

WEST CALN TOWNSHIP
721 W Kings Hwy, P.O. Box 175
Wagontown, PA 19376
Ph: 610-384-5643 Fax: 610-384-9035

Permit No. _____
Parcel No. _____

SIGN PERMIT APPLICATION

OWNER _____
PHONE _____
ADDRESS _____

EMAIL _____

CONTRACTOR _____
PHONE _____
ADDRESS _____

EMAIL _____

APPLICANT/CONTACT PERSON _____

The application must be accompanied by the following information:

(Please note: A copy of the plans and property sketch will be returned to you with your approved permit)

1. Two (2) copies of all pertinent sign information including but not limited to, a sketch showing the sign dimensions including the height of the sign from the ground, script or lighting provisions for the sign, footing details and construction materials.
2. Two (2) copies of a site plan sketch showing all property lines, all existing structures, right of ways, and the location of the proposed sign noting the setback distances to property lines, existing signs and structures.
3. The Contractor's Information completed. List "Homeowner" as the general contractor if work is to be completed by a resident of the property.

General Information:

1. Type of Sign: Permanent Temporary* Portable Wall Mounted Flood Lighting Roof Mounted
*(Temporary sign permits are valid only up to three (3) months)
2. Sign Dimensions: Height _____ Width _____ Top Height from Ground _____ Total Square Footage _____
3. Estimated Cost of Construction _____ 4. Construction materials/methods: _____
5. Are there existing signs on the property? Yes No If yes, please locate and describe on the site plan.
6. Will the new sign replace an existing sign? Yes No If yes, note which sign shall be replaced on the site plan.
7. Is proposed sign to be located on an historically designated property? Yes No

I hereby agree that the sign will be constructed in accordance with the facts stated above and as shown in the attached information.

Signature of Applicant: _____

Date: _____

For office use only

I hereby certify that I have examined this application and its attachments and find them to be in accordance with the provisions of the West Caln Township Building Code and Zoning Ordinance.

APPROVED / DENIED _____ 20_____

Codes Official

ZONING DISTRICT _____

BCO

TOTAL SQUARE FEET _____

PERMIT FEE _____

Chapter 350. Zoning

Article XIV. Sign Regulations

§ 350-1400. Compliance.

Any sign hereafter erected, altered, relocated, or maintained shall conform to the provisions of this article and any other applicable ordinances or regulations of West Caln Township, relating thereto.

§ 350-1401. Purpose.

It is the purpose of this article to promote the public safety and welfare by regulating the placement, size, number, and condition of signs and by limiting visual blight, potential hazards to vehicular and pedestrian movement, and dangers posed by signs in disrepair. Further, it is the purpose of this article to provide opportunities for a variety of sign types and encourage sign designs that meet local resident and business needs in a manner that complements the rural character of the Township.

§ 350-1402. General sign regulations.

The following restrictions shall apply to permitted signs in all districts:

A. Sign location.

- (1) No sign shall be permitted to be placed close enough to any intersection to impact the clear sight triangle. In general, signs shall be placed so as not to obstruct vehicular or pedestrian traffic or create a safety hazard. (See Figure 2-D in Article II)
- (2) No sign shall be erected within the lines of any public street or public sidewalk, or shall be closer to a street line than 10 feet, except for single dwelling real estate signs which may be set closer for proper view from the street line, unless specifically authorized by this or any other ordinances and regulations of West Caln Township.
- (3) No sign shall project over a public sidewalk or street, unless authorized as a special exception by the Zoning Hearing Board or as provided in § **350-1201C(6)**.
- (4) Advertising signs within 400 feet of a public park of five acres or more in area, and other such parks or scenic areas as the Board of Supervisors may designate, shall not be permitted to be located in such a manner as to obscure or detract from the view of such park or scenic area, as determined by the Board of Supervisors.
- (5) All signs shall be made a part of the design of new construction or substantial improvement of existing buildings. Drawings submitted for sign permits shall show size, location and illumination in detail. No sign shall protrude above the building height as defined in the district in which the sign is located.
- (6) Any sign located along the right-of-way of a state or federal highway shall comply with any more restrictive applicable federal or state requirements.
- (7) No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window, or fire escape.

- (8) No freestanding business sign may be located nearer to a residence or a residential lot line than permitted for uses in the district in which the sign is located. If located nearer than 30 feet and facing into a residence or a residential lot, it shall be so designed as not to shine or reflect light upon such residence or lot.
- (9) Directional signs, not exceeding two square feet in size, shall be permitted in any district but shall be installed no closer than 40 feet from any street intersection. No advertising matter shall be contained on signs of this type, and shall in no case be permitted to impact the clear sight triangle.
- (10) No roof signs shall be permitted in West Caln Township.
- (11) A truck or other vehicle not used for normal day-to-day operations of a business or not regularly moved for business-related purposes shall not be used as a sign for business or other uses.
- (12) No sign or display shall be permitted to be placed across a public street or right-of-way.
- (13) Any site, lot, or building on which the sign was erected shall be restored to its original or better condition upon removal of the sign.

B. Sign illumination and movement.

- (1) No animated sign, nor signs that revolve, swing, or have movable parts, or have flashing lights or reflectors, except barbershop poles, shall be permitted after the effective date of this chapter.
- (2) Floodlighting used to illuminate signs shall be aimed or shielded as necessary to ensure light does not spill off sign, as determined by the Township Zoning Officer.
- (3) External lighting, or back-lighting in the case of window signs, is the preferred method of illumination. Internally lit signs are discouraged.

C. Sign construction and maintenance.

- (1) All signs must be constructed of durable material firmly supported and must be maintained in good condition. The Township Zoning Officer is designated to periodically inspect signs and require repair when necessary within a reasonable time. Failure to comply with the results of such an inspection shall be just cause for the Township to remove the sign or take corrective action to insure the maintenance of the public safety, in accordance with § **350-1410E**.
- (2) All signs requiring the use of electricity shall be manufactured in accordance with the Underwriter Laboratories (UL) specifications and the National Electrical Code (NEC).
- (3) All signs shall be securely mounted or fastened to the building upon which they are erected or, if freestanding or ground signs, must be securely and safely installed in the ground. Breakaway signs shall be installed where freestanding signs are installed immediately adjacent to vehicular facilities, as required by the Board of Supervisors. The installation of all signs must be approved by the Township Zoning Officer.

D. Sign area and permitting.

- (1) Sign area shall be as defined in Article II.
- (2) All business signs, and all other signs which exceed four square feet shall require a permit, except as specified in § **350-1404**.

§ 350-1403. Standards for specific sign types.

A. Freestanding signs.

- (1) In order to provide safe passage for pedestrians, freestanding signs shall be designed and installed so that the sign area is either lower than four feet in height or higher than eight feet in height, above grade. Unless otherwise specified, a freestanding sign shall be no more than 12 feet in height.
- (2) Freestanding signs shall be limited to one such sign per lot or development per street frontage. If more than one use is carried on in a structure or lot, the one permitted freestanding sign per street

frontage may indicate the presence of all uses in the structure or lot. Individual freestanding signs for each use shall not be permitted.

- (3) Where both freestanding signs and ground signs are permitted in this article, only one of these sign types shall be erected on a lot or development.

B. Ground signs.

- (1) Ground signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or building design scheme.
- (2) Ground signs shall be limited to one such sign per lot or development per street frontage. If more than one use is carried on in a structure or lot, the one permitted ground sign per street frontage may indicate the presence of all uses in the structure or lot. Individual ground signs for each use shall not be permitted.
- (3) In those districts where both ground signs and freestanding signs are permitted, only one of these sign types shall be erected on a lot or development.
- (4) All ground signs shall have an open area no more than two feet above grade. This area should be maintained free of weeds and debris. The overall height of any ground sign including support structure shall not be more than six feet above grade.

C. Projecting signs.

- (1) No portion of a projecting sign shall be less than eight feet nor more than 15 feet above grade, or project more than four feet from the face of the building.
- (2) Projecting signs shall not extend above the top of the wall upon which it is mounted.
- (3) No projecting sign shall be attached to a building where a canopy, marquee, or awning sign exists.

D. Wall signs.

- (1) No portion of a wall sign shall be less than eight feet above grade nor extend more than 12 inches from the building wall.
- (2) Permanent window signs shall be considered wall signs when computing the maximum permitted building wall coverage for wall signs.
- (3) The size of wall signs shall be limited to 10% of the total area of the building front facade in the Site-Responsive Residential, Rural Residential, and Village Districts and 15% of the total area of the building front facade in the Agricultural Preservation, Rural Center, and Multi-Purpose Districts.
- (4) Where a use is located on a corner lot, only one wall sign shall be permitted on the building front facade or one wall sign on the side of the building.
- (5) When a wall sign is used, no canopy, marquee, or awning sign is permitted.
- (6) No permitted wall sign shall extend above:
 - (a) The top of the parapet upon which it is mounted.
 - (b) The roof which is immediately adjacent to the wall upon which the sign is mounted.
 - (c) The roof line of a gable roofed building.
- (7) Letters painted on or affixed to a building shall be considered a wall sign and shall be included in the computation of the total sign area.

E. Window signs.

- (1) A maximum of 25% of the total window area of the building front facade may be used for permanent signs that are etched, painted, or permanently affixed to the window, and a maximum of an additional 10% of the total window area of the building front facade may be used for temporary window signs. Window signs shall be installed above or below the line of sight in order to promote safety for pedestrians and employees with one exemption, the American Flag.

(2) Permanent window signs shall be considered wall signs when computing the maximum permitted building wall coverage of wall signs.

F. Canopy, marquee, or awning signs.

(1) Use of a canopy, marquee, or awning sign shall be limited to not more than one per street frontage of the establishment.

(2) The lowest edge of the canopy, marquee, or awning sign shall be at least eight feet above grade.

(3) A canopy, marquee, or awning without lettering or other advertising shall not be regulated as a sign.

§ 350-1404. Exempt signs.

Exempt signs, except those installed by a governmental body to serve a public purpose, shall conform to all regulations set forth herein. No permit need be obtained before erecting any of the following signs in any district:

A. Official highway route number signs, street name signs, directional, or other official federal, state, county, or Township signs.

B. Temporary signs or emblems of a religious, civic, philanthropic, historical, community, or educational organization not exceeding four square feet in total sign area. No more than four off-premises signs shall be permitted, shall not exceed four square feet in total sign area per sign, and the location of such signs shall be approved by the property owners of the properties on which they are placed. In the case of signage for certain specific activities or occasions, such signs shall be posted no sooner than two weeks prior to the first day of the announced activity and shall be removed no later than one day after the final day of the activity to which they refer.

C. Temporary signs of mechanics and artisans may be erected in any district and shall be in a manner as specified herein for that district provided the size of the sign shall not exceed eight feet on any one side nor have a total sign area in excess of 16 square feet. All such signs shall be located on the premises to which they relate and shall be removed immediately upon the completion of the work.

D. Directional information or public service signs such as those advertising availability of rest rooms, telephone or similar public conveniences, and signs advertising meeting times and places of nonprofit service or charitable clubs or organizations may be erected and maintained, provided that such signs do not significantly advertise any commercial establishment, activity, organization, product, goods or services except those of public utilities. Directional and information signs provided for the safety and/or convenience of the public within commercial establishments may be erected. Signs erected under this provision shall not exceed two square feet in total sign area.

E. Trespassing signs or signs indicating the private nature of a road, driveway, or premises. Signs prohibiting or otherwise controlling hunting or fishing upon particular premises and signs indicating ownership of a property, provided total sign area does not exceed two square feet.

F. Temporary real estate signs offering individual properties for sale or rent or indicating that a property has been sold, provided that such signs shall be located entirely within the lot lines of the particular property to which they refer, shall be removed immediately upon the completion of sale, etc., and provided further that such signs shall not exceed 24 square feet in total sign area per lot, business, or use, except as otherwise specified.

G. Signs displaying personal name and address of the occupant of the premises, provided that the total sign area of such sign shall not exceed one square foot and not more than one such sign shall be erected for each property held in single and separate ownership, unless such property fronts on more than one street, in which case one sign may be erected on each street frontage.

H. Legal notices.

I. Window signs indicating the operating hours or names of institutions, provided that the total sign area of such signs does not exceed two square feet.

J. Vending machine signs bearing the brand name of the product being sold or price of such product.

- K. Memorial signs or historical tablets, provided that such sign or tablet does not exceed four square feet, unless authorized by the Township Historical Commission.
- L. Signs which are a permanent architectural feature of a building or structure, such as a cornerstone, or identifying letters carved or embossed on a building, provided that the letters are not made of a reflective material nor contrast in color with the building.
- M. Agricultural signs advertising the variety of crop growing in a field. Such signs shall be removed after the growing season.
- N. Signs advertising garage or yard sales in accordance with § 350-1101C(4).
- O. Temporary window signs announcing a charity drive or event of civic, philanthropic, educational, or religious organization, less than four square feet, placed in a store or office window.
- P. Temporary signs or emblems of a political organization or political campaign not exceeding four square feet in total sign area. Off-premises political signs shall be permitted, however on any given property such signs shall be placed no less than 10 feet apart, there shall be no more than one sign per candidate per property at or near intersections, such signs shall not exceed four square feet in total sign area per sign, and the location of such signs shall be approved by the property owners of the properties on which they are placed. Such signs shall be removed no later than one day after the final day of the activity to which they refer.

§ 350-1405. Prohibited signs.

- A. A flashing, moving, rotating, oscillating, animated, or revolving sign, with the exception of barbershop poles.
- B. Any sign erected, painted, or drawn on a tree or rock or other natural feature, unless approved by the Board of Supervisors.
- C. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of this chapter.

§ 350-1406. Temporary sign regulations.

Temporary signs announcing special or community events or the temporary, lawful sale of products, goods and/or services such as, but not limited to, the seasonal sale of goods such as Christmas trees, or special sales events of items, shall be permitted, provided that:

- A. A permit shall be obtained before erecting any temporary sign, unless exempted under § 350-1404. Permits shall run for one successive three-month period and may be re-issued for an additional one successive three-month period where just cause has been demonstrated.
- B. Temporary signs shall comply with all pertinent regulations applicable to permanent type signs.
- C. Temporary signs shall not exceed 24 square feet in total sign area per lot, business, or use, except as specified otherwise.
- D. Signs shall be removed no later than three days after the expiration of the permit.
- E. Any site, lot, or building on which the sign was erected shall be restored to its original or better condition upon removal of the sign.
- F. Portable signs shall be allowed only for temporary display, shall only be permitted for commercial uses in districts where commercial uses are permitted as a principal use, shall comply with applicable standards for ground signs, and there shall be no more than one portable sign per establishment.
- G. Signs announcing a temporary community event shall be limited to 16 square feet in total sign area, and shall be posted no sooner than two weeks prior to the first day of the announced event and shall be removed no later than one day after the final day of the announced event. Additionally, no more than four

off-premises signs shall be permitted, the location of these signs approved by the property owners of the properties on which they are placed, and shall not exceed four square feet in total sign area.

§ 350-1407. Signs in site responsive Residential and Rural Residential Districts.

In addition to the exempt signs in § 350-1404 and applicable temporary signs, the following signs shall be permitted in the Site-Responsive Residential and Rural Residential Districts:

- A. Home occupation identification signs indicating the profession or activity of the occupant of a dwelling, provided that:
 - (1) The size of any such sign shall not exceed two square feet.
 - (2) Not more than one such sign shall be erected for each permitted use or dwelling unit.
 - (3) No such sign shall be illuminated.
- B. Identification signs for farms, religious, educational, and permitted uses other than dwellings, provided that:
 - (1) The size of any such sign shall not exceed 12 square feet in total sign area.
 - (2) Not more than one such sign shall be placed on such premises held in single and separate ownership unless such premises fronts on more than one street, in which case, one such sign may be erected on each street frontage.
 - (3) No such sign shall be illuminated except by concealed or indirect non-glare lighting attached to the sign itself.
- C. Signs at the entrance to residential developments.
 - (1) The size of such sign shall not exceed 12 square feet on any one side. The total sign area of any such sign shall not exceed 24 square feet.
 - (2) Signs identifying a residential development shall be placed only on the development tract to which they pertain.
 - (3) Not more than two signs shall be permitted on any one development tract.
- D. Temporary signs of mechanics and artisans, provided that:
 - (1) Such signs shall be erected only on the premises where such work is being performed.
 - (2) The size of any such sign shall not exceed four square feet in total sign area.
 - (3) Such signs shall not be illuminated.
 - (4) Such signs shall be removed upon completion of temporary activity.
- E. Business signs pertaining to those uses associated with agriculture, including but not limited to the sale of farm products, farm machinery, equipment and supplies, secondary farm business on the agricultural tract on which the use is located, provided that such signs shall conform to the regulations of § 350-1409B.
- F. Unless otherwise specified, signs shall be placed on the premises, lot, or development to which they pertain.
- G. Other permitted uses in said districts not specifically listed herein shall comply with the standards for the most similar use, as determined by the Board of Supervisors with recommendation from the Township Engineer.

§ 350-1408. Signs in Village Districts.

In addition to the exempt signs in § **350-1404** and applicable temporary signs, the following signs shall be permitted in the Village District.

- A. Signs for uses permitted within the Village District shall comply with the Site-Responsive Residential and Rural Residential Districts sign requirements in § **350-1407** for like applicable uses.
- B. For all commercial uses, signs may be erected in accordance with either Subsection **B(1)** or **(2)** as outlined below:
 - (1) One freestanding sign up to 10 square feet of total sign area, plus only one of the following:
 - (a) One wall sign mounted parallel on the wall up to eight square feet in total sign area and in no case shall exceed eight feet in width;
 - (b) One wall sign, when part of the architectural design of the building, consisting of individual letters or symbols, not to exceed 10% of the total area of the building front facade and in no case shall exceed eight feet in width;
 - (c) One awning sign not to exceed 10 square feet, and letters shall not exceed one foot in height; or
 - (d) One window sign consisting of individual letters or symbols not to exceed 25% of total window area of the building front facade.
 - (2) One projecting sign up to 10 square feet of total sign area plus only one of the following:
 - (a) One wall sign mounted flush on the wall up to eight square feet in total sign area and in no case shall exceed eight feet in width;
 - (b) One wall sign, when part of the architectural design of the building, consisting of individual letters or symbols, not to exceed 10% of the total area of the building front facade and in no case shall exceed eight feet in width;
 - (c) One awning sign not to exceed 10 square feet, and letters shall not exceed one foot in height; or
 - (d) One window sign consisting of individual letters or symbols not to exceed 25% of total window area of the building front facade.
 - (3) If a building fronts on more than one street, one additional sign in accordance with either Subsection **B(1)** or **(2)** above may be permitted on one additional street frontage.
 - (4) Where multiple uses are located within a structure, the size of the permitted freestanding sign may be increased by two square feet for each additional use, up to a maximum total sign area of 16 square feet.
 - (5) Unless otherwise specified, signs shall be placed only on the premises, lot, or development to which they pertain.
 - (6) Other permitted uses in said districts not specifically listed herein shall comply with the standards for the most similar use, as determined by the Board of Supervisors with recommendation from the Township Engineer.
- C. Sign design guidelines. The following sign design guidelines indicate the preferred sign characteristics for the Village District. The guidelines should be consulted for additional provisions relevant to the use of signs in this district.
 - (1) Signs should consist of natural materials and blend with the building or structure they represent. Wood or metal are preferred sign materials. The use of plastic signs is discouraged, unless the sign material is designed to look like wood or metal or traditional sign materials, as approved by the Board of Supervisors upon recommendation of the Township Historical Commission.
 - (2) The overuse of signs should be avoided; temporary advertising signs in windows should be kept to a minimum and remain in place no longer than necessary.
 - (3) Simplicity of design and a limited color scheme of no more than two or three colors are encouraged. The sign message is encouraged to be simple and readable.

- (4) Wall signs designed as an integral part of the front facade of commercial buildings (generally located above the door in the lintel) are encouraged. Signs should be proportional in scale to the building and to the wall space on which they are mounted.
- (5) Wall or projecting signs are preferred where there is a small front yard setback. Freestanding signs are considered most appropriate for buildings originally designed as residential dwellings or where larger front yard setbacks are present.

§ 350-1409. Signs in Agricultural Preservation, Rural Center, and Multi-Purpose Districts.

In addition to the exempt signs in § 350-1404 and applicable temporary signs, the following signs shall be permitted in the Agricultural Preservation District, the Rural Center District, and the Multi-Purpose District, provided that the signs comply with all requirements herein specified:

- A. Signs permitted in the Site-Responsive Residential, Rural Residential, and Village Districts which relate to an applicable use permitted in the Agricultural Preservation, Rural Center, and Multi-Purpose Districts.
- B. Signs relating to an individual commercial or industrial establishment on a lot, such as a retail store or an individual office, in accordance with the following regulations:
 - (1) Only one of the following sign types shall be permitted for an establishment:
 - (a) Wall sign. Such a sign shall not exceed 15% of the total area of the building front facade attributable to the use, and in no case shall exceed 12 feet in width;
 - (b) Awning sign. Such a sign shall not exceed 10% of the total area of the building front facade attributable to the use; or
 - (c) Marquee or canopy sign. The sign area shall not exceed 40% of the front face area of the marquee or canopy to which the sign is attached.
 - (2) Window sign. Not to exceed 25% of the building front facade total window area attributable to the use.
 - (3) Freestanding or ground sign.
 - (a) One such sign is permitted on a lot or in a development per street frontage.
 - (b) Such sign shall not exceed 24 square feet in total sign area for the establishment.
 - (4) Unless otherwise specified, such signs shall be placed on the premises, lot, or development to which they pertain.
- C. Signs relating to a commercial or industrial establishment on a lot or in a development containing more than one establishment, such as a shopping center or medical office building, in accordance with the following regulations:
 - (1) Only one of the following sign types shall be permitted per establishment:
 - (a) Wall sign. Such a sign shall not exceed 15% of the total area of the building front facade attributable to the use, and in no case shall exceed 12 feet in width;
 - (b) Awning sign. Such a sign shall not exceed 10% of the total area of the building front facade attributable to the use; or
 - (c) Marquee or canopy sign. The sign area shall not exceed 40% of the front face area of the marquee or canopy to which the sign is attached.
 - (2) Window sign. Not to exceed 25% of the building front facade total window area to facade attributable to the use.
 - (3) Freestanding or ground sign.
 - (a) One such sign is permitted on a lot or in a development per street frontage.

- (b) Such sign shall not exceed 28 square feet in total sign area for one establishment, however for each additional establishment, the size of the permitted sign may be increased by four square feet, up to a maximum total sign area of 44 square feet.
- (4) Unless otherwise specified, such signs shall be placed only on the premises, lot, or development to which they pertain.
- D. Other permitted uses in said districts not specifically listed herein shall comply with the standards for the most similar use, as determined by the Board of Supervisors with recommendation from the Township Engineer.

§ 350-1410. Sign permits and bonds.

- A. A sign permit shall be required for all business signs, and all other signs which exceed four square feet, except as specified in § **350-1404**, and such signs shall be subject to annual inspection, unless otherwise provided. All illuminated signs shall, in addition, be in accordance with the UL specifications and the National Electrical Code (NEC), and any other applicable regulations. Satisfactory evidence to structural durability shall be provided to the Township.
- B. Application for sign permits shall be filed in duplicate and on forms furnished by the Township and shall be accompanied by detailed plans and specifications and such other information deemed necessary by the Zoning Officer to determine the location and details of construction of such sign.
- C. No permit to erect shall be issued until a fee has been paid to the Township in such amount as the Board of Supervisors shall establish by resolution.
- D. All applications for sign permits shall be accompanied by the property owners written consent if the property owner is not the owner of the sign.
- E. Signs deemed by the Township Zoning Officer to be illegal or without permit, shall be removed within three days of written notification by the Township Zoning Officer in accordance with the provisions of § **350-1602**, of this chapter. Any failure to remove such sign or recurrence of a similar infraction on the premises by the owner or lessee shall be in violation of this chapter and shall be punishable in accordance with the provisions of Article **XVI**.

§ 350-1411. Nonconforming signs.

The total sign area of all nonconforming signs relating to a use at the effective date of this chapter, or at the effective date of any amendment of this chapter by which any sign shall be made nonconforming, shall not be increased, subject to the provisions of Article **XV**.

§ 350-1412. Removal of signs.

If a use is abandoned or ceases for a period of 30 days, signs advertising the ceased business, or businesses, must be removed by the owner of the property. Such signs may be removed by the Township at the expense of the owner of the property on which said sign is located.