.

2. If the sign authorized under any such permit has not been completed within six months from the date of the issuance of such permit, the permit shall become null and void, but may be renewed, within 30 days from the expiration thereof, for good cause shown upon payment of an additional fee established by the township.

C. After the effective date of this Ordinance, all existing signs, including nonconforming signs, which are not exempt from the permit requirements of this Ordinance pursuant to Subsection A above shall require a sign permit issued by the Zoning Officer. Permits for such signs shall be applied for within 90 days after the effective date of this Ordinance. Failure to apply for a permit shall constitute a violation of this Ordinance and shall subject the owner to any penalties or remedies provided or available.

D. A fee for sign permit renewals and the frequency of such renewals shall be as determined from time to time by resolution of the Township Supervisors. Such fees shall cover the cost of inspections and administration of this section of this Ordinance.

E. Written application for a permit shall be made to the Zoning Officer upon forms prescribed and provided by the Zoning Officer, which shall be signed by the applicant and shall contain the following information:

1. Name, address and telephone number of the applicant and date of application.

2. Location of building, structure or land to which or upon which the sign is to be erected and the name and address of the owner of the same.

3. Size of sign.

4. A description of the construction details of the sign and showing the lettering and/or pictorial matter composing the sign; position of lighting or other extraneous devices; and a location plan showing the position in relation to nearby buildings, boundaries or structures, including location of all signs within 300 feet (with the exception of temporary signs for

which such information shall not be required) and to any private or public road or highway.

5. In the event that the applicant is not the owner of the property where the sign is to be located, written consent of the owner of the land will be required prior to the issuance of a sign permit.

6. A copy of any required or necessary electrical permit issued for said sign or a copy of the application therefor.

7. Real estate tax code number and property identification number (PIN) for the property on which the sign is to be located.

8. Such other pertinent information as the Zoning Officer may require to ensure compliance with this Ordinance.

F. Exceptions. The following operations or conditions shall not be considered as creating a sign and shall not require a sign permit.

1. Replacing copy. The changing of the advertisement or message on an approved painted or printed sign which is specifically designed for the use of replaceable copy.

2. Maintenance. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure unless a structural change is made.

G. Revocation of Permit.

1. No sign, whether new or existing, shall hereafter be erected or altered, except in conformity with the provisions of this Ordinance. Notwithstanding any provisions contained herein to the contrary, all signs must be kept clean, neatly painted and free from all hazards, such as but not limited to faulty wiring and loose fastenings and must be maintained at all times in such safe condition so as not to be detrimental to the public health or safety.

2. In the event of a violation of any of the foregoing provisions, except where a different procedure is specified in Section 704 above, the Zoning Officer shall give written notice, by registered mail, specifying the violation, to the named owner of the sign and the named owner of the land upon which the sign is erected, sent to the addresses as stated in

the application for the sign permit, to conform or remove such sign. The sign shall thereupon be conformed or removed by the owner of the sign and/or the owner of the land within 30 days from the date of receipt of said notice. In the event such sign shall not be so conformed or removed within such thirty-day period, the Zoning Officer shall thereupon revoke the permit, and in that event, the Zoning Officer is hereby authorized to remove or cause the sign to be removed forthwith at the expense of the owner and/or owner of the structure or premises on which such sign is located. The remedy provided in this section shall be in addition to, but not in limitation of, any other powers and/or remedies available pursuant to the provisions of the Pocono Township Zoning Ordinance and applicable law.

H. Fees.

Fees for sign permits shall be as determined from time to time by resolution of the Township Supervisors. Such fees shall cover the cost of administering this article of this Ordinance.

