

ARTICLE 13: MINIMUM PARKING AND LOADING REQUIREMENTS

13.100 General Requirements for Parking

13.110 Minimum Dimensions

13.111 Each parking space shall be at least (9) feet wide by eighteen and one-half (18.5) feet in depth exclusive of access lanes. Handicapped parking spaces must be in compliance with current ADA standards.

13.112 The minimum dimensions, for parking lot layouts at various angles shall be taken from Table "C", found on the following page.

13.113 A parking aisle, for purposes of this Ordinance, shall include the area within a parking lot containing an access lane and the parking spaces to which the lane provides access. A double-loaded parking aisle denotes parking spaces on both sides of an access lane.

13.120 Maximum distances of parking from use

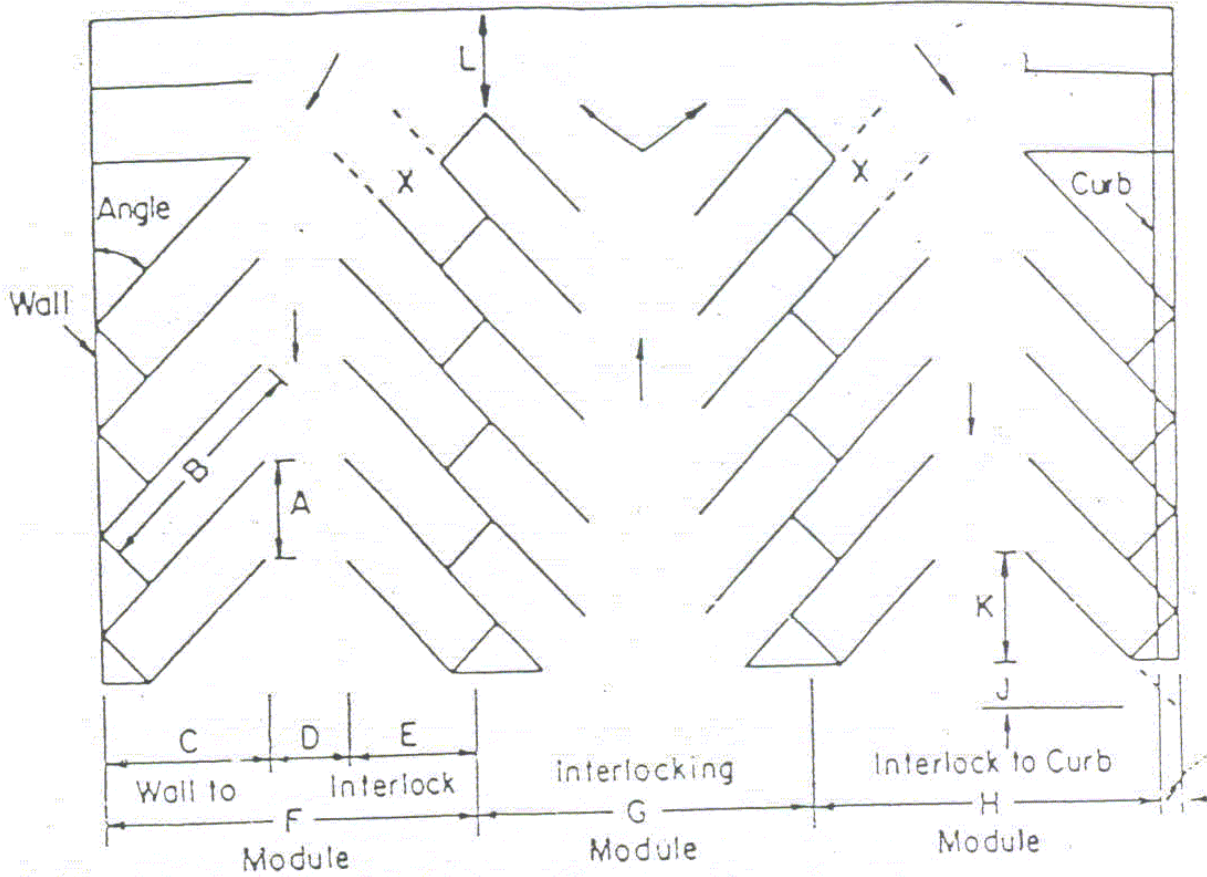
13.121 Parking to serve any multiple-family residential building shall be located so that no required space is more than two hundred (200) feet from the building such space is designed to serve.

13.130 Whenever a structure or use is enlarged or changed, any additional parking required to serve such enlargement or change shall be in accordance with this Article, but nothing in this Article shall be construed to require existing unmodified uses that existed prior to the passage of this Ordinance to retroactively comply with these requirements.

13.140 Where a structure or property is in mixed use the total parking requirements for the various uses shall be added together to determine the total parking required on the property.

TABLE C

TABLE C



X - Stall not accessible in certain layouts

Parking layout dimension (in ft.) for 9 ft. x 18.5 ft. stalls at various angles

Dimension	On Diagram	Angle (in degrees)			
		45	60	70	90
Stall, width, parallel to aisle	A	12.7	10.4	9.6	9.0
Stall, length of line	B	27.5	23.7	21.8	18.5
Stall depth to wall	C	19.4	20.5	20.5	18.5
Aisle width between stall lines	D	12.0	16.0	20.0	24.0
Stall depth, interlock	E	16.2	18.3	19.0	18.5
Module, wall to interlock	F	47.6	54.8	59.5	61.0
Module, interlocking	G	44.4	52.6	58.0	61.0
Module, interlock to curb face	H	45.6	52.5	57.1	58.5
Bumper overhang (typical)	I	2.0	2.3	2.4	2.5
Offset	J	6.4	2.6	1.1	0.0
Setback	K	13.1	9.3	6.3	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	--	24.0	24.0	24.0	24.0

13.150 On a single family lot or townhouse lot, a garage and portions of the access drive located outside of the road right-of-way, may count as required parking areas. Where dwelling units and/or commercial uses share parking and/or garage space, parking designated for one dwelling or commercial use shall not block that designated for other dwellings or commercial uses. No parking space as required in 13.200 shall occur wholly or partly in a public right-of-way.

13.160 A commercial vehicle with a vehicle registration of one (1) ton or less, used by the occupant of a residential property for transportation to and from work, may be parked on a residentially zoned property. A commercial vehicle may be parked on a property containing a non-conforming use served by such commercial vehicle, but no parking lot or area to serve a use not permitted in a residential zone may be placed in that residential zone.

13.170 Design of parking lots

13.171 All parking areas serving any commercial, industrial, public or semi-public use, or any residential development, where more than two (2) dwelling units share the same parking area:

- a. shall be surfaced;
- b. shall adhere to the landscaping requirements as per Section 10.808;
- c. the front yard area of such lots adjacent to, or directly across a street from residential development, shall be planted in mixed plantings/vegetation for a depth of not less than thirty (30) feet, and side yards will be buffered as required in Section 10.250;
- d. a dense evergreen hedge maintained at a height of at least three (3) feet shall be placed along the edge of the parking lot surface where the edge is parallel to or directly across the street from residential development, except where abutting the development the parking lot serves, and at entrances to the lot; and
- e. light standards and the edge of the parking lot shall be set back at least five (5) feet from the edge of the road right-of-way.

13.172 Surface shall be at least two (2) inches of binder and one and a half (1 ½) inches of wearing course of an asphaltic mix acceptable to the Township over at least six (6) inches of well compacted and choked base course of crushed limestone. Parking areas not intended for customer use, such as auto dealer storage lots, contractors storage yards, or employee parking, or similar uses accommodating light vehicles, may be exempt from the binder and wearing courses, provided the surface is kept dust and mud free at all times.

13.173 Parking areas shall be sloped not less than one percent (1.0%) and not more than six percent (6.0%) towards a stormwater management facility designed to meet the requirements contained in the Subdivision Land Development Ordinance (Section 7). Connecting drives may be sloped at a maximum of twelve percent (12.0%).

13.174 Parking spaces shall be marked off by three (3) inch wide white or yellow stripes.

13.175 Where edges of paved areas slope downhill and parking spaces are at right angles to the slope, stop bars shall be provided at each space.

13.176 Embankments adjacent to a parking lot shall not exceed one (1) foot vertical rise to each two (2) feet of horizontal run. Where an embankment slopes from a parking lot, a swale shall be provided adjacent to the paved surface directed to a storm drain inlet.

13.177 Where more than forty (40) parking spaces are provided in a lot serving a use that will be occupied, even occasionally at night, such lot shall be lighted as follows:

Use	Minimum Footcandles	Uniformity Avg. : Min.
Multifamily		
Low Vehicular/Pedestrian Activity	0.2	4:1
Medium Vehicular/Pedestrian Activity	0.6	4:1
Commercial		
High Activity, e.g. fast food facilities, major shopping center, major athletic/civic/cultural events	0.9	4:1

Medium Activity, e.g., community shopping center, office parking, hospitals, commuter Parking lots, residential complex parking, recreational/civic/cultural events.	0.6	4:1
Low Activity, e.g., neighborhood shopping, industrial employee parking, school church	0.2	4:1

Uniformity Ratios dictate that average illumination values shall not exceed minimum values by more than the product of the minimum value and the specified ratio.

Parking Lot lighting shall not produce glare conditions on adjacent residential properties or streets as described in Section 10.523.

13.178 Where drainage from a parking lot may create problems on adjacent properties, the Zoning Officer may require curbs to be placed on the edge of the lot to direct surface water to storm inlets.

13.179 For the first twenty-five (25) parking spaces in a lot serving a commercial, industrial, public, semi-public or multi-family residential facility, and for each fifty (50) spaces thereafter, or fraction thereof, one (1) space at least twelve (12) feet in width shall be provided and marked for use by the handicapped. Such spaces shall be accessible to a principal entrance of the building the parking area serves by way of a paved ramp not less than three (3) feet in width, having a maximum slope of one (1) to twelve (12) and a level area within one and a half (1 1/2) feet of the top of the threshold of the entrance door. Handicap spaces, accessibility route and design of the ADA access shall be in compliance with the current ADA laws and regulations.

13.180 Vehicle Storage on Residential Properties

13.181 Vehicles (including towed trailers and boats) that are not self-propelled shall not be stored in the front yard of a residential property between a street and the wall of the dwelling nearest the street.

13.182 Abandoned, junk, unlicensed, uninspected, and derelict vehicles/stored equipment shall not be placed on any property in any residential zone district. See Township Ordinance No. 369.

13.200 Parking Space Requirements

13.210 Residential Uses

- 13.211 Single family dwelling - three (3) spaces including garage area;
- 13.212 Double house or duplex - two (2) spaces per dwelling;
- 13.213 Townhouse - two (2) spaces per dwelling; no spaces shall be located in the required front yard;
- 13.214 Apartments/Garden Apartments - two (2) spaces per dwelling; no spaces shall be located in the required front yard;
- 13.215 Home occupation - one (1) space;
- 13.216 Convents, monasteries, bedrooms - one (1) space for each two (2) bedrooms;
- 13.217 Retirement homes - one and one half (1 1/2) spaces for each apartment.

13.220 Public and semi-public uses

13.221 Recreation uses

- a. conservation areas - ten (10) spaces;
 - b. golf courses - thirty-five (35) spaces;
 - c. intensive use - one (1) space per one thousand (1,000) square feet of developed area;
 - d. indoor uses - one (1) space per six hundred (600) square feet of floor area;
 - e. bowling alleys - four (4) spaces per bowling lane.
- 13.222 Churches, temples, synagogues and other places of worship - one (1) space per four (4) seats or one (1) space per forty (40) square feet of floor area in the hall, whichever is greater;
- 13.223 Schools, non-resident - two (2) per each classroom plus one (1) per each five (5) students in grade eleven (11) or above;

- 13.224 Hospitals and nursing homes - one (1) space per each four (4) beds plus one (1) space for each of the maximum number of employees for the largest shift.
- 13.225 Medical and dental clinics - one (1) space per each two hundred (200) square feet of floor area plus one (1) space for each of the maximum number of employees for the largest shift.
- 13.226 Municipal and public utility service buildings - one (1) space per each four hundred (400) square feet of floor area.
- 13.227 Libraries and museums - one (1) space for every two hundred (200) square feet of net floor space.

13.230 Commercial uses

- 13.231 Retail commercial and personal service stores without drive-in services - one (1) space per two hundred (200) square feet of floor area open to the public;
 - a. Commercial Kennel – one (1) space per four hundred (400) square feet of floor area open to public but not less than four (4) spaces.
- 13.232 Drive-in commercial outlets - one (1) space per one hundred (100) square feet of floor area open to the public but not less than twenty (20) spaces;
- 13.233 Restaurants and taverns - one (1) space for every two (2) persons that can be seated simultaneously;
- 13.234 Motels and hotels - one (1) space per each sleeping room plus one (1) space for each of the maximum number of employees for the largest shift.
- 13.235
 - a. Offices with customer service (includes medical offices) - one (1) space per two hundred (200) square feet of floor area;
 - b. Offices not providing customer services (general commercial) - one (1) space per three hundred (300) square feet of floor area;
- 13.236 Banks - one (1) space per every three hundred (300) square feet of floor area.

13.237 a. Automobile sales - one (1) space per two thousand (2,000) square feet of lot area;

b. Automobile service (not including gasoline sales) - one (1) space per two hundred (200) square feet of floor area.

13.238 Funeral homes - twenty-five (25) spaces per each repose room;

13.239 Clubs, lodges, etc. - criteria for places of assembly (13.222) and restaurants (13.233) shall apply.

13.240 Industrial uses

13.241 Manufacturing, research, etc. - one (1) space per each employee on the largest shift plus one (1) space for each company vehicle or one (1) space per each one thousand (1,000) square feet of floor area, whichever is greater.

13.242 Warehousing, storage, freight terminals - two (2) spaces per each three (3) employees plus (1) space for each company vehicle or one (1) space per each three thousand (3,000) square feet of floor area, whichever is greater.

13.250 Other Uses

For uses not specifically identified by this ordinance, but which are determined to be permitted, the developer or owner shall provide a detailed account for the number of parking spaces requested. If the Township Council determines that the number of proposed spaces is not adequate, they shall determine, after recommendation by the Planning Commission, the parking demand to be created by the proposed use and establish the amount of off street parking required.

13.260 Computation of space requirements

Any fractions of area exceeding the minimum for a single parking space shall require a second parking space.

13.300 General Requirements for Off-Street Loading

- 13.310 Each loading space shall be at least twelve (12) feet by thirty-five (35) feet in dimension with a clear height of fourteen feet six inches (14'6").
- 13.320 Maneuvering space shall be provided adjacent to the loading area, if necessary, so that vehicles may change direction and leave as well as enter the loading area moving in a forward direction. Township or State roads adjacent to a loading area shall not be used for maneuvering.
- 13.330 Loading areas shall be adjacent to the use or building served except that in a group of buildings in the same use on the same property, one building may be designated to receive and dispatch goods, provided the total applicable floor area in all buildings on the property is aggregated in determining the total required loading spaces.
- 13.340 Whenever a use is enlarged or changed, the additional loading required to serve such enlargement or change shall be in accordance with the requirements of this Section.
- 13.350 Loading areas and adjacent maneuvering space shall be surfaced with a permanent all-weather material at least one (1) inch thick, placed over at least six (6) inches of well-compacted base course, capable of bearing the weight of vehicles ordinarily traveling over or parking upon the surface.
- 13.360 Loading areas shall be sloped to assure positive drainage to an approved stormwater management facility.
- 13.370 Loading areas may be lighted but such lighting shall not create glare conditions on adjacent residential properties or streets.
- 13.380 Access to the loading area on any property shall be via a road or lane at least twelve (12) feet in width for one-way traffic or twenty-two (22) feet wide for two-way use, with a clearance of at least fourteen feet six inches (14'6") its entire length.
- 13.390 Nothing in this Section shall compel uses existing prior to passage of this Ordinance to comply with these loading requirements except that any additions to such uses or change of use upon the same property shall be provided with loading areas in accordance with these requirements.

13.400 Minimum Standards for Off-street Loading

13.410 Substantial truck service uses:

This applies to uses which deal in products brought or dispensed from the property.

<u>Total square feet of floor area on all floors excluding area used in the maintenance of the building or buildings</u>	<u>Required number of loading spaces</u>
0 - 5,000	1
5,001 - 20,000	2
Each additional 20,000 or fraction thereof	1 additional

13.420 Occasional truck service uses

The following applies to any service or office function not dealing in products brought to or dispensed from the property or to apartment buildings.

<u>Total square feet of floor area on all floors</u>	<u>Required number of loading spaces</u>
0 - 20,000	0
20,001 - 60,000	1
Each additional 60,000 or fraction thereof	1 additional

13.500 Review and Approval of Parking and/or Loading Applications

13.510 Any proposal for constructing or expanding a building or changing its use shall be accompanied by a plan to provide off-street parking and/or loading in accordance with this Ordinance, as a condition of receiving approval for a building or occupancy permit. The parking plan shall provide for parking and loading for the entire site, both existing and proposed, so that the entire site will be in compliance with the Ordinance requirements in this Article 13.

13.520 The Zoning Officer, in addition to satisfying himself that the Ordinance requirements are met, shall also determine that safe access to parking and/or loading areas is provided, and that advantage is given the pedestrian in the parking area.

13.530 The submission shall show on a scaled drawing the layout of the parking and/or loading areas, including each parking and/or loading space, stop bars and/or curbs, circulation in truck maneuvering areas, lighting, sidewalks, proposed grading at two (2) foot contour intervals, storm inlets, stormwater management system draining to existing streams or storm sewer, location of buildings on the property, access from the public highway and section through the pavement and base showing construction and materials.

13.600 Use of Trailers for Storage

13.610 No wheeled vehicle or other trailer (with or without wheels) shall be used for storage or be allowed to remain on any property for a period exceeding seven (7) days, except when such trailer is for sale in a truck sales lot.

13.620 No sales shall occur from such a vehicle or trailer.

13.630 A business with a temporary need for storage of not more than thirty (30) days may park one (1) trailer on the property provided such trailer is hidden from public view, no sales occur from it, and prior permission to park the trailer is obtained from the designated Township Official. Such permits may not be renewed more often than once in any calendar year.

13.640 Trailers used by a contractor on a site upon which construction has been permitted shall be exempt from the provisions of this paragraph while construction is proceeding. Any trailer must be removed from the site within thirty (30) days after construction is completed.

ARTICLE 14: SIGNS

14.100 Purpose

The purpose of this section is to permit such signs that will not, by their size, location, construction, or manner of display, obstruct the vision necessary for traffic safety, or otherwise endanger public health, safety and morals; and to permit and regulate signs in such a way to support and complement land use objectives set forth in this ordinance.

14.200 Definitions

The term “sign” shall mean a device, fixture, placard, or structure that uses color, form, graphic, illumination, symbol or writing to provided identification, direct attention or to communicate information of any kind to the public regarding a person, entity, organization, business or idea, and is further defined as any surface, fabric or device bearing lettering, pictorial or sculptured matter designed to convey information visually and exposed to public view; or any structure (including billboards, poster panels, or other graphic displays) designed to carry the above visual information.

14.210 Types of signs

- a. The term “banner sign” shall mean any sign intended to be hung, either with or without frames, possessing characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind. National flags, flags of political subdivisions and logo flags of any institution or business, shall not be considered banners for the purpose of this article.
- b. The term “free-standing sign or pole sign” shall mean any sign supported permanently upon the ground, by varied means, and not attached to any building or structure, whose purpose is not to support such sign
- c. The term “monument sign” shall mean any sign in which a stone or brick structure is used to mount the sign area on, in or as integral part of such structure, in which the entire bottom is in close proximity to the grade.
- d. The term “wall sign” shall mean any sign supported by a building wall and attached flat against the wall surface, projecting no more than six (6) inches.
- e. The term “projecting sign” shall mean any sign supported by a building wall and attached along one edge or by a bracket perpendicular to the wall surface, projecting more than six (6) inches. The sign may not extend more than six (6) feet from the building wall.

- f. The term “temporary sign” shall mean any sign that:
- 1) is used in connection with a circumstance, situation or event that is designed, intended or expected to take place or to be completed within a reasonably short, or definite period after the erection of such sign, or
 - 2) is intended to remain on the location where it is erected or placed for a period of not more than thirty (30) days.

If a sign display area is permanent, but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary.

- g. The term “marquee” shall mean any permanent roof-like structure extending from the wall of a building, but not supported by the ground, constructed of durable material such as metal or glass, extending over areas intended for pedestrian and/or vehicular traffic and the structure is primarily for purposes of shelter rather than advertising.
- h. The term “canopy” shall mean any rigid structure, made of cloth, metal or other materials with the frame attached to a building and generally supported by the ground, extending over areas intended for pedestrian traffic and the structure is primarily for purposes of shelter rather than advertising.
- i. The term “dynamic display” shall mean any characteristics of a sign that appear to have movement or that appear to change, caused by a method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving flashing, blinking, or animated display that incorporates rotating panels, LED lights manipulated through digital input, “digital ink” or any other method or technology that allows the sign to present a series of images or displays.

- 1) Dynamic displays are allowed only on monument signs for conditionally permitted uses in residential zoning districts and on monument and pylon (pole) signs in all other commercial zoning districts. Dynamic displays may occupy no more than 15 percent of the actual copy and graphic area. The remainder of the sign shall not have the capability to have dynamic displays even if not used. Only one, contiguous dynamic display area is allowed on a sign face;
- 2) A dynamic display may not change or move more often than once every five (5) minutes, except one for which changes are necessary to correct hour-and-minute, date or temperature information. Time, date, or temperature information is considered one dynamic display and may not be included as a component of any other dynamic display. A display of time, date, or temperature shall remain for at least five (5) minutes before changing to a different display, but the time, date, or temperature information itself may change no more often than once every five (5) seconds;
- 3) The messages displayed shall be static, and the transition from one static display to another shall be instantaneous without any special effects. Informational content shall be alphabetic or numeric only;
- 4) The messages displayed shall be complete in themselves without continuation in content to the next message or to any other sign;
- 5) Every line of copy in a dynamic display shall be at least seven inches in height on a road with a speed of 25 to 34 miles per hour, nine inches on a road with a speed limit of 35 to 44 miles per hour, 12 inches on a road with a speed limit of 45 to 54 miles per hour, and 15 inches on a road with a speed limit of 55 miles per hour or more. If there is insufficient room for copy of this size in the area allowed under the zoning district, then no dynamic display is allowed;
- 6) All dynamic display backgrounds/faces shall be black and copy shall be a single color;
- 7) Dynamic displays shall be designed and equipped to freeze the device in one position if a malfunction occurs. The displays must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the Zoning Officer that it is not complying with the standards of this ordinance;
- 8) Dynamic displays shall comply with the performance standards under Section 10.500

14.300 General Regulations

14.310 No scrolling dynamic displays, or signs illuminated by a flashing, or pulsating source and no signs lighted in such a manner as to create glare conditions on adjacent properties or any adjacent street shall be permitted. All signs shall meet the following standards in addition to those established in Section 10.500:

- 1) No sign shall be brighter than is necessary for clear and adequate visibility
- 2) No sign shall be of an intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with the driver's operation of a motor vehicle;
- 3) No sign shall be of an intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal.

14.320 Signs may be placed no closer than fifteen (15) feet to an adjacent highway right-of-way line in commercial and industrial districts. In all other cases, the sign shall meet the required setback for structures. No sign shall be placed, erected or located so that:

- 1) It is displayed on a vehicle and visible from the public right-of-way unless the Vehicle is used for the normal day-to-day operation of the business
- 2) It is pasted, stapled or otherwise attached to public utility poles or trees within the street right-of-way.
- 3) It is on public lot or public right-of-ways, unless erected by a governmental body, or unless required to be so located by order of a governmental body.
- 4) It is painted on, attached to, or supported by a tree, stone, cliff or other natural objects.

14.330 Signs in excess of thirty (30) square feet in area, as well as their structural supports, shall be made of non-combustible materials, meaning those materials which will not ignite or deform at temperatures below twelve hundred (1,200) degrees Fahrenheit.

14.340 The computation of sign area shall be as follows:

14.341 The surface area shall be computed by including the entire area within a single, continuous, rectilinear perimeter of not more than eight (8) straight lines, or a circle, or an ellipse, enclosing the extreme limits of the writing, representation, emblem or other display, together with any material or color, forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself.

- 14.342 If the sign consists of more than one section or module, all of the area, including that between sections or modules, shall be included in the computation of the sign area.
- 14.343 With respect to two-sided, multi-sided, or three dimensional signs, the sign surface area shall be computed by including the total of all sides designed to attract attention or communicate information.
- 14.350 Every sign shall be designed and anchored to withstand a steady horizontal wind pressure of at least one hundred (100) miles per hour regardless of the direction of air movement. No loads except those of the sign itself plus normal snow and ice loads shall be placed on the supports of the sign.
- 14.360 No sign shall be located so as to block doors, fire escapes, operable windows or access to them; nor shall a sign be attached to a fire escape. No sign shall by reason of location or message content create a traffic hazard by obstructing sight distances or confusing motorists.
- 14.370 No sign shall be painted directly on a wall, but letters or other devices prepared elsewhere may be applied directly to a wall or to a display window.
- 14.380 Where glass panels on any sign exceed three (3) square feet in area they shall be wire glass or shatter-proof glass; otherwise glass areas shall be at least one-quarter (1/4) inch thick safety glass.
- 14.390 The sign shall be located only on the property containing the use identified by the sign, except in the case of billboards (See Section 14.544).
- 14.400 Signs in the Residential and Conservation Zone Districts**
- 14.410 Permitted types of signs
- 14.411 Identification of property limited to name and address of occupants, such signs not to exceed two (2) square feet in area, per side.
- 14.412 Identification of property for sale, rental or lease indicating only owner or broker name, address and phone number or identification of apartment building or group, indicating only name and address of building or group and name, address and phone number of management agency, or a temporary "FOR SALE" sign which may be placed in a front yard, such signs not to exceed six (6) square feet in area, per side. The sign shall be removed after ten (10) days from completion of sale. Identification of lots for sale within a residential subdivision, during the initial construction phase of the development, shall be limited to thirty-two (32) square feet in area, per side.

- 14.413 Identification of public or semi-public institutions and activities carried on by them, such signs not to exceed twelve (12) square feet in area, per side.
- 14.414 Signs of architects, engineers, developers or contractors are not to exceed eight (8) square feet in area, per side, and are to be removed not later than thirty (30) days after completion of work for which the individual or firm was employed.
- 14.415 Signs for nonconforming commercial uses shall not exceed twelve (12) square feet in area, per side.
- 14.416 Identification of a subdivision development, such sign to be located on a corner lot to the entrance of the subdivision development, off the public right-of-way, with the consent/agreement of the property owner. The sign shall not exceed twenty-four (24) square feet in area, per side. Subdivision identification signs shall not be required to meet the building setback criteria under Section 14.320.
- 14.420 Permitted Kinds of Signs
- 14.421 Monument signs and wall signs.
- 14.430 Location of Signs
- 14.431 Signs shall be located only on the property containing the land use identified by the sign, shall be no greater than two (2) square feet in area, per side.
- 14.432 Only one (1) sign of each type permitted shall be allowed on any property except each contractor employed in construction on a property may have his own sign.
- 14.433 Where a property abuts more than one (1) public street, one (1) sign indicating sale, rental or lease of such property may occur on each street frontage.
- 14.440 Height
- | | |
|-----------------|-----------------------------------|
| 14.441 Monument | - not to exceed 3 feet from grade |
| Wall sign | - not to exceed 8 feet from grade |
- 14.450 Illumination

- 14.451 Signs in a residential or conservation zone district, which identify public or semi-public institutions, may be lighted, provided such lighting is from a hidden source and provided that no reflected glare occurs on adjacent roads or properties.

14.500 Signs in the Commercial and Industrial Zone District

14.510 Permitted types of signs

- 14.511 Any sign permitted in the Residential and Conservation zone district.

- 14.512 Signs identifying a business or industry on property containing the structure or structures occupied by such business or industry, except directional signs as noted in Section 14.573.

14.520 Permitted kinds of signs

- 14.521 Free standing sign or pole sign;

- 14.522 Monument sign;

- 14.523 Wall sign attached flat to a wall surface but not painted on such wall;

- 14.524 Marquee attached to a wall;

- 14.525 Canopy.

- 14.526 Dynamic Displays

14.530 Size of signs

- 14.531 Free standing or pole signs shall not present more than two (2) faces parallel to one another, back to back. For commercial or industrial sites with one (1) principal use, each side of the sign shall not exceed one hundred (100) square feet of area. For commercial or industrial sites with two (2) or more uses in the same building, the free standing sign shall not exceed two hundred (200) square feet of area, per side.

- 14.532 In any Commercial or Industrial Zone District, where at least fifty thousand (50,000) square feet of building floor area is occupied for commercial purposes on a property, the owner may erect one (1) free-standing sign with a maximum area on each face of not more than three hundred (300) square feet, provided no other permanent free-standing signs occur on the property.

- 14.533 Wall signs shall not exceed sixty (60) square feet in area or be larger than fifteen (15) percent of the wall surface to which it is attached, whichever is greater. Window and door areas may be counted in computing wall surface areas. Signs shall not be painted on the building.
- 14.534 Marquees shall extend no more than five (5) feet to either side of a building entrance door or doors along the wall to which the marquee is attached and may extend perpendicular no more than eight (8) feet from the wall surface to which it is attached.
- 14.535 Monument signs for commercial or industrial sites shall not exceed one hundred (100) square feet of area per each side of the sign.
- 14.536 Street clocks shall be considered as signs for purposes of determining maximum permitted size and clocks may be an integral part of a sign if included within the sign's area.

14.540 Location of signs

- 14.541 Only one free standing sign, identifying a business or businesses, located along an arterial road, shall be permitted on any property, except that on properties abutting two (2) or more streets, wall signs may be placed on two (2) walls. Where a principal building is devoted to two (2) or more permitted uses, the operator of each use may install a wall sign upon his/her proportionate share of the building wall to which the sign is to be affixed. The sign may be located at the principal entrance of the business, however, no sign shall be located on the roof of a building.
- 14.542 Free standing signs shall be located in the front yard or side yards of a property abutting a public street, but not closer to a street right-of-way than fifteen (15) feet, nor shall they create a visual hazard for motorists because of location on the property or height above the ground.
- 14.543 Wall signs shall be located between the heads of windows and doors on the ground floor of the structure and the sills of windows on the second floor or the top of the parapet on a one (1) story building. Where a wall contains no windows, the heads of windows and doors in an adjacent wall shall be used to determine location. Variations may be permitted by the Building Inspector to achieve continuity of height and location across the facade of a building.

14.544 Billboard Signs

- a. Billboard signs shall only be permitted in a Highway Commercial Zoning District. Billboard signs are regulated as a Conditional Use and must be the principal use to which the property is devoted. There shall be no more than one (1) billboard sign on any premises at any one time. The minimum lot size shall be six thousand (6,000) square feet.
- b. Billboards shall be located within one hundred (100) feet of the centerline of an arterial street, as defined by this ordinance.
- c. Billboards shall be freestanding, ground-mounted, single column post supported displays which have no structural contact with any building or other structure.
- d. The maximum surface area of the sign shall be two hundred (200) square feet. This area includes both sides if it is a two (2) sided sign.
- e. The maximum height of the sign shall be twenty-two (22) feet. Measured from the ground to the top of the sign.
- f. Billboards that are not located at the grade of the arterial street they are located along shall be located so as to be no higher than forty (40) feet above the curb of the street from which they are intended to be viewed.
- g. No billboard shall be placed within five hundred (500) feet of any property within a Residential or Conservation Zoning District classification, or any public or private school property, park, library or church when the display face of the billboard will be visible therefrom. This required distance shall be measured along the frontage of the street or highway on which the billboard is located.
- h. No part of any billboard shall be located closer than fifteen (15) feet to any street right-of-way. Billboards shall be subject to the side yard and rear yard setback requirements of the Highway Commercial Zoning District, except where it adjoins a property identified in Paragraph "g" above.
- i. No billboard shall be erected closer than one thousand (1,000) feet to any other existing or proposed billboard.

- j. Billboards shall be either non-illuminated or indirectly illuminated, providing all lighting is shielded and directed in a downward direction from the top of the sign, toward the ground. No billboard and/or outdoor display advertising structure, sign face or display lighting shall move, flash or emit noise. No display lighting shall cause distraction, confusion, nuisance or hazard to traffic, aircraft or other properties. The use of colored lighting is prohibited.
- k. The location of a billboard shall not obstruct visibility of any other business sign nor shall it obstruct visibility for traffic entering or leaving any property or traveling on any street.
- l. Landscaping requirements.
 - 1. A decorative landscaped strip shall be located immediately adjoining the supporting structure of the billboard sign and extending a minimum of five (5) feet from the billboard in all directions.
 - 2. A hedge or other durable planting of at least two (2) feet in height, shall extend the entire length and breadth of the required landscaped strip.
 - 3. The rear side of a single-faced billboard sign shall be of one color and screened by existing or natural landscaping material or by an evergreen planting at least six (6) feet tall and extending the length of the billboard.
 - 4. Two (2) flowering trees a minimum of six (6) feet in height shall be planted within the required landscaping strip.
- m. An application for a billboard shall be accompanied by a site plan and shall follow the procedures outlined in Section 10.600.

14.550 **Height**

- 14.551 Monument signs - not to exceed six (6) feet
 Free standing or pole signs - not to exceed thirty-five (35) feet, bottom of sign at least eight (8) feet off the ground
 Wall sign – not to exceed existing building height
- 14.552 Canopies shall be held at least eight (8) feet off the ground and no part of the canopy or its supporting structure shall extend closer than one foot to a vehicular driveway. If supported by a building wall, canopies shall not exceed more than eight (8) feet at right angles to the wall.

14.560 Illumination

- 14.561 Signs in the Commercial and Industrial Zoning Districts may be lighted provided that no reflected glare occurs on adjacent roads or properties.
- 14.562 No sign shall produce glare conditions when the sign faces or partially faces an adjacent residentially zoned or residentially used property, or such a property across a street from a sign.
- 14.563 All digital sign message changes shall be of the static or “snap and erase” Type with a minimum time change of five seconds. Blinking, flashing, rotating, sparkling, zoom-in, oscillating and traveling-in types of changes shall be prohibited.

14.570 Temporary and Directional Signs

14.571

- a. A temporary sign not exceeding fifty (50) square feet in area, may be allowed for a period not longer than thirty (30) days upon approval of a permit by the Zoning Officer and payment of a fee of \$50.00 to the Township of Hampton. The permit may be renewed for one additional period of thirty (30) days upon payment of a fee of \$200.00. There can be only one (1) renewal per calendar year.
- b. For purposes of this section, portable signs and banner signs are considered to be temporary signs.

14.572 A temporary sign may be approved by the Zoning Officer for a period not to exceed thirty (30) days to advertise a store opening or a special event of a business or institution. Any temporary sign shall conform to Section 14.300. The applicant shall provide a description and sketch of the sign as a condition of approval.

14.573 Private traffic control signs, indicating points of entrance and exit, may be approved by the Zoning Officer provided such signs are not greater than three (3) feet off the ground, not greater than four (4) square feet in area, and contain only traffic directional information and a company logo if desired. Such signs may be placed in the front yard up to the street right-of-way line.

14.574 No signs or advertisements shall be placed on utility poles using metal Fasteners. Signs on or affixed to vehicles and /or trailers which are parked on a public right-of-way, public lot or private lot, other than temporarily for overnight storage on the site of a business or for maintenance, repair, loading or rendering a service at any location, which is visible from the public right-of-way and where the apparent purpose is to advertise a product or direct people to a business or activity located on the same lot or off-site location are prohibited.

14.600 Permits, Inspections and Maintenance

14.610 A building permit, issued by the Zoning Officer, shall be required before any sign may be erected in Hampton Township, except as allowed by Section 14.700. The construction of each sign shall comply with applicable provisions of the Pennsylvania State Building Code. A sign permit shall be required in order to erect, install, relocate, modify or change any sign within the Township unless otherwise indicated in this section. "Modify" as it is used herein shall mean a cabinet or face replacement due to a change in the nature of the business(es) or a change in the name and ownership of a business; or replacement of supporting structures.

14.620 Applications for permits shall include the following data on forms provided by the Inspector:

14.621 Names, addresses and telephone numbers of the applicant, the contractor to erect the sign, and the owner of the property upon which the sign is to be located, as well as address of property if different from owner.

14.622 Location of the sign relative to other buildings on the property, property boundary lines and height above ground to bottom and top of sign.

14.623 Written consent of the owner of the property on which the sign is to be located permitting the sign to be erected.

14.624 Construction drawings and specifications for the erection of the signs, showing materials, construction details, finishes, electrical system, support structure, treatment of support below grade, guying of sign or method of attachment to building, and such other structural information as the Building Inspector may require.

14.625 Statement of a registered professional engineer that the sign meets dead load and wind pressure requirements of this Article, as stated in Section 14.350.

- 14.626 Such other information as the Building Inspector shall require to show full compliance with this and all other Township ordinances.
- 14.630 Provided the application is in order, the Zoning Officer shall issue a building permit for the erection of the sign, construction of which shall be completed within eighteen (18) months. The Zoning Officer shall collect a fee for each square foot of sign face area before issuing the permit.
- 14.640 A permit shall be required for the replacement, enlargement, remodeling or moving of any sign existing prior to adoption of this Ordinance.
- 14.650 If the Zoning Officer determines that any sign or structure regulated by this Article is unsafe, or otherwise is a public menace, or has been erected or maintained in violation of the provisions of this Article, the owner of such sign shall be given a written notice citing the irregularities found and the actions needed to gain compliance. If, after thirty (30) days from the date the notice was sent, the corrections have not been made, the owner shall be considered subject to proceedings as provided by Article 19 of this Ordinance and in addition the Zoning Officer may cause to have the offending sign repaired or removed with the costs thereof assessed the owner, who shall be denied any further sign permits in the Township until such assessed costs have been paid in full.
- 14.660 If the Zoning Officer determines that a sign is causing an immediate hazard to the public he may order that the sign be removed immediately without further notice, with the costs assessed to the owner.
- 14.670 Signs advertising places of business or activities which terminate operations shall be removed within sixty (60) days of such termination.

14.700 Exemptions

- 14.710 The following types of signs shall not require permits for erection:
- 14.711 Real estate signs not exceeding six (6) square feet in area, limited to one (1) per property for sale, lease or rental, and only when placed on the property advertised. Directional real estate signs shall not exceed two (2) square feet in area and shall not restrict sight visibility. Only one (1) directional sign per property listing is permitted.
- 14.712 Signs denoting the architect, engineer or contractor when placed upon property on which the individual or firm is employed, not to exceed eight

(8) square feet in area and to be removed within thirty (30) days of completion of the project;

- 14.713 Occupational or professional name plates or signs not more than two (2) square feet in area, attached to a building, mailboxes or its supports, containing the offices of the individual or firm advertised, and inscribed only with the name, address, phone number and occupation thereof;
 - 14.714 Memorial signs or tablets of incombustible materials erected by a public or non-profit organization; and
 - 14.715 Traffic or other municipal signs providing warning or information to the traveling public put up by a public agency or authorized to be put up by a public agency.
 - 14.716 Signs erected in connection with elections or political campaigns shall be erected no earlier than six (6) weeks before an election and such signs shall be removed within two (2) weeks following the election. No such sign shall exceed sixteen (16) square feet in area.
 - 14.717 Signs erected in connection with Municipal or School District sports activities shall be permitted on football and baseball athletic fields. All signs shall be one sided and face or be directed to the interior of the athletic facility. The sign(s) shall not be lighted and may not exceed fifteen (15) feet in height.
- 14.720 The following types of signs shall require permits but shall not be obligated for any fees:
- 14.721 Temporary signs for non-profit, public and semi-public use, not to exceed twenty-five (25) square feet, shall not be required to pay any fees. Each permit shall be limited to one sign on the advertised property and six off-site signs. If the permitted signs are not removed by the expiration of the permit time, no new permit shall be issued. No more than six (6) fee-exempt applications shall be permitted in a calendar year.

14.800 Amortization of Nonconforming Signs

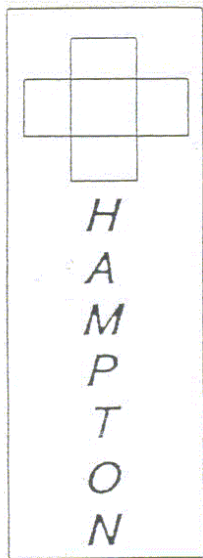
14.810 If the nonconformity consists of too many freestanding signs on a single lot, or an excess of total sign area on a single lot, the person responsible for the violation may determine which sign or signs need to be altered or removed to bring the development into conformity with the provisions of this Article.

14.820 The following types of nonconforming signs, or signs that are nonconforming in any of the following ways, shall be altered to comply with the provisions of this Article, or removed, five (5) years from the date of notice.

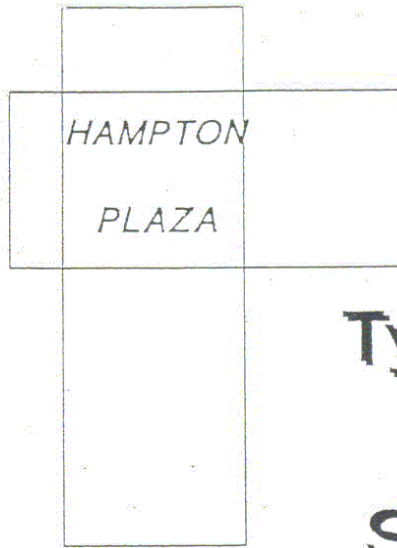
14.821 Portable signs and temporary signs;

14.822 Signs that are in violation of Section 14.400.

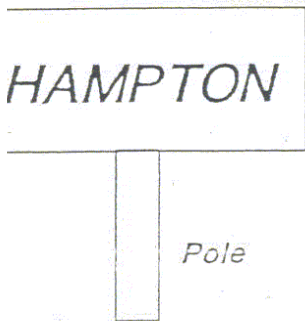
TABLE E:



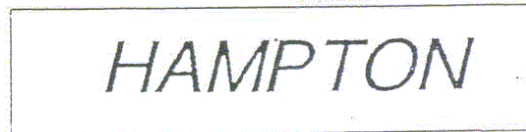
Monument



Pylon



Pole



Ground or Low Profile

Types of Free Standing Signs