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ATTORNEY BUSINESS ACCOUNT

TO THE ORDER OF

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2005 South Easton Road, Suite 100, Doylestown, PA 18901
267.898.0570 • 800.773.0680 • FAX 215.340.3929
jaw@curtinheefner.com

January 28, 2021

Bucks County Law Library
Bucks County Courthouse - 1st Floor
55 E. Court Street
Doylestown, PA 18901

Re: Solebury Township – Proposed Ordinance

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, AMENDING THE
SOLEBURY TOWNSHIP ZONING ORDINANCE
REGARDING THE USE OF SIGNS**

To Whom It May Concern:

Enclosed please find for filing a true and correct copy of the above-referenced proposed ordinance. Also enclosed is a check in the amount of \$10.00 to cover the cost of filing.

If you require anything further to process this, please do not hesitate to contact me. Thank you.

Very truly yours,



Joanna A. Waldron
For CURTIN & HEEFNER LLP

JAW:alr
Enclosures

ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, AMENDING THE
SOLEBURY TOWNSHIP ZONING ORDINANCE
REGARDING THE USE OF SIGNS**

WHEREAS, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of Solebury Township (“Solebury” or the “Township”) may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. §66601);

WHEREAS, the Board of Supervisors declares that the reasonable regulation of signs in the Township promotes public health and safety, protects property values, the environment, and scenic vistas and supports the local economy; and

WHEREAS, the proposed amendments will help residents, civic organizations and local business owners by establishing clarity and firm guidance on the use of signs within the Township that respects free speech rights while maintaining the character of the Township; and

WHEREAS, the proposed amendments have been advertised, considered, and reviewed in accordance with all applicable law;

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, that the Code of Ordinances of Solebury Township is **AMENDED** as follows:

I. STRIKE Sections 27-2401 through 27-2410 of the Zoning Ordinance and **REPLACE** them as follows:

A. §27-2401 Purpose and Scope.

1. The Township has a compelling interest in providing for the health and safety of its residents and in protecting the environment and the local economy. The careful regulation of signs furthers those interests. In the case of providing for public health and safety, this sign ordinance enables the Township to maintain safe conditions on its roads for both motorists and pedestrians alike. With regard to the protection of the local economy, the ordinance helps the Township to maintain the aesthetic and natural beauty of its lands, thereby protecting real estate values and promoting tourism in one of the most scenic areas in Bucks County, our Commonwealth, and nation. The Township adopts this sign ordinance to further these interests while respecting free speech rights.

2. Signs may be erected or maintained in the Township only in compliance with the provisions of this part and any other applicable law or regulation.

B. §27-2402 Definitions.

BANNER

A sign made of nylon, canvas or like material that is hung for a limited period of time.

COMMERCIAL UNIT

One or more commercial uses, including without limitation, grocery stores, banks, coffee shops, cafes and dining areas, located within a single primary structure.

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.

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.

ILLUMINATED SIGN

A sign that is lit either internally or externally with artificial light.

INCIDENTAL SIGN

An 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," "no hunting," and other similar directives.

LONG-TERM TEMPORARY SIGN

A sign that is non-permanent and can be display for 120 days, but is not intended to be displayed for any indefinite period, and which requires a permit that may be renewed annually.

MONUMENT SIGN

A sign directly anchored in the ground through a concrete, 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.

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.

PROJECTING SIGN

A sign that is directly affixed to the wall of a building and is not parallel to the face of such wall. It includes signs that are a part of an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area as well as marquees.

SHORT-TERM TEMPORARY SIGN

A sign that is non-permanent that can be displayed for 45 days, but is not intended to be displayed for any indefinite period.

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. 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 lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing incidental to the display itself. Where the sign consists of individual letters or symbols attached to a building, wall or window, the area shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols. In computing square foot area of a double-face sign, only one side shall be considered, provided that both faces are identical. If the interior angle formed by the two faces of the double-faced sign is greater than 45°, then both sides of such sign shall be considered in calculating the sign area.

SNIPE SIGN

A sign attached to a tree, utility pole, pole, stake, fence, bench, traffic light, streetlight, street sign or other sign, or other object, that is on public property, in the public right of way, or on private property without the permission of the property owner. Also called a bandit sign. This definition does not apply to the proper posting of signs prohibiting trespassing or hunting, or to signs expressly allowed by this Part.

TEMPORARY SIGN

An impermanent sign intended to be displayed for a limited period of time in a twelve-month period. Temporary signs do not include banners.

TOURIST-ORIENTED DIRECTIONAL SIGNING (TODS) SIGN

A sign meeting the requirements of §1.7 of the Pennsylvania Department of Transportation (PennDOT) Traffic Engineering and 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 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.

C. §27-2403 General Rules.

1. All signs must be constructed of durable materials and must be kept in good condition and repair at all times.
2. Where a sign is supported by the ground, it must be 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.
3. Where a sign is attached to a structure, such as a building, it 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 the structure. The applicant must provide proof that the structure can safely support the proposed sign.
4. 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.
5. No sign shall be placed within a clear sight triangle of a street, except governmental signs, and street and address signs.
6. No sign shall be placed within the existing right-of-way of a street, except governmental signs, street and address signs, temporary signs and TODS signs.
7. 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 facade of the building.

D. §27-2404 Rules Governing Specific Types of Signs.

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

2. Freestanding Signs.

(a) The maximum height of any portion of a pole sign shall be as follows: In the TNC and the LI districts the maximum height shall be 18 feet. In the RC, QA and OR districts, the maximum height shall be 15 feet. In the RA, RB, RD, VR, VR-C, VC, VC-1 and VC-C districts, the maximum height shall be 10 feet. The height limitations do not apply to governmental signs in any district.

(b) The height of any monument sign shall not exceed five feet.

(c) The supports for pole signs shall be made of metal, steel, or pressure treated timbers. All supports for pole signs larger than six square feet in sign area shall be embedded in the ground at least three feet six inches.

(d) Freestanding signs in all districts shall be set back a minimum of 4 feet from the cartway and from the rear and side yard lot lines, except as otherwise specifically provided, and except governmental signs, street and address signs, and TODS signs.

(e) Any pole sign exempt from the requirements for a permit shall not exceed seven feet in height. This height limitation does not apply to governmental signs and TODS signs.

(f) Freestanding signs, except as otherwise specifically provided by district, shall be at least 6 feet apart from one-another and in no event shall any freestanding sign be closer than 4 feet from any riparian corridor, stream, watercourse, regulated water of the Commonwealth, lake, pond, and wetlands.

3. Wall Signs: 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.

4. Illuminated Signs.

(a) 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.

(b) No illuminated sign facing an occupied dwelling unit located within an agricultural or residential district shall be permitted within 150 feet of such occupied dwelling.

(c) 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.

(d) 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 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.

(e) The lighting or relighting of signs and billboards shall require a Zoning Permit which will be granted only when the Township is satisfied that the excessive brightness, light pollutions, flare and light trespass have been mitigated to the extent possible.

(f) an illuminated sign shall meet all of the other requirements applicable to the type of sign being illuminated.

5. Projecting Signs.

(a) Such sign shall not project more than three feet from the building facade.

(b) No part of the sign shall be less than eight feet, nor more than 15 feet above highest elevation of the ground beneath the sign.

(c) All projecting signs shall be set back a minimum of 10 feet from the cartway.

6. Banners.

- (a) At least 30 days prior to the desired date of hanging a banner, an applicant must complete and submit a sign permit application to the Township for approval.
- (b) The bottom of a banner shall not be hung lower than 20 feet over any portion of the street right-of-way. A banner shall have a maximum sign area of 100 square feet.
- (c) Banners shall be displayed at least 1/4 mile apart from each other. No more than four banners may be hung for a single purpose.
- (d) Banners may not be hung for more than 30 days. Banners hung longer than this thirty-day period may be removed by the Township and the applicant shall be liable for the actual cost of removal.
- (e) 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.

7. Window Signs: The total area of all temporary or permanent window signs shall not exceed 35% of the total glass area of the window in which they are placed.

8. Long-Term Temporary Signs.

- (a) Maximum sign size: six square feet per side for on-premises signs and off-premises signs.
- (b) Signs may be erected for a single purpose for no more than one (1) one hundred and twenty (120) day period per year.
- (c) Signs shall be removed immediately upon the end of the period. Application for a temporary sign permit shall be made to the Township Zoning Officer accompanied by the required permit fee to be set by resolution of the Board of Supervisors.
- (d) Signs may be permitted off premises provided that the property owner on whose lot the sign is to be placed has given written permission to the person applying to place the sign.
- (e) No person, organization or establishment may erect more than six off-premises signs and one on premises sign.

(f) Signs shall be no closer than 6 feet from one-another and shall be 4 feet from any riparian corridor, stream, watercourse, regulated water of the Commonwealth, lake, pond, wetlands, and the cartway.

9. Short-Term Temporary Signs

(a) Maximum sign size: six square feet per side.

(b) Signs may be erected for a single purpose for no more than two (2) forty-five (45) day periods per year.

(c) Signs shall be removed immediately upon the end of the period. Application for a temporary sign permit shall be made to the Township Zoning Officer accompanied by the required permit fee to be set by resolution of the Board of Supervisors.

(d) Signs shall be no closer than 6 feet from one-another and shall be 4 feet from any riparian corridor, stream, watercourse, regulated water of the Commonwealth, lake, pond, wetlands, and the cartway.

E. §27-2405 Signs For Which a Permit Is Required.

1. The following signs are allowed 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 MHPO 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 wall sign, provided such sign shall not exceed four square feet in area.

(2) A single freestanding sign, provided:

(a) The size of any such sign is not in excess of 16 square feet in area.

(b) Not more than one sign shall be placed upon any property unless such property fronts upon more than one public street, in which event, one sign may be erected on each frontage.

(3) Off-premises freestanding signs indicating location or direction of an place, provided:

(a) The size of any such sign shall not exceed three square feet in area.

(b) The number of any such signs to be erected off-premises per place shall be limited to one 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-premises sign is to be erected.

(4) Only the following illuminated signs shall be allowed:

(a) An on-site 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.

(5) Banners.

(6) Long-Term Temporary Signs.

(7) Short-Term Temporary Signs.

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, or out of steel, iron or other similar material and that effectively simulates wood or masonry. The supports for every sign shall be constructed out of wood, masonry, metal or cast iron.

(b) Where applicable and required, every sign shall comply with the Township's Historical Architectural Review Board Ordinance [Chapter 11] and obtain a certificate of appropriateness.

(c) Where applicable, every sign shall comply with the then current *Design Guidelines for Solebury Township Historic Districts*.

(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) In the Village Commercial Districts, freestanding, projecting, or wall signs are allowed, provided:

(a) Not more than one freestanding sign shall be permitted upon any property unless such property fronts upon more than one public street, in which event, one sign may be erected along each frontage. Such signs shall not exceed 12 square feet in area. Such signs shall be set back a distance of not less than four feet from the cartway. See 27-2404.2(d).

(b) Not more than one projecting sign shall be permitted upon each property. Such sign shall not exceed eight square feet in area.

(c) Not more than one wall sign shall be permitted upon each property. Such a sign shall not exceed, in area, 10% of the wall surface area to which it is attached or 16 square feet, whichever is less.

(4) Illuminated signs are allowed only in the Village Commercial Districts, and with the following limitations:

(a) No illuminated sign shall be internally illuminated.

(b) The lights illuminating a sign shall not turn on until dusk and shall turn off no later than 12 midnight.

C. Commercial, Industrial, and Quarry Districts. In all Commercial, Industrial, and Quarry Zoning Districts, the following types of signs shall be allowed, upon issuance of a sign permit and compliance with the applicable requirements:

(1) Any sign permitted in a Residential District, provided all applicable requirements are met.

(2) Permitted signs may be illuminated in accordance with the provisions of this part.

(3) In the LI, QA, and TNC Districts, freestanding, projecting and wall signs are allowed, provided:

(a) Not more than one freestanding sign shall be permitted upon any property unless such property fronts upon more than one public street, in which event, one sign may be erected along each frontage. In the QA District, such signs shall not exceed 16 square feet in area. In the TNC and LI Districts, such signs shall not exceed 32 square feet in area. Such signs shall be set back a distance of not less than 10 feet from the edge of the cartway.

(b) In the QA District, not more than one wall or projecting sign shall be permitted upon each property. Such sign shall not exceed 16 square feet in area.

(c) In the LI District, not more than one wall or projecting sign shall be permitted upon each property. Such sign shall not exceed, in area, 10% of the wall surface area to which it is attached or 32 square feet, whichever is less.

(d) Except as set forth in 27-2405.1.C(3)(e), in the TNC District not more than one wall or projecting sign is permitted upon each commercial unit. Each such sign shall not exceed 10% of the wall surface area of the commercial unit to which it is attached or 32 square feet, whichever is less.

(e) In the TNC District, a commercial unit with multiple commercial uses may have one wall or projecting sign per commercial use, provided that not more than three wall or projecting signs are permitted upon such commercial unit. Each such sign shall not exceed 10% of the wall surface area of the commercial unit to which it is attached or 32 square feet, whichever is less.

(4) In all Commercial Zoning Districts other than the TNC, freestanding, projecting and wall signs are allowed, provided:

(a) Not more than one freestanding sign shall be permitted upon any property unless such property fronts upon more than one public street, in which event, one sign may be erected along each frontage. Such signs shall not exceed eight square feet in area and shall be set back a distance of not less than 10 feet from the cartway.

(b) Not more than one wall or projecting sign shall be permitted upon each property. Such sign shall not exceed six square feet in area.

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, provided all applicable requirements are met.

(2) Freestanding and wall signs, provided:

(a) Not more than one freestanding sign shall be permitted along each public street on which the use has frontage. Such signs shall not exceed 15 square feet in area and shall be set back at least 10 feet from the cartway, and shall be separated at least 100 feet from one another, as measured along the street line.

(b) Not more than two wall signs attached to a facade of a permitted principal building shall be allowed, neither of which shall exceed 15 square feet in area.

(3) Permitted signs may be illuminated in accordance with the provisions of this part.

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 purpose of maintain a sign. Only one 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 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 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 50 feet of any side or rear property line.

(c) Other Signs. No off-premises sign shall be located closer than 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 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 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 30 feet of any other structure.

(5) No off-premises sign shall be permitted to exceed a maximum area of 160 square feet, including border and trim but excluding supports. A sign having two sides back-to-back, or a V-shaped sign with a horizontal angle not greater than 45° is permitted to have 160 square feet on each side for a total maximum area of 320 square feet.

(6) No off-premises sign or any part thereof shall be taller than 20 feet in height measured from the nearest shoulder of the road to the highest point of the proposed sign or taller than 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 §22-520 of the Township Subdivision and Land Development Ordinance [Chapter 22]. 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 evergreen trees within a thirty-foot radius along each side of the sign.

(b) Five evergreen trees within a forty-foot setback along the rear of the sign (if no advertising face on the rear on the sign).

(c) Four flowering trees within a fifty-foot radius along each side of the sign.

(d) One shrub along the front of the sign for every three lineal feet of sign frontage.

(e) One shrub along the rear of the sign for every three 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 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.

F. §27-2406. Signs Allowed Without a Permit.

1. The following signs are exempt from the requirements for a permit but shall still be subject to all applicable regulations in this part. These signs are allowed in all zoning districts.

A. Governmental signs.

B. Incidental signs on the same lot as the use to which the sign relates, provided the area of each said sign shall not exceed two square feet.

C. Signs on private property, provided:

(1) Not more than one such freestanding sign shall be placed upon any property unless such property has more than one entrance from a street, in which event, one such sign may be erected at each entrance. Such a freestanding sign cannot be in excess of six square feet in area.

(2) One 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 square feet in area.

(3) Such signs shall contain letters and numbers eight inches or less in height and width.

D. Temporary signs related to activity on same property as sign is placed, provided:

(1) The size of the sign is not in excess of six square feet in area.

(2) Not more than one sign for each activity shall be placed on any one property on which such activity is taking place, unless such property fronts upon more than one public street, in which event, one such sign may be erected on each street frontage.

(3) Such signs may only be placed during the activity in question, and shall be removed within 2 days of the completion of the activity.

E. One event sign not exceeding four square feet shall be permitted upon the property where the event is occurring, and three 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 24 hours after the conclusion of the event.

- F. One or more signs applied to a windowpane provided they do not exceed, in total, two square feet in area
- G. TODS signs may be erected and maintained along state and Township roads in compliance with § 1.7 of PennDOT's Traffic Engineering and 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.

G. §27-2407 Prohibited Signs

- 1. The following signs are not allowed:
 - A. Signs containing spinning, animated, or twirling components.
 - B. Flashing/video signs.
 - C. 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 part.
 - D. Signs containing the colors red, green, or yellow which are illuminated or reflective within 100 feet of any traffic light.
 - E. 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 with logos, words or letters on them.
 - F. Any sign painted, 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.
 - G. 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 temporary signs at polling stations owned by the Township so long as the temporary signs are only in place while the

polling station is open and the placement and location of the temporary signs complies with all state and county rules and regulations.

H. Multiple signs placed in succession and forming a cohesive phrase, idea, communication, or concept.

I. Signs which emit smoke, visible vapors or particles, sound, or odor.

J. Signs that use reflective materials to give the appearance of flashing, blinking, twinkling, or electronically changing messages.

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) which is visible from a public road.

M. Snipe Signs.

H. §27-2408 Removal of Signs.

1. 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 chapter is a sign erected on, and/or related to a property for which the use has been abandoned.

2. 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.

3. 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.

4. Any sign established, erected, placed, operated, repaired, or maintained in violation of any of the provisions of this chapter or any other ordinance, code, rule or regulation of the Township shall be removed and shall not be re-erected,

reestablished, or replaced until it fully complies with all of the applicable provision of this chapter and any other ordinance, code, rule or regulation of the Township.

I. §27-2409 Non-Conforming Signs.

1. Any sign existing and lawful as of the effective date of this ordinance 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.
2. Any nonconforming sign that is destroyed or removed, shall be replaced only with a sign erected in conformity with this part.
3. Any nonconforming sign which requires maintenance, renovation, replacement, or repair work shall be brought into conformity with this part.
4. 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.

J. §27-2410 Permit Requirements.

1. No sign shall hereafter be constructed, erected, installed, 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 or her upon the failure of the holder thereof to comply with any provision of this chapter.

(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:

(i) 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).

(ii) 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).

(iii) A plot plan drawn to scale showing the proposed sign location(s), including any proposed off-premises locations with respect to property lines, buildings and any existing signs.

(iv) Written consent of the owner of the property the sign is proposed to be erected upon, if the owner is different from the applicant.

(d) 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.

(e) All applications for a sign permit shall be reviewed and approved by the Zoning Officer, and where necessary, the Township Engineer.

(f) An application for a sign permit shall not be approved unless the sign meets all the applicable requirements set forth in this part and all other applicable ordinances, rules and regulations

II. STRIKE the existing Chapter 27, Attachment 16-Sign Regulations and **REPLACE** with revised 27 Attachment 16, attached hereto as Exhibit A.

III. Partial Repealer

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

IV. Severability

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

V. Effective Date

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

ORDAINED AND ENACTED this ____ day of _____, 2021.

**BOARD OF SUPERVISORS OF SOLEBURY
TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA**

Mark Baum Baicker, Chair

Kevin Morrissey, Vice-Chair

Noel Barrett, Member

Robert McEwan, Member

John Francis, Member

Attest:

Catherine Cataldi, Township Secretary

EXHIBIT "A"

ZONING

27 Attachment 16

Township of Solebury

Sign Ordinance

This chart contain a synopsis of the regulations in Part 24 of this chapter. 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 chapter, the other provision shall control.

Sign Type ¹	Zoning District	Permit/No Permit	Max. Number	Time Limits	Max. Area	Min./Max. Height	Setbacks
Freestanding – Pole	All	Permit	Residential, MHPO, VC, LI, QA, TNC and Other Commercial - 1 or each frontage ² ; OR - 1 per frontage ³		Residential, MHPO and QA - 16 sq ft ⁴ ; VC, VC-1, VC-C - 12 sq ft ⁵ ; TNC and LI - 32 ft. sq. ⁶ ; Other Commercial - 8 sq ft ⁷ ; OR - 15 sq ft ⁸	TNC, LI - 18 ft ⁹ ; RC, QA and OR - 15 ft ¹⁰ ; RA, RB, RD, VR, VR-C, VC, VC-1 and VC-C - 10 ft ¹¹	4 ft (except government sign and OR - 10 ft) ¹² ; 6 ft apart (except OR-100 ft) ¹³

¹ For prohibited signs, see generally § 27-2407.

² §27-2405.1.A(2); §27-2405.1.B(3)(a); §27-2405.1.C(3)(a); §27-2405.1.C(4)(a)

³ §27-2405.1 D(2)

⁴ §27-2405.1.A(2)(a); §27-2405.1.C(3)(a)

⁵ §27-2405.1.B(3)(a)

⁶ §27-2405.1.C(3)(a)

⁷ §27-2405.1.C(4)(a)

⁸ §27-2404.2(a)

⁹ §27-2404.2(a)

¹⁰ §27-2404.2(a)

¹¹ §27-2404.2(a)

¹² §27-2404.2(d); §27-2405.1 D(2)(a); §27- 2404.2(f)

¹³ §27-2404.2(f); §27-2405.1 D(2)(a)

Sign Type ¹	Zoning District	Permit/No Permit	Max. Number	Time Limits	Max. Area	Min./Max. Height	Setbacks
Freestanding – Monument	All		Residential, MHPO, VC, LI, QA, TNC and Other Commercial - 1 or each frontage ¹⁴ ; OR 1 each frontage ¹⁵		Residential, MHPO and QA – 16 sq ft ¹⁶ ; VC, VC-1, VC-C – 12 sq ft ¹⁷ ; TNC and LI – 32 sq ft ¹⁸ ; Other Commercial – 8 sq ft ¹⁹	5 ft ²⁰	4 ft (except government sign) ²¹
Off-Premises	All	Permit; LI - By Special Exception ²²	1 per place ²³ ; LI - 1 per parcel ²⁴		3 sq. ft. ²⁵ ; LI-160 sq ft; back to back signs may have 320 sq ft ²⁶	LI - 20 ft above nearest shoulder or 25 ft from lowest undisturbed ground ²⁷	LI - 150 ft from ROW of SR 202 and 32; 50 ft from side or rear yards; 500 ft from other signs ²⁸

¹⁴ §27-2405.1.A(2); §27-2405.1.B(3)(a); §27-2405.1.C(3)(a); §27-2405.1.C(4)(a)

¹⁵ §27-2405.1.D(2)

¹⁶ §27-2405.1.A(2); §27-2405.1.C(3)(a)

¹⁷ §27-2405.1.B(3)(a)

¹⁸ §27-2405.1.C(3)(a)

¹⁹ §27-2405.1.C(4)(a)

²⁰ §27-2404.2(b)

²¹ §27-2404.2(d)

²² §27-2405.1 E

²³ §27-2405.1.A(3)(b)

²⁴ See generally §27-2405.1 E; LI Off premises limited to SR 202 and SR 32.

²⁵ §27-2405.1.A(3)(a)

²⁶ §27-2405.1.E(5)

²⁷ §27-2405.E(6)

²⁸ §27-2405.1.D(4)(a)-(f)

Sign Type ¹	Zoning District	Permit/No Permit	Max. Number	Time Limits	Max. Area	Min./Max. Height	Setbacks
Wall	All	Permit	Residential or MHPO, VC, QA and other Commercial – 1 ²⁹ ; OR - 2 ³⁰ ; TNC – 1 per commercial unit, up to 3 per commercial use ³¹		Residential or MHPO – 4 sq ft ³² ; VC, VC-1, VC-C – Lessor of 10% of wall area or 16 sq ft ³³ ; QA – 16 sq ft ³⁴ ; LI and TNC – Lessor of 10% of the wall or 32 sq ft ³⁵ ; other commercial 6 sq ft ³⁶		
Projecting	LI, VC, QA, TNC and Other Commercial	Permit	LI, VC, QA and Other Commercial - 1 ³⁷ ; TNC - 1 per commercial unit, up to 3 per commercial use ³⁸		VC, VC-C, VC-1 – 8 sq ft ³⁹ ; QA – 16 sq ft ⁴⁰ ; LI – Lessor of 10% of the wall or	Min. – 8 ft; Max – 15 ft ⁴⁴	10 ft ⁴⁵

²⁹ §27-2405.1.A(1); §27-2405.1.B(3)(c); §27-2405.1.C(3)(b); §27-2405.1.C(4)(b)

³⁰ §27-2405.1.D(2)

³¹ §27-2405.1.C(3)(d), (e)

³² §27-2405.1.A(1)

³³ §27-2405.1.B(3)(c)

³⁴ §27-2405.1.C(3)(b)

³⁵ §27-2405.1.C(3)(c); §27-2405.1.C(3)(d), (e)

³⁶ §27-2405.1.C(4)(b)

³⁷ §27-2405.1.B(3)(b); §27-2405.1.C(3)(b); §27-2405.1.C(3)(c); §27-2405.1.C(3)(d); §27-2405.1.C(4)

³⁸ §27-2405.1.C(3)(d), (e)

³⁹ §27-2405.1.B(3)(b)

⁴⁰ §27-2405.1.C(3)(b)

⁴⁴ §27-2404.5(b)

⁴⁵ §27-2404.5(c)

Sign Type ¹	Zoning District	Permit/No Permit	Max. Number	Time Limits	Max. Area	Min./Max. Height	Setbacks
Window - Generally	All	Permit			32 sq ft ⁴¹ ; TNC - Lesser of 10% of the wall or 32 sq ft ⁴² ; Other Commercial - 6 sq ft ⁴³		
Illuminated	All	Permit		Residential and MHPO - Essential to public health, safety and welfare ⁴⁷ ; VD - Commercial Dist; No internal lighting; external lighting - between dusk and	Total area less than 35% of glass area of window ⁴⁶		150 ft from facing occupied dwelling ⁴⁹

⁴¹ §27-2405.1.C(3)(c)

⁴² §27-2405.1.C(3)(d), (e)

⁴³ §27-2405.1.C(4)(b)

⁴⁶ §27-2404.7

⁴⁷ §27-2405.1.A(3)

⁴⁹ §27-2404.4(b)

Sign Type ¹	Zoning District	Permit/No Permit	Max. Number	Time Limits	Max. Area	Min./Max. Height	Setbacks
Banners	All	Permit	4 per purpose ⁵⁰	12 midnight ⁴⁸ 30 days ⁵¹	100 sq ft ⁵²	Min. - 20 ft; Max. - 100 ft ⁵³	100 ft from traffic control device ⁵⁴ ; ¼ mile apart ⁵⁵
Long Term Temporary	All	Permit	6 off-site and 1 on premises ⁵⁶	120 days per yr ⁵⁷	6 sq ft ⁵⁸		4 ft from riparian corridor, etc. and cartway; 6 ft apart ⁵⁹
Short Term Temporary	All	Permit		45 days ⁶⁰	6 sq ft ⁶¹		4 ft from riparian corridor, etc. and cartway; 6 ft apart ⁶²
Private Property - Generally	All	No Permit	Freestanding - 1 or each entrance ⁶³ ; Wall - 1 ⁶⁴			Pole sign - 7 ft ⁶⁵	
Temporary Relating to	All	No Permit	1 or each street frontage per activity ⁶⁶	2 days after activity	6 sq ft ⁶⁸		

⁴⁸ §27-2405.1.B(4)(a), (b)

⁵⁰ §27-2404.6(c)

⁵¹ §27-2404.6(d)

⁵² §27-2404.6(b)

⁵³ §27-2404.6(b)

⁵⁴ §27-2404.6(e)

⁵⁵ §27-2404.6(c)

⁵⁶ §27-2404.8(e)

⁵⁷ §27-2404.8(c)

⁵⁸ §27-2404.8(a)

⁵⁹ §27-2404.8(f)

⁶⁰ §27-2404.9.(b)

⁶¹ §27-2404.9.(a)

⁶² §27-2409.9.(d)

⁶³ §27-2406.1.C(1)

⁶⁴ §27-2406.1.C(2)

⁶⁵ §27-2404.2.(e)

⁶⁶ §27-2406.1.D(2)

⁶⁸ §27-2406.1.D(1)

Sign Type ¹	Zoning District	Permit/No Permit	Max. Number	Time Limits	Max. Area	Min./Max. Height	Setbacks
Activity on Property				completed ⁶⁷			
Temporary Event	All	No Permit	1 on premises and 3 directional off premises ⁶⁹	24 hours after event ⁷⁰	4 sq ft ⁷¹		
Windowpane – No Permit	All	No Permit			2 sq ft ⁷²		
Incidental ⁷³	All	No Permit					
Governmental ⁷⁴	All	No Permit					
Tourist Oriented Directions (TODS) ⁷⁵	All	No Permit					

⁶⁷ §27-2406.1.D(3)

⁶⁹ §27-2406.1.E

⁷⁰ §27-2406.1.E

⁷¹ §27-2406.1.E

⁷² §27-2406.1.F

⁷³ §27-2406.1.B

⁷⁴ §27-2406.1.A

⁷⁵ §27-2406.1.G