

Allow Projecting Signs in Village District.

Change general height restriction on Wall Signs to eaveline or 25 ft. Prefer eaveline in Village District.

Modify non-conforming definition for clarity.

Question: How do you paint a wall sign without removing it?! Ambiguous.

Make allowances in ROW content neutral. By district or sign type. Not by content.

(Borough: Prohibited in all districts: h. *Signs on public property or public rights-of-way, unless erected, required or authorized by the Borough Manager or Council.)

Model Ordinance General Provisions, Sign Height.

D. Sign Height.

1. Sign height shall be measured as the distance from the highest portion of the sign to the mean finished grade of the street closest to the sign. In the case of a sign located greater than 100 feet from a public street, height shall be measured to the mean grade at the base of the sign.

2. Clearance for freestanding and projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.

3. *The permitted maximum height for all signs is determined by the sign type and the zoning district in which the sign is located (see §13-18).*

Model Ordinance Handling of Wall Sign Height

Section 7. Regulations by Sign Type: On-Premises Signs

A. Wall Signs.

1. No portion of a wall sign shall be mounted less than eight (8) feet above the finished grade or extend out more than twelve (12) inches from the building wall on which it is affixed. If the wall sign projects less than three (3) inches from the building wall on which it is affixed, the eight-foot height requirement need not be met.

Section 16 Main Street Districts

E. Wall signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per tenant per street frontage, up to a maximum of two (2) signs per tenant. Where a property has entrances facing both a street and a parking lot, an additional sign is permitted to face the parking lot.

2. Area: No single wall sign shall exceed 24 sq. ft. in area.

3. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.

4. Illumination: The following illumination types shall be permitted subject to the regulations in §6.F. Sign Illumination.

a. External illumination, lit from above

b. Halo illumination or back-lit letters

c. Neon lighting

Section 17 Signs in Village Commercial District

E. Wall signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per tenant per street frontage, up to two (2) signs per tenant. Where a property has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.

2. Area: Each sign shall have a maximum area of 12 sq. ft. per sign face.
- 3. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower. (Table shows just the eaveline, like commercial)**
4. Illumination: The following illumination types shall be permitted subject to the regulations in §6.F. Sign Illumination.
 - a. External illumination, lit from above
 - b. Halo illumination or back-lit letters

Section 18: Signs in General Commercial and Industrial Districts

Except as noted below, the following numbers and types of signs may be erected in any industrial district or the [insert names of the applicable commercial zoning districts] subject to the conditions specified here and in §7-12.

A. Any sign permitted in residential districts, for the appropriate uses, as defined and regulated in §14. Signs in Residential Districts.

B. Any portable sign as defined and regulated in §11. Regulations by Sign Type (Portable Signs).

C. Any street pole banner as defined and regulated in §12. Regulations by Sign Type (Street Pole Banners).

D. The total area of all wall, awning/canopy, and projecting signs for non-residential uses shall be limited to one and a half (1.5) square feet per one (1) linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.

E. Wall signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per tenant per street frontage, up to a maximum of two (2) signs per tenant. Where a store has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.

2. Area: Each sign shall have a maximum area of 32 sq. ft. per sign face.

3. Height: Signs shall have a maximum height equal to the eaveline.

4. Illumination: The following illumination types shall be permitted subject to the regulations in §6.F. Sign Illumination.

- a. Internal illumination
- b. External illumination, lit from above
- c. Halo illumination

State College Borough Sign ordinance Wall Sign Height Requirements

15-106 Limit on Height.

[Ord. 888, 4/5/1976, Section 3.05; amended by Ord. 1220, 9/8/1988, Section 1]

In all zoning districts (except the CP-1), no sign, or any part thereof, including braces, supports or lights shall exceed a height of 25 feet. In the CP-1 District, no sign or any part thereof, including braces, supports or lights, shall exceed a height of 10 feet. Height shall be measured from grade level directly below the face of the sign to the highest part of the sign.

Ord. 888, 4/5/1976, Section 4.02; amended by Ord. 945, 1/10/1979, Section 1; Ord. 1208, 6/27/1988, Section 3; Ord. 1682, 10/15/2001, Section 5]

In addition to the general provisions of this ordinance, the following regulations shall apply to **all wall signs**:

- a. No wall sign shall extend above the top of the wall upon which is it placed.

b. No wall sign or any part thereof shall project more than 12 inches from the wall upon which it is mounted. If external lighting is used, reflectors must be 10 feet above the surface of the sidewalk, equipped with wire mesh guards, and no part may extend more than two feet from the wall of the building.

c. No wall sign shall extend beyond the left and right extremities of the wall to which it is attached.

d. For the purposes of this ordinance, an awning shall be considered as a part of the building to which it is attached and any lettering, logo or emblems appearing on such awnings shall be subject to the regulations governing wall signs.

e. For the purposes of this ordinance, any backlit awning, canopy, or marquee shall be considered as part of the building to which it is attached, and any lettering, logo, or emblem appearing on such awning, canopy, or marquee shall be subject to the regulations herein governing wall signs. The illumination and brightness of the backlit awning, canopy, or marquee is subject to the regulations within the zoning ordinance governing lighting of backlit awnings, canopies, or marquees (Chapter XIX, Part K, § 19-2706g).

Projecting Signs

Model Ordinance Section 7. Regulations by Sign Type: On-Premises Signs

Projecting Signs.

1. No portion of a projecting sign shall project more than four (4) feet from the face of the building.

2. The outermost portion of a projecting sign shall project no closer than five (5) feet from a curbline or shoulder of a public street.

3. Sign Height. The lowest edge of a projecting sign shall be at least eight (8) feet above the finished grade.

State College Borough Ordinance

Projecting Signs

a. No projecting sign shall project more than five feet beyond the building line in the direction of the street, nor shall any portion of the projecting sign be closer than two feet to the face of the street curb or curbline.

b. No portion of any projecting sign shall be less than 10 feet above grade level.

c. No single face of a projecting sign shall exceed 15 square feet in sign area.

d. No projecting sign shall have a vertical dimension greater than six feet.

e. There shall be no more than one projecting sign for any premise, unless the premise is located on a corner lot or has public entrances on two or more public ways, in which case one projecting sign may be erected for and toward each public way.

General

Definition of Nonconforming signs

Model Ordinance Section 22. Nonconforming Signs

A. Signs legally in existence at the time of the adoption of this Ordinance, which do not conform to the requirements of this Ordinance, shall be considered nonconforming signs.

B. All permanent signs and sign structures shall be brought into conformance with the sign regulations when and if the following occurs:

1. The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

2. If more than 50% of the sign area is damaged, it shall be repaired to conform to this Ordinance.
3. An alteration in the structure of a sign support.
4. A change in the mechanical facilities or type of illumination
5. A change in the material of the sign face.
6. The property on which the nonconforming sign is located submits a subdivision or land development application requiring municipal review and approval.
7. The property on which the nonconforming sign is located undergoes a change of land use requiring the issuance of either a use and occupancy permit or a change of use and occupancy permit by [municipality].

Other

Borough Sign Ordinance

§ 15-103 Signs Permitted In All Districts.

[Ord. 888, 4/5/1976, Section 302; amended by Ord. 945, 1/10/1979, Section 1; Ord. 1001, 4/7/1981, Section 2; Ord. 1030, 8/4/1982, Section 2]

Signs listed in this section are permitted in all zones and shall not require licenses, and they shall not be counted when calculating the number of signs on a premise; however, such signs shall conform to the general regulations for signs enumerated in the remainder of this section:

- a. Name and Address of Resident. Name and address of resident, but not to include any commercial advertising, or not more than two square feet in sign area.
- b. No Trespassing Signs. "No Trespassing" signs or other such signs regulating the use of a property, such as "No Hunting," "No Fishing," etc., of no more than two square feet in sign area in residential zones and five square feet in all commercial and industrial zones.
- c. Real Estate Signs. Signs not to exceed five square feet in residential districts and 25 square feet in commercial and industrial districts, which advertise the sale, rental or lease of the premise upon which they are located. Such signs shall be removed within 10 days after the premise advertised has been sold, rented or leased.
- d. Bulletin Boards. Bulletin boards for public, charitable or religious institutions, when located on the premise thereof and with a sign area of no more than 25 square feet (if single-faced) nor more than 50 square feet (if double-faced) and if used exclusively for non-commercial announcements.
- e. Regulating On-Premise Traffic, Parking or Other Functional Subdivision. Signs regulating on-premise traffic, parking or other functional subdivision [such as lavatory facilities, telephone, signs denoting other sections of a building (such as "lubrication," "office," etc.)] when less than five square feet in area and bearing no commercial advertising. Illumination of such sign shall not be permitted by the use of an inside-the-sign lamp.
- F. Signs Erected by Council. Signs erected by Council or under the direction of Council and bearing no commercial advertising (such as traffic signs, railroad crossing signs, safety signs, signs identifying public schools and playgrounds, and the like).
- g. Memorial Signs or Tablets. Memorial signs or tablets and signs denoting the date of erection of buildings.
- h. Flags, Pennants, Insignia of Government; Religious, Fraternal, or Charitable Organizations. The flag, pennant or insignia of any government or of any religious, charitable or fraternal organization.
- i. Auctions, Garage/Yard Sales, Special Events of Charitable/Public Service Groups. Such signs shall be limited to a maximum size of five square feet in area and shall be removed as soon as the event or activity advertised thereon has taken place.

- j. Permanent Residential Development. Permanent residential development signs at major entrances designed to identify a residential subdivision and containing no commercial advertising. Maximum area: 25 square feet.
- k. Identifying Places of Worship. Signs identifying places of worship, when located on the premises thereof. Maximum area: 25 square feet.
- l. On-Premise for Professionals. On-premise signs for a professional, such as a doctor of medicine, dentist, osteopath, chiropractor, lawyer, accountant, architect, engineer or minister, or as included by the Zoning Hearing Board's definition of professionals. Such signs shall be limited to two square feet and shall contain no commercial advertising.
- m. Decals. Decals affixed to the windows or door glass panes which indicate membership in a business group or which denote credit cards accepted by the establishment. Such decals shall not exceed 24 square inches and, when displayed, shall be affixed to the lower corners of such panes.
- n. Temporary Signs Advertising Community Activities. Signs which are temporary in nature and which relate to specific community activities (such as "Welcome 4-H," "Beat Navy," and "Congratulations Seniors"). Each sign shall not exceed two square feet in area and not more than one sign for each activity shall be permitted for each public entrance to the premises. Such signs shall be removed as soon as the event or activity specified thereon has taken place. (See also § 15-103p.)
- o. Real Estate Management Signs. Such signs may include the name, address and telephone number of a real estate management company but not to include emblem, logo or any commercial advertising, shall be not more than 24 square inches in sign area, and there shall be no more than one such sign per building entrance.
- p. Temporary Signs - All Other Uses. Any sign normally, but not necessarily, constructed of paper, cloth fabric or canvas announcing or advertising a special limited time offer not normally available on the premises. Each premise in a commercial district is permitted to display temporary signs the total cumulative area of which shall not exceed 20% of the area of each display window or public entrance on the site. No single sign larger than 10 square feet shall be permitted. No premise shall be limited to less than 10 square feet of temporary sign area. At any premise with more than one display window, the occupant may choose to place all permitted temporary sign area on any single window, provided that not more than 50% of the display window so utilized is covered with signs and that no other temporary signs are displayed on the premise. At no premise shall such a transfer of temporary signs be permitted to occur in excess of four times in any calendar year. All such temporary signs shall be removed immediately upon the completion of the event so advertised or announced, provided that no temporary sign shall be maintained for a period in excess of 28 days. For the purposes of this subsection, no exterior sign shall be considered a temporary sign. The provisions of this subsection shall not apply to those signs listed in §§ 15-104k and 15-126 of this chapter. For the purposes of this subsection, any display window that faces a separate public right-of-way or is separated from any other display window by a public entrance shall be considered a single display window.

15-104 Signs Prohibited In All Districts.

[Ord. 888, 4/5/1976, Section 3.03; amended by Ord. 945, 11/9/1978; Ord. 1001, 4/7/1981, Section 3; Ord. 1446, 6/22/1994]

The following signs shall not be permitted, erected or maintained in any district, notwithstanding anything else contained in this ordinance or elsewhere. Signs which are prohibited in

paragraphs marked with an asterisk (*) shall be removed or brought into conformity with the provisions of this ordinance within 90 days after the ordinance is passed.

a. Signs which incorporate, in any manner, any flashing or moving illumination or with illumination which varies in intensity or which varies in color and signs which have any visible moving part, visible revolving parts or visible mechanical movement of any description, or other apparent visible movement achieved by electrical pulsations or by actions of normal wind currents, except when not visible from motor vehicles traveling on public roadways. Hanging signs which simply swing in the wind and clocks and time and temperature signs and barber poles may be exempted provided they comply with all other provisions of this ordinance.

b. Light sources which cast light on signs shall be shielded by opaque material so that the lamps are not visible from off the property on which the signs are located.

c. *Any sign or sign structure which constitutes a hazard to public safety or health.

d. Signs which, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of drivers, either when leaving a roadway or when entering a roadway from another roadway or driveway, or obstructs or detracts from the viability or effectiveness of any traffic sign or control device on public streets and roads.

e. *Any sign which obstructs free ingress to or egress from a fire escape, door, window or other required exitway.

f. *Signs which make use of words such as "stop," "look," "one-way," "danger," "yield" or any similar words, phrases, symbols, lights or characters, in such manner as to interfere with, mislead or confuse traffic.

g. *Any obsolete sign which no longer advertises a bona fide business conducted or product sold.

h. *Signs on public property or public rights-of-way, unless erected, required or authorized by the Borough Manager or Council.

i. Signs painted on, attached to or supported by a tree, stone, cliff or other natural object, except signs permitted under § 15-103i herein.

j. String lights, other than temporary holiday decorations, which are unshielded from off the property on which they are located.

k. Searchlights, pennants, spinners, banners, and streamers, except for occasions such as grand openings and then only with the special permission of the Design Review Board{20} or the Sign Inspector. Use shall be limited to a fifteen-day period.