

ORDINANCE NO. 2012 - 005

AN ORDINANCE OF THE SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
AMENDING THE SOLEBURY TOWNSHIP ZONING ORDINANCE BY REVISING THE
EXISTING SIGN REQUIREMENTS SET FORTH IN ARTICLE 17 AND DELETING
EXISTING SIGN DEFINITIONS IN ARTICLE 2.

The Township of Solebury Board of Supervisors, upon recommendation of the Bucks County Planning Commission, the Township Planning Commission, and the Township Solicitor, hereby enacts and ordains the following ordinance amending the Township Zoning Ordinance.

ARTICLE I **SIGN REGULATIONS**

The Solebury Township Zoning Ordinance is hereby amended to delete the following definitions from Article 2 – Definitions:

SIGN.	SIGN, GROUND SIGN.	SIGN, PROJECTING.
SIGN, ACCESSORY SIGN.	SIGN, ILLUMINATED.	SIGN, REAL ESTATE.
SIGN AREA.	SIGN, MARQUEE.	SIGN, ROOF.
SIGN, BANNER.	SIGN, OFF-PREMISES.	SIGN, TEMPORARY.
SIGN, BILLBOARD.	SIGN, ON-PREMISES.	SIGN, WALL.
SIGN, FLASHING.	SIGN, PARALLEL.	SIGN, WINDOW.
SIGN, FREESTANDING.	SIGN, POLE.	

ARTICLE II **SIGN REGULATIONS**

The Solebury Township Zoning Ordinance is hereby amended to revise Article 17 – Sign Regulations to read as follows:

ARTICLE 17 – SIGN REGULATIONS

SECTION 1700 SCOPE AND APPLICABILITY

Any Sign constructed, erected, installed, created, altered, maintained, used, removed, or moved within the Township shall only be done so when in compliance with the provisions of

this Article; any other applicable zoning provision; and any other applicable codes, ordinances, rules and regulations.

SECTION 1701 DEFINITIONS

Accessory Sign – A Sign which specifically relates to the permitted use of the premises on which said Sign is erected and which serves as a further description of products available to or services provided for the general public.

Banner – An impermanent Sign made of nylon, canvas or like material.

Canopy Sign – A Sign that is a part of an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Commercial Sign – A message, picture, wording, logo, advertising devise, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, location, event, product, service, or other commercial activity.

Flashing/Video Sign - An Illuminated Sign, where the illumination is not kept at a constant intensity/brightness or which exhibits sudden or marked changes in lighting effects. Also includes any Sign that exhibits moving text/graphics or changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in progression of frames which present the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes. Flashing/Video Signs shall include images or messages with these characteristics that are projected onto buildings or other objects, and electronic graphic Signs. Illuminated Signs which only indicate time, temperature, or date information shall not be considered Flashing/Video Signs.

Freestanding Sign – A Pole Sign or a Monument Sign.

Governmental Sign – Any Sign erected by a governmental authority or its duly appointed agent, in accordance with the provisions of a statute, ordinance, code, rule, or regulation, including safety Signs, Signs indicating scenic or historical points of interest, conserved property Signs, and traffic Signs.

Height of Sign – The vertical distance of a Sign as measured from the lowest ground elevation beneath the Sign to the highest point on the Sign or its supports.

Historical Sign – Any Sign erected by a governmental authority or its duly appointed agent, or by a person or organization with governmental approval, indicating scenic or historical points of interest.

Illuminated Sign – A Sign that is lit either internally or externally with artificial light.

Incidental Sign – A informational/directional Sign, that has a purpose secondary to the use of the lot on which it is located, such as “no parking”, “entrance”, “no trespassing”, and other similar directives.

Marquee Sign – A permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed for commercial use to provide for advertising and/or protection from weather.

Monument Sign – A Sign directly anchored in the ground through a solid wood, stone, or brick base, and is independent from any building or other structure. Monument Signs may have two display sides.

Off Premises Sign – A Sign which directs attention to an object, product, service, place, activity, person, institution, organization, or business that is primarily offered at a location other than the lot upon which the Sign is located.

Open House Sign – A Sign pertaining to the sale or lease of property directing attention to a location other than the property upon which the Sign is located.

Pennant – A lightweight plastic, fabric, or other material which may or may not contain a message or advertising and is designed to move in the wind.

Pole Sign – A Sign supported by one or more uprights/poles, anchored in the ground, and is independent from any building or other structure. Pole Signs may have two display sides.

Political Sign – A Sign that promotes ideas of public or political interest or promotes political causes or candidacies.

Projecting Sign – A Sign that is directly affixed to the wall of a building and is not parallel to the face of such wall.

Real Estate Sign – A Sign pertaining to the sale or lease of the property upon which the Sign is located.

Service Club – A voluntary, not-for-profit social or community organization that conducts charitable and educational activities promoting the public health, general welfare, citizenship, character, and economic growth of and in the local community through volunteer community service. Such clubs are usually composed of business and professional men and women who meet regularly to perform charitable works either by direct hands-on efforts or by raising money for other organizations.

Sign – A permanent or temporary structure or part thereof, or any device attached, painted, placed, reflected, or represented on a structure or other surface that shall display or include any letter, word, message, picture, design, symbol, logo, insignia, or representation used as or which is in the nature of an advertisement, announcement, visual communication, or direction; or is designed to attract the eye or bring the subject to the attention of the public. Flags of any governmental unit or branch of any charitable or religious organization; interior Signs not visible from a public right-of-way or adjoining property, and cornerstones built into or attached to a wall of a building shall not be construed to be Signs.

Sign Area – The area of a Sign shall be construed to include all of the lettering, wording, messages, pictures, designs, symbols, logos, insignias, or representations, together with the background on which they are displayed (whether open or enclosed), not including any supporting framework and bracing which are incidental to the display itself. Where the Sign consists of individual letters, pictures, designs, symbols, logos, insignias, or representations attached to a surface, building, wall or window, the area shall be considered to be that of the smallest rectangle or circle, including the Sign background, which encompasses all of the letters, pictures, designs, symbols, logos, insignias, or representations.

Temporary Sign – An impermanent Sign intended to be displayed for no more than thirty (30) days in a twelve (12) month period, including Signs for sale of agricultural products; contractors, mechanics or artisan Signs; or community event Signs. Does not include Banners.

Tourist Oriented Directional Signing ("TODS") Sign - A Sign meeting the requirements of Section 1.7 of the Pennsylvania Department of Transportation ("PennDOT") Traffic Engineering & Operations Manual – Tourist Oriented Directional Signing (TODS) Policy and approved there under by PennDOT. A TODS Sign shall be located within the right-of-way of a street and provide the name and directional guidance to an attraction that the traveling public would have a reasonable interest in.

Wall Sign – A Sign which is painted on, or attached and parallel to, an outside wall of any building or structure, including windows and doors. Such a Sign must not project more than eight (8) inches from the wall and must be fully supported by such wall.

Window Sign – A Sign that is placed within the interior of a building or structure and is visible from the exterior of a window.

SECTION 1.702 GENERAL REGULATIONS

- A. All Signs shall be constructed of durable materials and shall be constructed, erected, installed, attached, and located to ensure that they will not collapse, fall down, tip over, break apart, detach, or be blown over or off.
- B. Where a Sign is supported by the ground, this Sign must be solidly and firmly attached, supported, and anchored to its supports and framework or directly to the ground. Every such Sign's supports and framework shall be firmly attached and anchored to the ground.
- C. Where a Sign is attached to a structure, such as a building, this Sign must be solidly and firmly attached, supported, and anchored to its supports and framework and its supports and framework shall be firmly attached and anchored to this structure. The applicant must provide proof that the structure can safely support the proposed Sign.
- D. No Sign shall be located, arranged, or placed in a position where it will cause danger to traffic or pedestrians on a street or entering a street; or obscures from view, hides from view, or interferes with the effectiveness of a traffic control device.
- E. No Sign shall be placed within a clear sight triangle of a street, except Governmental Signs, and Street and Address Signs.
- F. No Sign shall be placed within the existing right-of-way of a street, except Governmental Signs, Historical Signs, Street and Address Signs, Service Club Signs, Political Signs and TODS Signs.
- G. Every Sign must be maintained in good condition and repair. Any Sign which is allowed to become dilapidated or damaged to the extent of more than seventy-five percent (75%) of its fair market value shall be removed by and at the expense of the landowner of the property upon which it is located.
- H. All permanent Signs affixed to any permitted building shall be integrated into the architectural design of the building on which they are placed and shall be harmonious with the design of the façade of the building.
- I. The requirements of all other applicable Township codes, ordinances, rules, and regulations shall be met.

SECTION 1703 PROHIBITED SIGNS

It shall be unlawful to erect or maintain the following:

- A. Signs containing, including, or consisting of spinning, animated, twirling, flashing, blinking, twinkling, or any other type of moving objects or lights; and Flashing/Video Signs. This prohibition does not include Signs indicating time, date, and/or temperature and decorations celebrating holidays.
- B. Banners, pennants, balloons, and Signs of any similar character; except for banners temporarily suspended across or along public streets, public property, or private property as allowed elsewhere in this Article.
- C. Signs containing the colors red, green, or yellow which are illuminated or reflective within one hundred (100) feet of any traffic light.
- D. Signs that are not securely embedded into the ground or attached to a building with a permanent foundation; Signs affixed to a movable stand or mounted on wheels; including, but not limited to, Signs converted to A or T frames; and umbrellas used for advertising.
- E. Any Sign painted, placed, erected, constructed, or inscribed wholly upon or over the roofline or the roof of any building or structure with the principal support on the roof; any Sign which extends above the roofline of any building or structure.
- F. Any Sign erected or maintained on Township-owned property, except for those Signs installed by the Township, Government Signs, or Signs required by the Township and Political Signs at polling stations owned by the Township so long as the Political Signs are only in place while the polling station is open and the placement and location of the Political Signs complies with all state and county rules and regulations.
- G. Multiple Signs placed in succession and forming a cohesive phrase, idea, communication, or concept.
- H. Signs which emit smoke, visible vapors or particles, sound, or odor.
- I. Signs that use reflective materials to give the appearance of flashing, blinking, twinkling, or electronically changing messages.
- J. Signs that include words or images that are obscene, pornographic, or highly offensive to public decency.
- K. Lasers; floodlights not specifically being used for illumination.

- L. Signs on a permanently parked vehicle or trailer (one that is not moved on a regular basis or not regularly used for another purpose besides advertising) which is visible from a public road.
- M. Signs attached to any street tree, utility pole, street sign, or other sign.

SECTION 1704 GENERAL RESTRICTIONS AND STANDARDS

The following restrictions and standards shall apply to the following permitted Signs:

A. Double Faced Signs:

1. Any Sign may be double faced provided it has two (2) parallel surfaces that are opposite and matching in size and shape and are not over twelve (12) inches apart.
2. The Sign shall be considered as one (1) Sign and only one (1) face shall be used to calculate the total area of the Sign.

B. Freestanding Signs:

1. In the TNC and LI Districts, no portion of a Pole Sign shall exceed eighteen (18) feet in height. In the VR, VR-C, VC, VC-1 and VC-C Districts, no portion of a Pole Sign shall exceed ten (10) feet in height. In all other Districts, no portion of any Pole Sign shall exceed fifteen (15) feet in height. These height limitations do not apply to Governmental Signs.
2. The portion of a Pole Sign that constitutes the Sign Area of that Sign shall not extend into the area seven (7) to ten (10) feet above the lowest ground elevation beneath the sign. This height limitation does not apply to Governmental Signs.
3. The height of any Monument Sign shall not exceed five (5) feet.
4. The supports for Pole Signs shall be made of metal, steel, or pressure treated timbers. All supports for Pole Signs larger than six (6) square feet in Sign Area shall be embedded in the ground at least three (3) feet six (6) inches.
5. Freestanding Signs in residential districts shall be set back a minimum of ten (10) feet from the cartway and from the rear and side yard lot lines, except Governmental Signs, Historical Signs, Street and Address Signs, Service Club Signs, Political Signs, and TODS Signs.

6. Any Pole Sign exempt from the requirements for a permit shall not exceed (7) feet in height. This height limitation does not apply to Governmental Signs and TODS Signs

C. Wall Signs:

1. No such Sign shall project more than eight (8) inches beyond the façade of the building it is attached to.
2. All Wall Signs shall be rigidly affixed to the building and to all supporting and framing structures, attachments, and hardware with galvanized steel or non-corrosive fasteners.
3. No Wall Sign shall be installed, placed, or hung in such a fashion or location so as to constitute a safety hazard or danger to passers-by.

D. Marque and Canopy Signs:

1. All frames and supports for Marquee and Canopy Signs shall be constructed of metal.
2. Every Marquee or Canopy Sign shall be securely attached to and supported entirely by a building.
3. All Marquee and Canopy Signs shall be constructed and erected so that the lowest portion thereof shall not be less than eight (8) feet above the highest elevation of the ground beneath the marquee or canopy.
4. All Marquee and Canopy Signs shall be set back a minimum of ten (10) feet from the cartway.

E. Illuminated Signs:

1. Illuminated Signs shall be aimed, located, designed, fitted, and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse public streets and other ways (i.e., blinding or disabling glare), and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.
2. No Illuminated Sign facing an occupied dwelling unit located within an agricultural or residential district shall be permitted within one hundred fifty (150) feet of such occupied dwelling.

3. Internally illuminated Signs shall have dark backgrounds and light letters, rather than light backgrounds and dark letters.
4. Signs shall only be illuminated by electrical means.
5. Any external light illuminating a Sign must be directed downwards at the Sign and shall be installed and/or aimed so that it does not project its output at neighboring residences, adjacent uses, directly skyward, or onto a roadway.
6. Where non-cutoff luminaires such as floodlights are used to meet the lighting design objectives for outdoor sign lighting, the luminaires shall be equipped with glare shields, visors, barndoors, and other similar shielding accessories as required to ensure that the candlepower distribution from all lighting installations shall be cut off at all angles beyond those required to restrict direct illumination within the perimeter of the Sign being illuminated.
7. An Illuminated Sign shall meet all of the other requirements applicable to the type of Sign being illuminated.

F. Projecting Signs:

1. Such Sign shall not project more than three (3) feet from the building façade.
2. No part of the Sign shall be less than eight (8) feet, nor more than fifteen (15) feet above highest elevation of the ground beneath the Sign.
3. All Projecting Signs shall be set back a minimum of ten (10) feet from the cartway.

G. Banners:

1. At least thirty (30) days prior to the desire date of hanging a Banner, an applicant must complete and submit a Sign Permit application to the Township for approval.
2. The bottom of a Banner shall not be hung lower than twenty (20) feet over any portion of the street right-of-way. A Banner shall have a maximum Sign Area of 100 square feet.
3. Banners shall be displayed at least ¼ mile apart from each other. No more than four (4) Banners may be hung for an event or organization.
4. Banners promoting an event cannot be hung more than fourteen (14) days prior to the date of the event being advertised and must be removed no later than

two (2) days after the conclusion of the event being advertised. Banners not removed within two (2) days after the conclusion of the advertised event will be removed by the Township and the applicant shall be liable for the actual cost of removal. Banners promoting an event cannot be hung more than a total of thirty (30) days. Banners hung longer than this thirty (30) day period will be removed by the Township and the applicant shall be liable for the actual cost of removal.

5. Banners promoting an organization cannot be hung for more than thirty (30) days out of every year. Banners hung longer than this thirty (30) day period will be removed by the Township and the applicant shall be liable for the actual cost of removal.
6. All Banners shall be located at least 100 feet away from any traffic control device and shall not block to the view of the traveling public of any traffic control device.

SECTION 1705 SIGNS FOR WHICH A PERMIT IS NOT REQUIRED

The following Signs, exactly as herein described, are exempt from the requirements for a permit but shall still be subject to all applicable regulations in this Zoning Ordinance. These Signs are allowed in all zoning districts in addition to any other allowed signage.

A. Temporary holiday decorations.

B. Governmental Signs

C. Historical Signs, provided size thereof is not in excess of six (6) square feet in area.

D. Name and Address Signs designating the name of the owner or occupant of a property, the name and/or address of such property, or the private ownership of roadways provided:

1. Not more than one (1) such Freestanding Sign shall be placed upon any property unless such property has more than one (1) entrance from a street, in which event, one (1) such Sign may be erected at each entrance. Such a freestanding Sign cannot be in excess of six (6) square feet in area.
2. One (1) such Wall Sign may be erected by the primary entrance to the primary building on the property. Such a Wall Sign cannot be in excess of two (2) square feet in area.

3. Such Signs shall contain letters and numbers eight (8) inches or less in height and width.
- E. Temporary Signs of tradespeople, contractors, artisans, mechanics, painters, architects, and engineers may be erected and maintained during the period such persons are performing work on the premises on which Signs are erected, provided:
1. The size thereof is not in excess of six (6) square feet in area.
 2. Not more than one (1) Sign for each person or business shall be placed on any one property on which such person or business is performing work.
 3. Such Signs may be placed during the conduct of the work, but shall be removed immediately upon completion of the work. Signs may be erected for more than thirty (30) days, if the duration of the work being conducted on the property lasts longer than thirty (30) days.
- F. Temporary Signs announcing a public, educational, charitable, civic, religious, or similar campaign or event provided:
1. Each such Sign does not exceed twelve (12) square feet in area.
- G. Window Signs shall be used to serve as an Accessory Sign to the Sign associated with the principal use.
1. The total area of all temporary or permanent Window Signs shall not exceed twenty-five percent (25%) of the total glass area of the window in which they are placed, except for grocery stores, food markets, or pharmacies, where the total area shall not exceed thirty-five percent (35%) of the total glass area of the window.
- H. Incidental Signs on the same lot as the use to which the Sign relates, provided:
1. The area of each said Sign shall not exceed two (2) square feet.
 2. Such Sign shall not contain any advertising.
 3. "No hunting" and "no trespassing" Signs shall fully comply with all applicable State laws, rules, and regulations regarding their erection, posting, maintenance, and language.

I. Real Estate Signs and Open House Signs, may be erected and maintained provided:

1. Real Estate Signs shall only be placed or erected upon the property they are advertising to sell or rent or advertising that this property has been sold or rented. The size of any such Sign shall not exceed six (6) square feet in area, inclusive of any tag-ons.
2. Not more than one (1) Sign shall be placed on any property held in single and separate ownership, unless such property fronts upon more than one (1) public street, in which event, one (1) such Sign may be erected on each street frontage.
3. All such Signs shall be removed within fourteen (14) days after a lease has been signed or settlement has been completed.
4. One (1) Open House Sign not exceeding four (4) square feet shall be permitted upon the property where the open house is occurring, and three (3) additional signs may be placed along the streets in the area for directional purposes. Such Signs shall only be erected on the day of the event and must be removed immediately after the conclusion of the open house.

J. Service Club Signs depicting the club's symbol and setting forth the meeting place and time of the club within the Township provided:

1. The area of such Sign shall not exceed four (4) square feet.
2. Not more than two (2) Signs per organization may be placed within the Township's boundaries.
3. The Club has a chapter that operates and meets within the Township.

K. Temporary Signs for yard sales or garage sales, provided:

1. Such a Sign does not exceed six (6) square feet in area.
2. Such Signs shall be removed within twenty-four (24) hours after said sale.

L. One or more Signs applied to a windowpane or exterior wall signifying or showing:

1. Hours of operation.
2. Name or names of credit or charge institutions accepted by the business.
3. Membership or affiliation with any trade association, craftsman group, labor union, civic/fraternal organization, or any other similar group/organization.

Such Signs shall not exceed, in total, two (2) square feet in area.

M. Political Signs, provided

1. Each such Sign does not exceed thirty-two (32) square feet in area.
2. Political Signs supporting a specific candidate, candidates or a political cause erected in open space or in the right-of-way of a public street shall be removed fourteen (14) days after the primary, general, or special election in which that candidate was running.

N. Temporary Signs advertising seasonal agricultural products may be erected and maintained on the premises or off-site, provided:

1. Only Signs advertising the sale of agricultural products and providing directions to the property on which the products are sold are permitted.
2. Agricultural products include plants, fruits, vegetables, animals, meats, and those goods created directly from them, such as jellies, jams, cider, wine, wreathes, pies, etc. At least 50% of the agricultural products being advertised by such Signs must be grown, raised, made, created, or produced upon the property where they are being sold.
3. Such Signs shall be erected only while such seasonal products are actually being sold. If the seasonal product being advertised is sold for more than 30 days, the Sign may remain up for the entire time the product is being sold.
4. Such Sign shall not exceed four (4) square feet in area.
5. Not more than six (6) such Signs shall be erected in the Township for each business/farm at any one time.
6. Written permission shall be secured from the owner of the property or right-of-way on which the off-site Sign is to be erected.
7. Additionally, one Sign can be erected upon the premises advertising agricultural activities provided on the premises, subject to the following:
 - a. The Sign shall not exceed six (6) square feet in area per side.
 - b. The Sign shall be set back a minimum of ten (10) feet from the cartway.

- O. Tourist Oriented Directional Signing ("TODS") Signs may be erected and maintained along State and Township roads in compliance with Section 1.7 of PennDOT's Traffic Engineering & Operations Manual – Tourist Oriented Directional Signing (TODS) Policy. The Township shall not be responsible for the cost, installation, maintenance, repair, or replacement of any TODS Sign. Any TODS Sign that becomes noncompliant with the PennDOT Manual shall be immediately brought into compliance or removed.

SECTION 1706 SIGNS FOR WHICH A PERMIT IS REQUIRED

The following Signs, exactly as herein described, are permitted within the following Districts, provided a Sign Permit has been obtained.

- A. Residential and Mobile Home Park Overlay (MHPO) Districts – In all Residential Zoning Districts, including the Mobile Home Park Overlay District, the following types of Signs shall be allowed for uses permitted in each district, upon issuance of a Sign Permit and compliance with the applicable requirements.
1. A single Freestanding or Wall Sign advertising an Agricultural Use, Riding Academy, Golf Course, Daycare, Commercial School, Home Occupation, or Bed and Breakfast Inn located on the same property as the Sign, provided such Sign shall not exceed four (4) square feet in area.
 2. Freestanding Signs advertising the sale, rental or development of a pending subdivision or land development of the property upon which they are erected, provided:
 - a. The size of any such Sign is not in excess of sixteen (16) square feet in area.
 - b. Not more than one (1) Sign shall be placed upon any property unless such property fronts upon more than one (1) public street, in which event, one (1) Sign may be erected on each frontage.
 - c. Such Sign shall not be erected until the subdivision and/or land development has received Final Plan approval.
 3. Freestanding Signs identifying a constructed subdivision or land development by name, including mobile home parks, provided:
 - a. Not more than one (1) Sign shall be placed at each entrance to the subdivision or other land development and each entrance Sign does not exceed sixteen (16) square feet in area.

- b. Such Signs are restricted to the name of the subdivision or land development.
- 4. Freestanding Signs of schools, colleges, libraries, public parks, recreational facilities, churches, hospitals, full and life care facilities, sanitariums, community centers, cemeteries, or other institutions of a similar nature may be erected and maintained on the premises provided:
 - a. The size of any such Sign is not in excess of twenty (20) square feet in area.
 - b. Not more than one (1) Sign shall be placed on the institution's property, unless such property fronts upon more than one (1) street, in which event one (1) such Sign may be erected on each frontage.
- 5. Freestanding Signs indicating the location of or directions to hospitals or other public service institutions may be erected and maintained on the premises or off-site, provided:
 - a. The size of any such Sign shall not exceed three (3) square feet in area.
 - b. The number of any such Signs to be erected off-site by any one institution or organization shall be limited to two (2), except hospitals and other acute care medical facilities may erected an unlimited number of Signs.
 - c. Written permission shall be secured from the owner of the property or right-of-way on which the off-site Sign is to be erected.
- 6. Commercial Signs, either Freestanding, Projecting, or Wall, for nonconforming uses which are located in a building other than a residence and which indicate the name or activity of the occupant of the building provided:
 - a. Not more than one (1) such Sign shall be erected for such use.
 - b. Such Sign shall not exceed four (4) square feet in area.

In addition, Window Signs are permitted in a building, or portion thereof, where a legal nonconforming commercial use is located.

- 7. Only the following Illuminated Signs shall be allowed:
 - a. An identification Sign for a hospital, physician, dentist, governmental agency, or any other similar person or entity whose services, in an

emergency, are considered essential to the public health, safety, and welfare.

- b. An identification Sign for a school, church, or other similar permitted institutional use provided the said Sign is illuminated only between the hours of dusk and midnight prevailing time.
 8. Banners across and along streets and other public rights-of-way and banners on private property shall be permitted to promote community events and veterans', charitable, educational, fraternal, civic, or service organizations. Banners promoting business and/or commercial enterprises are prohibited.
- B. Village Districts - In all Village Zoning Districts, the following types of Signs shall be allowed for uses permitted in each District, upon issuance of a Sign Permit and with compliance with the following and any other applicable requirements.
1. General Regulations. All such Signs erected in a Village District shall comply with the following:
 - a. Every Sign shall be constructed out of wood or masonry. The supports for every Sign shall be constructed out of wood, masonry, metal or cast iron.
 - b. No illuminated sign shall be internally illuminated.
 - c. The lights illuminating a Sign shall not turn on until dusk and shall turn off no later than 12:00 midnight.
 - d. Where applicable and required, every Sign shall comply with the Township's Historical Architectural Review Board Ordinance and obtain a certificate of appropriateness.
 2. Any Sign permitted in a Residential District which relates to a use permitted in the Village Districts is allowed in the Village Zoning Districts, so long as all applicable requirements are met.
 3. All Commercial Signs shall only advertise the permitted business activity conducted on the same premises as the Sign.
 4. In the Village Commercial Districts, Commercial Signs (either Freestanding, Projecting, or Wall), are allowed, provided:
 - a. Not more than one (1) Freestanding Sign shall be permitted upon any property unless such property fronts upon more than one (1) public

street, in which event, one (1) Sign may be erected along each frontage. Such Signs shall not exceed twelve (12) square feet in area. Such Signs shall be set back a distance of not less than ten (10) feet from the edge of the cartway.

- b. Not more than one (1) Projecting Sign shall be permitted upon each property. Such Sign shall not exceed eight (8) square feet in area.
 - c. Not more than one (1) Wall Sign shall be permitted upon each property. Such Sign shall not exceed, in area, ten (10) percent of the wall surface area to which it is attached or sixteen (16) square feet, whichever is less.
 - 5. A single Freestanding or Wall Sign advertising a Private Club located on the same property as the Sign is allowed, provided such Sign shall not exceed four (4) square feet in area.
 - 6. Freestanding Signs for a Cultural, Religious, or Charitable use may be erected and maintained on the premises provided:
 - a. The size of any such Sign is not in excess of twenty (20) square feet in area.
 - b. Not more than one (1) Sign shall be placed on the institution's property, unless such property fronts upon more than one (1) street, in which event one (1) such Sign may be erected on each frontage.
- C. Commercial, Industrial, and Quarry Districts - In all Commercial, Industrial, and Quarry Zoning Districts, the following types of Signs shall be allowed for uses permitted in each District, upon issuance of a Sign Permit and compliance with the applicable requirements.
- 1. Any Sign permitted in a Residential District which relates to a use permitted in the Commercial, Industrial, and Quarry Districts and all applicable requirements are met.
 - 2. All Commercial Signs shall only advertise the permitted business activity conducted on the same premises as the Sign.
 - 3. Permitted Signs may be illuminated in accordance with the provisions of this Article.
 - 4. In the LI, QA, and TNC Districts, Commercial Signs (either Freestanding, Projecting, or Wall), are allowed, provided:

- a. Not more than one (1) Freestanding Sign shall be permitted upon any property unless such property fronts upon more than one (1) public street, in which event, one (1) Sign may be erected along each frontage. In the QA District, such Signs shall not exceed sixteen (16) square feet in area. In the TNC and LI Districts, such Signs shall not exceed thirty-two (32) square feet in area. Such Signs shall be set back a distance of not less than ten (10) feet from the edge of the cartway.
 - b. In the QA District, not more than one (1) Wall or Projecting Sign shall be permitted upon each property. Such Sign shall not exceed sixteen (16) square feet in area.
 - c. In the TNC and LI Districts, not more than one (1) Wall or Projecting Sign shall be permitted upon each property. Such Sign shall not exceed, in area, ten (10) percent of the wall surface area to which it is attached or thirty-two (32) square feet, whichever is less.
5. In all Commercial Zoning Districts other than the TNC, Commercial Signs (either Freestanding, Projecting, or Wall), are allowed, provided:
 - a. Not more than one (1) Freestanding Sign shall be permitted upon any property unless such property fronts upon more than one (1) public street, in which event, one (1) Sign may be erected along each frontage. Such Signs shall not exceed eight (8) square feet in area and shall be set back a distance of not less than ten (10) feet from the cartway.
 - b. Not more than one (1) Wall or Projecting Sign shall be permitted upon each property. Such Sign shall not exceed six (6) square feet in area.
6. Signs advertising a group of non-retail businesses or industries on a lot held in single and separate ownership on the lot where such uses are conducted, provided:
 - a. Not more than one (1) Freestanding Sign shall be permitted upon any property unless such property fronts upon more than one (1) public street, in which event, one (1) Sign may be erected along each frontage. The total area of such Sign shall not exceed twenty-four (24) square feet for one (1) business or industry. However, an additional two (2) square feet may be added for every additional business or industry located upon the property, but in no case shall such Sign exceed thirty-six (36) square feet.
 - b. Not more than one (1) Wall Sign shall be attached to the wall of each permitted principal building, which shall not exceed ten (10) percent of the wall surface area or thirty-two (32) square feet, whichever is less.

- c. The structural backing for all such Signs shall be uniform, and no Sign may extend, in any direction, beyond the outside edge of the backing.
 - d. No other Commercial Signs are permitted on the property.
- 7. In the case of a Shopping Center, the following Signs are allowed upon the property where such use is conducted, provided:
 - a. Not more than one (1) Freestanding Sign shall be permitted upon any property unless such property fronts upon more than one (1) public street, in which event, one (1) Sign may be erected along each frontage. Such a Sign shall not exceed thirty-six (36) square feet in area.
 - b. Each commercial use upon the property shall be permitted one (1) Wall or Projecting Sign. The Sign area of each Sign shall not exceed ten (10) percent of the wall surface area to which the Sign is to be attached.
 - c. The structural backing for all such Signs shall be uniform, and no Sign may extend, in any direction, beyond the outside edge of the backing.
 - d. No other Commercial Signs are permitted on the property.
- D. Outdoor Recreation District - The following Signs can be erected and maintained in the Outdoor Recreation (OR) District upon issuance of a Sign Permit and compliance with the applicable requirements.
 - 1. Any Sign permitted in a Residential District which relates to a use permitted in the OR District and all applicable requirements are met.
 - 2. Signs advertising an outdoor recreation use when located on an individual lot or tract where such use is conducted, provided:
 - a. Not more than one (1) Freestanding Sign shall be permitted along each public street on which the use has frontage. Such Signs shall not exceed sixteen (16) square feet in area and shall be set back at least ten (10) feet from the cartway, and shall be separated at least one hundred (100) feet from one another, as measured along the street line.
 - b. Not more than two (2) Wall Signs attached to a façade of a permitted principal building shall be allowed, neither of which shall exceed sixteen (16) square feet in area.

3. Permitted Signs may be illuminated in accordance with the provisions of this Article.
- E. Light Industrial District -- Off-premises Signs can be erected in the Light Industrial (LI) District upon issuance of a Sign Permit and in compliance with the following:
1. Off Premises Signs shall be located only along State Route 202 or State Route 32 in the LI Zoning District. Such Signs are only permitted as a special exception.
 2. All Off Premises Signs shall be erected upon land which is leased or purchased for the exclusive business purpose of advertising by Sign. Only one (1) such Sign may be erected per parcel. Off-premises Signs shall not be erected upon or within any protected natural resource.
 3. All Off Premises Signs shall be permanent freestanding Signs erected upon the ground. No Off Premises Sign shall be erected upon, painted on, applied to, attached to, and/or supported by a building, vehicle, or other structure.
 4. Setbacks
 - a. Right-of-Way. No Off Premises Sign or any part thereof shall be erected or maintained closer than fifty (50) feet from the future right-of-way of State Route 202 or State Route 32. No Off Premises Sign or any part thereof shall be erected or maintained farther away than one hundred and fifty (150) feet from the future right-of-way of State Route 202 or State Route 32.
 - b. Side or Rear Yards. No Off Premises Sign or any part thereof shall be erected or maintained within fifty (50) feet of any side or rear property line.
 - c. Other Signs. No Off Premises Sign shall be located closer than five hundred (500) feet to any other Off Premises Sign, such measurement to be made between the two nearest points located on any portion of the two Signs.
 - d. Residences. No Off Premises Sign shall be located closer than five hundred (500) feet to any residence located within a residential or agricultural zoning district, such measurement to be made between the two nearest points located on any portion of the Sign and the residence.
 - e. Public and civic places. No Off Premises Sign shall be placed so as to face a lot located within three hundred (300) feet of the Sign and occupied by a church, school, park, playground, open space, historic building, or cemetery.
 - f. Other structures. No Off Premises Sign shall be located within thirty (30) feet of any other structure.

5. No Off Premises Sign shall be permitted to exceed a maximum area of one hundred and sixty (160) square feet, including border and trim but excluding supports. A Sign having two (2) sides back-to-back or a V-shaped Sign with a horizontal angle not greater than forty-five degrees (45°) is permitted to have one hundred and sixty (160) square feet on each side for a total maximum area of three hundred and twenty (320) square feet.
6. No Off Premises Sign or any part thereof shall be taller than twenty (20) feet in height measured from the nearest shoulder of the road to the highest point of the proposed Sign or taller than twenty-five (25) feet in height measured from lowest point of the undisturbed surface of the ground underneath the Sign. No Off Premises Sign shall be erected upon a berm or other artificial/man-made structure designed to increase the height of the Sign.
7. An Off Premises Sign structure may contain only one Sign or advertisement per face.
8. Off-premises Signs shall not be artificially lit in any fashion. No revolving or electronic Off Premises Signs including, but not limited to, flashing Signs, Signs with intermittent illumination, or Signs with mechanically or electronically changing messages, shall be permitted. No mobile Off Premises Signs shall be permitted. No Flashing/Video Off Premises Signs shall be permitted.
9. The following buffer plants shall be planted adjacent to all Off Premises Signs. The size and species of these plants shall comply with the requirements listed in Section 5.20 of the Solebury Township Subdivision and Land Development Ordinance. All such buffer plants shall be properly maintained and cared for and shall be replaced if they die or are damaged or diseased.
 - a. Five (5) evergreen trees within a thirty (30) foot radius along each side of the Sign.
 - b. Five (5) evergreen trees within a forty (40) foot setback along the rear of the Sign (if no advertising face on the rear on the Sign).
 - c. Four (4) flowering trees within a fifty (50) foot radius along each side of the Sign.
 - d. One (1) shrub along the front of the Sign for every three (3) lineal feet of Sign frontage.
 - e. One (1) shrub along the rear of the Sign for every three (3) lineal feet of Sign frontage (if there is an advertising face on the rear on the Sign).

10. All Off Premises Signs shall be maintained in good condition. The structural components of the Sign shall be maintained to ensure their integrity and to prevent the possible collapse of the Sign. Any damage to the structural components shall be repaired within twenty-four (24) hours. The face of the Sign shall be blank or shall show the full advertisement. Signs having ripped, defaced, or partial advertisements shall be immediately repaired by having the advertisement restored to its original condition, removed, or covered.

SECTION 1707 REMOVAL OF ABANDONED, DANGEROUS, OR UNLAWFUL SIGNS

- A. No person shall maintain or permit to be maintained on any premises owned or controlled by him, a Sign which has been abandoned. An abandoned Sign for the purpose of this Ordinance is a Sign erected on, and/or related to a property for which the use has been abandoned or, any Sign which relates to a time, event, or purpose which is past.
- B. Any conforming Sign erected in conjunction with or advertising a use that is no longer located on the same property as the Sign shall be removed immediately by the property owner. Any conforming Sign erected in conjunction with or advertising a service or product that is no longer available shall be removed immediately by the owner of the property where the Sign is located.
- C. Any conforming Sign that is not maintained so as to become a danger to the public shall be immediately repaired or removed, to eliminate the danger, by the owner of the property it is located upon. Any conforming Sign that has been erected in such a fashion as to constitute a dangerous or unsafe condition or a menace to the public shall be removed immediately by the owner of the property it is located upon.
- D. Any Sign established, erected, placed, operated, repaired, or maintained in violation of any of the provisions of this Ordinance or any other ordinance, code, rule or regulation of the Township shall be removed and shall not be re-erected, re-established, or replaced until it fully complies with all of the applicable provision of this Ordinance and any other ordinance, code, rule or regulation of the Township.

SECTION 1708 NONCONFORMING SIGNS

Any Sign existing and lawful as of August 21, 2012 that does not conform with the current applicable zoning regulations shall be considered a nonconforming Sign and may continue to exist and operate in its present location.

- A. Any nonconforming Sign that is destroyed or removed, shall be replaced only with a Sign erected in conformity with this Article
- B. Any nonconforming Sign which requires maintenance, renovation, replacement, or repair work in excess of fifty percent (50%) of its cost of replacement shall be brought into conformity with this Article.
- C. Nonconforming Signs may be repainted, repaired (including lighting if the Sign already is illuminated), or altered in their wording, providing such modifications do not exceed the dimension of the existing nonconforming Sign or cost in excess of fifty percent (50%) of the cost of replacement of the Sign.

SECTION 1709 PERMIT REQUIREMENTS

No Sign shall hereafter be constructed; erected; installed; attached to, suspended from, or supported on a building or structure; altered; rebuilt; enlarged; extended; or relocated until a permit for the same has been obtained from the Zoning Officer, except those types of Signs specifically listed herein as being exempt from this permitting process. Application for a Sign Permit shall be made in writing to the Township Zoning Officer in accordance with the following provisions:

- A. The Zoning Officer is hereby authorized and empowered to revoke any permit issued by him upon the failure of the holder thereof to comply with any provision of this Zoning Ordinance.
- B. All Sign Permit applications shall be filed on forms provided by the Township.
- C. All Sign Permit applications shall be filed in duplicate and shall include:
 - 1. A description of the size, shape, color, material, supports, anchoring, weight and height of the Sign(s), as well as the intensity of illumination, if any, and the purpose of the Sign(s).
 - 2. An architectural elevation drawn to scale of the Sign(s) indicating the proposed style of the letters, words, symbols or other graphics; and the proposed size, dimensions, shape, color, material, supports, anchoring, and height of the Sign(s).
 - 3. A plot plan drawn to scale showing the proposed Sign location(s), including any proposed off-site locations with respect to property lines, buildings and any existing Signs.

- D. Written consent of the owner of the property the Sign is proposed to be erected upon, if the owner is different from the applicant.
- E. All applications for Sign approval permits shall be accompanied by payment to cover the required fee as set forth in the fee schedule established from time to time by resolution of the Board of Supervisors.
- F. All applications for a Sign Permit shall be reviewed and approved by the Zoning Officer, and where necessary, the Township Engineer.
- G. An application for a Sign Permit shall not be approved unless the Sign meets all the applicable requirements set forth in this Article and all other applicable ordinances, rules and regulations.

CHARTS OF SIGN REGULATIONS

GENERAL REGULATIONS

Sign Type	Zoning District	Sign Height	Misc. Requirements
Freestanding	Residential		Setback 10 ft. from cartway, and rear and side yard lot lines
Pole	TNC & LI	18 ft. max.	Does not apply to Government Signs
Pole	All but TNC & LI	15 ft. max.	Does not apply to Government Signs
Pole	All	Not more than 7 ft. or less than 10 ft.	Applies only to Sign Area, not supports. Does not apply to Government Signs
Monument	All	5 ft. max.	
Marquee/Canopy	All	8 ft. min.	Setback 10 ft. from cartway
Projecting	All	15 ft./8 ft.	Setback 10 ft. from cartway/25 ft. separation between such Signs

PERMITLESS SIGNS

Sign Type	Max. Number	Time Limits	Max. Sign Area	Sign Height	Misc. Requirements
Name & Address	1 per entrance		Freestanding – 6 sq. ft. Wall – 4 sq. ft.	7 ft. max.	Letters and numbers must be eight (8) inches or less in height
Government	n/a	n/a	n/a	n/a	Must comply with all applicable statutes, ordinances, codes, rules, & regulations
Historical	n/a	n/a	6 sq. ft.	7 ft. max.	
Tradespeople, Contractor, Artisan, etc.	1	Removal upon completion of work	6 sq. ft.	7 ft. max.	
Temporary Event		30 days/year	12 sq. ft.	7 ft. max.	
Political			32 sq. ft.	7 ft. max.	Candidate Signs removed 14 days after elections
Window			25% or 35% of total glass areas		
Incidental			2 sq. ft.	7 ft. max.	No advertising
Real Estate	1/road frontage	Remove within 14 days of	6 sq. ft.	7 ft. max.	Only on lot for sale
Open House	1/road frontage	Only erected on day of event / must be immediately removed	4 sq. ft.	7 ft. max.	
Service Organization	2		4 sq. ft.	7 ft. max.	
Yard/Garage Sales		Removal within 24 hours	6 sq. ft.	7 ft. max.	
Seasonal Agricultural Products (off-site)	6	Only erected while advertised products are being sold	4 sq. ft.	7 ft. max.	Need permission from property owner
Agricultural Activities	1		6 sq. ft.	7 ft. max.	Setback 10 ft. from cartway
TODS				n/a	Must comply with applicable PennDOT regulations

PERMIT SIGNS

Sign Type	Zoning District	Use	Max. Number	Time Limits	Max. Sign Area	Sign Height Max./Min.	Misc. Requirements
Freestanding or Wall	All	Ag, riding acad, golf, daycare, comm. school, home occ, or B & B	1 of either		4 sq. ft.		
Freestanding	All	Advertising pending land development	1 per road frontage	Cannot be erected until final plan approval	16 sq. ft.		
Freestanding	All	Land development identification	1 per entrance		16 sq. ft.		Only list name of development
Freestanding	All	Schools, parks, churches, hospitals, & other institutions	1 per road frontage		20 sq. ft.		
Freestanding (off-site)	All	Directions to institutions	N/A for medical facilities / 2 for all others		3 sq. ft.		Need permission from property owner
Freestanding, Wall, or Projecting	All	Non-conforming commercial use	1		4 sq. ft.		Window Signs also permitted
Illuminated	All	Medical facility / gov. agency	1				
Illuminated	All	School, church, or other institution	1	Only on from dusk to midnight			
Banners	All	Community events/service organizations	4 with a ¼ mile separation between each	14 days prior to event to 2 days after / only 30 days total per year	100 sq. ft.	At least 20 ft. above ground	Permit app. must be filed at least 30 days in advance
All	Village	All					Constructed out of wood or masonry
Illuminated	Village	All		Only on from dusk to midnight			No internal illumination
Freestanding	Village	All	1 per road frontage		12 sq. ft.		Setback 10 ft. from cartway
Projecting	Village	All	1		8 sq. ft.		
Wall	Village	All	1		Lesser of 10% of wall area or 16 sq. ft.		

Freestanding or Wall	Village	Private Club	1	4 sq. ft.		
Freestanding	Village	Cultural, Religious, or Charitable	1 per road frontage	20 sq. ft.		
Freestanding	TNC, LI, and QA	All	1 per road frontage	16 sq. ft. – QA 32 sq. ft. – TNC & LI		Setback 10 ft. from cartway
Wall or Projecting	QA	All	1	16 sq. ft.		
Wall or Projecting	TNC and LI	All	1	Lesser of 10% of wall area or 32 sq. ft.		
Freestanding	Commercial other than TNC	All	1	8 sq. ft.		Setback 10 ft. from cartway
Wall or Projecting	Commercial other than TNC	All	1	6 sq. ft.		
Freestanding	TNC, LI, and QA	Office/Industrial Park	1 per road frontage	24 sq. ft. to 36 sq. ft.		Uniform backing for all Signs
Wall	TNC, LI, and QA	Office/Industrial Park	1 per principal building	Lesser of 10% of wall area or 32 sq. ft.		Uniform backing for all Signs
Freestanding	TNC, LI, and QA	Shopping Center	1 per road frontage	36 sq. ft.		Uniform backing for all Signs
Wall or Projecting	TNC, LI, and QA	Shopping Center	1 per use	10% of wall area		Uniform backing for all Signs
Freestanding	OR	Outdoor recreation	1 per road frontage	16 sq. ft.		Setback 10 ft. from cartway / 100 ft. separation
Wall	OR	Outdoor recreation	2	16 sq. ft. per sign		
Freestanding (off-site)	LI	Off-premises advertising	1 per lot	160 sq. ft.	20 ft./25 ft.	Numerous setbacks and buffers

The above charts contain a synopsis of the regulations in Article 17. They do not contain all of the regulations, nor do they fully describe each regulation. If there is a conflict between these charts and a provision listed elsewhere in this Zoning Ordinance, the other provision shall control.

ARTICLE III REPEALER

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE IV SEVERABILITY


If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors of Solebury Township, that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included therein.

ARTICLE V EFFECTIVE DATE


This Ordinance shall become effective five (5) days after enactment.

ENACTED AND ORDAINED this 16th day of October, A.D., 2012.

**SOLEBURY TOWNSHIP
BOARD OF SUPERVISORS**



Robert Heath Jr., Chair



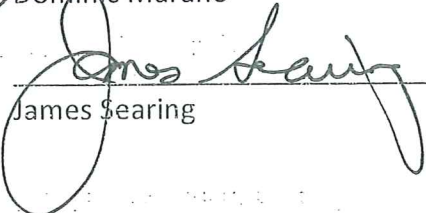
Edward McGahan Jr., Vice-Chair



Paul Cosdon

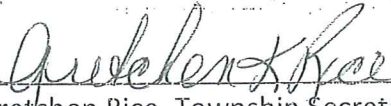


Dominic Marano



James Searing

ATTEST:



Gretchen Rice, Township Secretary