

ADAMS TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 176

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BY REVISING THE ZONING ORDINANCE REQUIREMENTS FOR SIGNS.

BE IT ORDAINED AND ENACTED, by the Board of Supervisors of Adams Township, Butler County, Pennsylvania, and it is hereby ordained and enacted by the authority of the same:

SECTION 1: All references to "monument sign" in the Zoning Ordinance are hereby changed to "ground sign".

SECTION 2: § 192-63.B. through E., inclusive, are hereby amended as follows [deletions are strikethrough, additions are bolded]:

B.

(9) ~~The changeable letter area or areas of any permitted sign shall not exceed 33.3% of the maximum allowable sign face area, excluding development identification signs. [Added 2-28-2011 by Ord. No. 141]~~ **The sign restrictions of this section shall not apply to municipal authorities, municipal corporations, or other federal, state, or local government entities upon approval granted by the Board of Supervisors and Code Enforcement Officer.**

C. Signs in the **all residential districts** ~~Rural Conservation District.~~

(1) Permitted kinds of signs, subject to size and other limitations set forth in this section.

(a) Noncommercial signs, including, but not limited to, public service or public safety signs installed by a public agency are unrestricted as to size or location and do not require a permit.

(b) Signs identifying property limited to name and address of occupant, or nature of home occupation if applicable.

~~(c) Signs identifying an on-premises business, limited to name and address of business, and nature of business.~~

(d) Signs advertising property for sale or rent, indicating only owner or broker name, address and phone number.

(e) Signs identifying public or semipublic institutions and activities carried on by them.

(f) Signs identifying roadside stands selling goods produced on the same property occupied by the stand, or offering services on a temporary basis, such sign removed annually when seasonal sales have been terminated.

(g) Signs indicating name, address, phone number and type of service performed by contractor on the premises, to be removed not more than 30 days after work on which artisan is employed is completed.

(h) Sign indicating the architect and/or developer, engineer, project name, number of lots, source of financing, and contractor when displayed during the construction period on a construction site.

(2) Permitted types of signs.

(a) On-premises wall signs.

(b) On-premises ground signs.

(c) On-premises signs attached flat to a fence or to a private lamppost.

(d) On-premises temporary signs, including temporary construction signs, as indicated.

~~(e) On-premises canopy signs.~~

~~(f) On-premises portable signs.~~

(3) Standards for permitted signs. In addition to the general requirements and regulations contained in this section, all signs permitted in the Rural Conservation District shall comply with the following standards:

(a) On-premises wall signs. ~~In addition to the on-premises signs permitted according to the regulations in this section,~~ there shall be allowed one additional wall sign for each lot or principal structure on each lot affixed to the wall of the principal structure, subject to the following requirements:

[1] The sign shall identify the principal user of the building or lot.

~~[2] The sign shall extend no farther than 12 inches from the wall to which it is attached.~~

[3] The sign shall be attached to the wall so that the face of the sign is substantially parallel to the wall.

[4] The maximum sign area shall be no greater than 12 square feet, and the sign shall not extend above any wall or parapet of the building.

(b) ~~On-premises monument~~ **ground** signs. All **monument ground** signs permitted in all residential districts are subject to the following requirements:

[1] The sign shall not exceed a maximum height of **five** feet, including any base.

~~[2] The sign face shall not exceed eight feet in length, and the overall length, including the base structure, shall not exceed 10 feet.~~

~~[3] The sign shall not exceed 32 square feet on each face. No ground sign shall have more than two faces, and such faces shall be parallel to one another or, at a maximum, 30° apart at the open end.~~

[2] Signs indicating entry to a residential development shall be in an easement.

[3] Signs indicating entry to a residential development shall not exceed 15 feet in height, notwithstanding paragraph [1] above.

(c) On-premises temporary construction signs. The sign area of any temporary construction sign shall not exceed 32 square feet, and the height of such sign shall not exceed six feet.

~~(d) On-premises canopy signs. The characters or letters of all canopy or awning signs shall not exceed six inches and shall appear only on the apron of the canopy or awning to a maximum of 12 square feet in area.~~

~~(e) On-premises portable signs.~~

~~[1] The sign area of any portable sign shall not exceed 32 square feet.~~

~~[2] The height of such sign shall not exceed six feet, including any base.~~

~~[3] The sign shall be set back at least five feet from the right of way of any adjacent public road or street.~~

[4] The sign shall be placed in a location that does not substantially interfere with or impair vehicular or pedestrian traffic on any public street, way, or sidewalk.

(f) (Reserved)EN(165)

~~(4) Maximum number of signs for commercial use. Only one of the permitted types of on-premises signs, plus one additional wall sign, shall be allowed on any property or lot, except that, where a property or lot abuts two or more public streets, then one freestanding, on-premises sign shall be allowed, plus two wall signs, and no more than one wall sign per street frontage. In the case of a commercial use, no more than two signs of any permitted type may be displayed.~~

(5) Illumination. **Illuminated signs in any residential district must be low voltage and shall not cause any spillover light and/or glare. No elements of the illuminated sign may change.**

D. Deleted

E. Signs in the C Commercial, B Business, I Industrial Districts and overlay zoning districts.

(1) Permitted kinds of signs.

~~(a) Any kind of sign permitted in residential districts.~~

(b) Signs identifying an on-premises business or industry.

(c) Subject to the geographic limitations contained therein, off-premises signs identifying business, products, services or industry.

(2) Permitted types of signs.

(a) On-premises wall signs, but not painted directly on the wall surface.

(b) On-premises ground signs.

~~(c) On-premises projecting signs.~~

(c) On-premises Canopy Sign

(d) On-premises Illuminated Sign

(e) On-premises temporary **construction** signs.

(f) On-premises **window or door** canopy signs.

(g) On-premises window signs.

~~(g) On-premises portable signs.~~

(h) Off-premises freestanding signs, including pole signs, subject to the standards set forth in this section

(3) Standards for permitted signs. In addition to the general requirements and regulations contained in this section, all signs shall comply with the following standards:

(a) On-premises wall signs. In addition to the on-premises signs permitted according to the regulations in this section, there shall be allowed one additional sign for each lot or principal structure on each lot affixed to the wall of the principal structure, subject to the following requirements:

[1] The sign shall identify the principal user of the building or lot.

[2] The sign shall extend no farther than 12 inches from the wall to which it is attached.

[3] The sign shall be attached to the wall so that the face of the sign is substantially parallel to the wall.

[4] The maximum vertical dimension of the sign shall be no greater than four ~~five~~ feet and shall not extend beyond any wall or parapet of the building.

[5] Maximum of 60 square feet in size, including any logo feature

(b) On-premises ground signs. All on-premises freestanding signs located in overlay zoning districts shall be ground signs of the types depicted in the figures included in this section

[1] ~~Height in overlay zoning districts.~~ The sign shall not exceed a maximum height of ~~five~~ **ten** feet, including any base, ~~provided that special logo identification features may be constructed to the height of seven feet, as depicted in Figure 10-3.~~ The total square footage of the logo shall not exceed nine square feet on each face

~~[2] Height in C, B and I districts. The sign shall not exceed a maximum height of five feet, including any base.~~

[2] Maximum length. The sign face shall not exceed ~~20~~ **15** feet in length, and the overall length, including the base structure, shall not exceed ~~30~~ **20** feet, as depicted in Figure 10-2.

[3] Maximum surface area. For development of identification signs, sign faces shall not exceed ~~60~~ square feet in surface area per sign face, including any logo feature. No ground sign shall have more than two faces, and such faces shall be parallel to one another. ~~[Amended 2-28-2011 by Ord. No. 141]~~ **Surface area shall be determined as the sign area enclosed by the smallest rectangle enclosing the extreme limits of the sign, including verbiage and logo.**

[4] **Address.** The property address must be present at the top of the sign for emergency identification and shall not be counted as a part of the maximum surface area.

[4] Minimum setbacks. The sign **or any part of the structure** shall be set back at least 10 feet from the property line **or right of way, whichever is closer to road frontage**, except that no sign shall be erected within ~~10~~ **50** feet of the Route 228 right-of-way or proposed right of way, or within ~~35~~ **10** feet of the Mars-Evans City Road or Mars-Valencia Road rights-of-way, except as otherwise provided **or authorized by the Code Enforcement Officer.**

[5] Spacing between signs. The minimum spacing between on-premises ground signs shall be 100 feet between the closest sign edges.

[6] Color/materials. All on-premises ground signs and their bases shall be constructed of brick, stone or stucco. Color palette shall ~~shall~~ **should** be of predominantly neutral earth tone colors.

[7] Landscaping. The sign base shall be planted with a mixture of evergreen and deciduous shrubs to equal a minimum of ~~five~~ **six** plants, ~~with a requirement of one plant per two linear feet of the sign base.~~

(c) On-premises Canopy Sign

[1] **The characters or letters of all canopy signs shall not exceed six inches and shall appear only on the apron of the canopy or awning.**

[2] **Sign surface area.** The sign area shall not exceed 60 square feet. **Surface area shall be determined as the sign area enclosed by the smallest rectangle enclosing the extreme limits of the sign, including any logo.**

[3] **Sign facing.** Canopy Signs may only be present on one side of the canopy.

~~(c) On-premises projecting signs. All on-premises projecting signs in the C Commercial, B Business and I Industrial Districts shall comply with the following requirements:~~

~~[1] The sign area shall not exceed 35 square feet.~~

~~[2] An activity may display both ground and projecting signs if only one of these signs is more than six feet in area.~~

~~[3] The sign must clear sidewalks by at least eight feet and may project no more than four feet from a building or one-third the width of the sidewalk, whichever is less.~~

~~[4] The sign must be pinned away from the wall at least six inches and must project from the wall at an angle of 90°.~~

~~[5] Projecting signs must be spaced at least 50 feet apart. This spacing requirement does not apply to a projecting sign that displays only symbols.~~

~~[6] The sign shall not extend vertically above the windowsill of a second story.~~

(d) On-premises Illuminated Sign

[1] Sign surface area. The illuminated sign area shall not exceed 12 square feet. The total sign area shall not exceed 32 square feet but shall be at least 24 square feet. Surface area shall be determined as the sign area enclosed by the smallest single rectangle enclosing the extreme limits of the sign.

[2] Sign Height. The sign cannot exceed ten feet in height from ground level, including any base.

[3] Day/night brightness. The sign must contain a photocell or similar device and adjust brightness for daytime and nighttime appropriate levels of brightness.

[4] Digital changing. Only numerals that change may be digitally displayed. No other elements of the sign may be digital.

[5] Minimum setbacks. The sign or any part of the structure shall be set back at least 10 feet from the property line or right of way, whichever is closer to road frontage, except that no sign shall be erected within 10 feet of the Route 228 right-of-way or proposed right-of-way, or within 10 feet of the Mars-Evans City Road or Mars-Valencia Road rights-of-way, except as otherwise provided or authorized by the Code Enforcement Officer.

[6] Spacing between signs. The minimum spacing between on-premises ground or illuminated signs shall be 100 feet between the closest sign edges.

[7] Color/materials. All on-premises Illuminated Price signs and their bases shall be constructed similar materials to the building to which it is an accessory use.

[8] Landscaping. The sign base shall be planted with a mixture of evergreen and deciduous shrubs to equal a minimum of six plants.

[9] Hours of Operation. The sign may be illuminated from 7am until 10pm unless the business is open before or after said times; in which case the sign may be illuminated for the duration that the business is open.

[10] Corridor exception. Notwithstanding Section [4] above, signs on frontage along Mars-Valencia Road and Route 228 may have digital elements that are non-numerals.

[11] Maximum change time. Digital elements may change no faster than once every ten seconds.

(e) On-premises temporary construction signs. The sign area of any temporary construction sign shall not exceed 32 square feet, and the height of such sign shall not exceed six feet.

(f) On-premises **window and door** canopy signs. The characters or letters of all canopy or awning signs shall not exceed six inches and shall appear only on the apron of the canopy or awning.

(g) On-premises window signs. All window signs shall comply with the following requirements: The total area of all window signs on display at any one time, including temporary window promotional signs, shall not exceed 33% of the total area of the window in which they are located. A series of windows that are separated by frames less than six inches shall be considered as a single window for purposes of this computation.

~~(g) On-premises portable signs.~~

~~[1] The sign area of any portable sign shall not exceed 32 square feet.~~

~~[2] The height of such sign shall not exceed four feet, including any base.~~ PC/Codebook

~~[3] The sign shall be set back at least five feet from the right-of-way of any adjacent public road or street.~~

~~[4] The sign shall be placed in a location that does not substantially interfere with or impair vehicular or pedestrian traffic on any public street, way, or sidewalk.~~

(h) Off-premises freestanding signs. All off-premises signs shall conform to the following standards:

[1] Maximum height: eight feet (see Figure 10-4), including the base, provided that the Zoning Hearing Board shall have the authority to permit taller signs upon finding unusual topographic conditions, due to which placement of the sign on property below the level of the roadway would render such sign ineffective for conveying information to the public. In providing relief from such unusual topographic conditions, the Board shall restrict the maximum height of the sign to the shortest height possible that will still enable the sign message to be conveyed to the public. However, in no instance shall any sign exceed 15 feet in height, as depicted in Figure 10-5.

[2] Maximum length: eight feet.

[3] Maximum surface area: no off-premises sign shall exceed a total of 32 square feet on each face. No off-premises sign shall have more than two faces.

[4] Sign base: all off-premises signs shall be mounted on a base attached to the ground designed in accordance with the standards illustrated in Figures 10-4 and 10-6. Two base types are permitted: a solid stone base and a metal truss structure. Stone bases shall have a minimum height of two feet. The minimum base width for a stone base shall be 90% of sign face width. Signs using a metal truss shall be designed as follows:

[a] A six-inch-diameter tube shall be used to support the service platform.

[b] Columns and beams shall have a six-inch minimum depth.

[c] Crossbracing shall have a two-inch minimum depth

[5] Minimum setback: All off-premises signs must be set back at least 10 feet from the property line of the lot within which it is located, except that no sign shall be erected within 50 feet of the Mars-Evans City Road or Mars-Valencia Road rights-of-way except as otherwise specified.

[6] Color: Metal sign bases shall be painted a dark green to blend in with natural surroundings. Stone bases shall use a native stone of earth tone colors.

[7] Landscaping: The sign base shall be planted with a mixture of evergreen and deciduous shrubs to equal a minimum of five plants, with a requirement of one plant per two linear feet of the sign area.

(4) Maximum number and placement of signs.

(a) Maximum number. Only two of the permitted types of on-premises signs shall be allowed on any property or lot, provided that no more than one freestanding sign (including both on- and off-premises signs) shall be allowed on any lot, **with the following exceptions:**

[1] Where an establishment is part of a larger retail, commercial, or industrial development, shopping center, or similar land use with multiple occupants or tenants, the total number of freestanding on-premises signs shall be limited to ~~two~~ one sign per lot that identifies the development or center and individual tenants or businesses therein, provided that a uniform sign plan and permit has been submitted and approved for the entire development. No freestanding on-premises signs shall be allowed for individual establishments within a larger shopping center, commercial, or industrial development, or similar land use with multiple occupants, unless an alternative master sign plan is presented and recommended to the Planning Commission and approved by the Board of Supervisors

[2] Lots with frontage along Route 228 and the parallel access road shall be permitted two (2) freestanding on-premises signs, one for each road, provided that the sign along the parallel access road has no more than 20 square feet per face. The sign along the parallel access road shall not be digital.

(b) Any off-premises sign shall be considered a principal use of the lot on which it is located, and no other permitted or accessory use shall be allowed on the same property as where an off-premises sign is located.

(c) Wall signs shall occupy only the area between the heads of windows or doors opening into the ground floor of a building, unless the building is below grade, then the sign may occupy the closest floor that to grade of the nearest major roadway, and the sills of windows opening into the second story, or the top of the wall parapet if the building is only one story in height.

(d) Where a freestanding sign extends over a vehicular or pedestrian way on the property where the sign is located, the lowest point of such a sign shall not be less than 14 feet for vehicular passage or eight feet for pedestrian passage.

SECTION 3: § 192-51(F)(12) of the Zoning Ordinance pertaining to signs at industrial service stations, is hereby deleted in its entirety.

SECTION 4: § 192-63(B)(5) pertaining to general requirements is amended to state as follows [deletions are strikethrough, additions are bolded]:

(5) Separate permits shall be required for all signs. **Permits are required for any new construction, maintenance of existing construction, replacement of existing construction; and the fee for sign permits shall be established yearly by Resolution of the Board of Supervisors.** ~~having a sign area of more than six square feet if erected as separate projects not included in the construction of a building. Exemptions to the permit requirement are political signs, interior window signs, and temporary special sales events signs.~~

SECTION 5: Effective Date: This Zoning Ordinance amendment shall take effect five (5) days after enactment.

SECTION 6: Repealer: All ordinances, code sections or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

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SECTION 7: Severability: Should any sentence, section, clause, part or provisions of this Ordinance amendment be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

ATTEST:

ADAMS TOWNSHIP SUPERVISORS:

Jamet L Lubbert
Secretary

(SEAL)

Thomas J. Francichina
Chairman

Jude E. Zec
Vice-Chairman

Edward L. Vogel
Supervisor

Donald J. Skurl
Supervisor

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Supervisor