

- H. When determination of off-street parking results in a requirement of a fractional space, any fraction shall be counted as one parking space.
- I. Off-street parking spaces shall be located on the same development lot as the principal use
- J. A multiple-family dwelling or multi-story dwelling designed and operated as housing for the elderly shall require a minimum of one parking space on the same lot with the main structure or structures for each two dwelling units.

§ 118-802. Off-street loading

One off-street loading berth of not less than 60 feet by 10 feet shall be provided for every new business or industrial use with a floor area between 2,500 square feet and 20,000 square feet. One additional berth shall be required for each additional 20,000 square feet of floor area. Access and space to maneuver shall be sufficient so that no truck need back onto any public street or across any public sidewalk. All off-street loading areas shall be located immediately adjacent to the building containing the business or industrial use.

ARTICLE 900 - Signs

§ 118-901 Signs.

The regulations contained in this article, §§ 118-901 through 118-909 shall apply to all signs in all zoning districts. With the exception of Outdoor Advertising Signs as set forth herein, all signs shall be treated as accessory to the principle use of the property.

§ 118-902 Definitions.

For the purposes of this article, the definitions set forth below shall apply unless the context clearly indicates otherwise. In the event a term is not specifically defined herein, then the general definitions set forth in the Unity Township Zoning Ordinance shall apply.

SIGN — Any surface, fabric device or display which bears lettered, pictorial or sculpted matter, including forms shaped to resemble any human, animal or product, designed to convey information visually or attract the attention of the general public, except official flags of governmental jurisdictions or public or charitable or nonprofit organizations which do not exceed 50 square feet in area. The term "SIGN" as used herein shall include the frame and any supporting structure to which the display area is affixed.

SIGN, ARCADE — A sign suspended beneath a ceiling of an arcade, a roof or marquee containing only the name of a business for the purpose of assisting pedestrian traffic traveling under the arcade, roof or marquee to identify the location of establishments within a shopping center or similar building.

SIGN, BANNER — A temporary sign painted or printed on a strip of cloth, vinyl, plastic or paper designed to be hung from poles, across the wall of a building or in a window.

SIGN, BILLBOARD — See "sign, outdoor advertising structure."

SIGN, BULLETIN — A type of changeable copy sign used by churches and schools to announce events and constructed to allow letters or symbols to be changed periodically.

SIGN, BUSINESS IDENTIFICATION — A sign which contains the name, address and a description of the goods, services, facilities or events available on the premises.

SIGN, CHANGEABLE COPY — A sign that is designed so that characters, letters or illustrations can be changed or rearranged either manually and/or electronically without altering the face or surface of the sign.

SIGN, CONSTRUCTION — A temporary sign erected during the work period announcing the name of contractors, mechanics or artisans engaged in performing work on the premises.

SIGN, DEVELOPMENT IDENTIFICATION — A permanent wall or freestanding ground sign containing only the name and address of a plan of subdivision, commercial site or a multifamily building development.

SIGN, DIRECTIONAL — An on-premises sign which directs and/or instructs vehicular or pedestrian traffic relative to parking areas, proper exits, loading areas, entrance points and similar information on the premises on which it is located.

SIGN, ELECTRONIC ROLLING — A sign displaying a message in numbers or text only which may be changed electronically, mechanically or rearranged automatically by computer or other form of programming.

SIGN, ELECTRONIC STREAMING— A sign capable of bearing a continuous or streaming message, copy, symbols, picture, television image and/or any other form of message which may be changed electronically, mechanically or rearranged automatically by computer or other form of programming.

SIGN, FREESTANDING — A sign supported on a foundation or by one or more uprights, poles or braces permanently affixed to the ground and not attached to any building or other structure.

SIGN, GROUND — A freestanding sign which is affixed to the ground by means of a permanent foundation and which provides a maximum clearance of 18 inches between the bottom edge of the sign and the adjacent ground level.

SIGN, HOME OCCUPATION OR HOME OFFICE IDENTIFICATION — A sign containing only the name and address of the occupant of the premises and his occupation.

SIGN, INDIRECTLY ILLUMINATED — A sign which is lighted by means of lamps or lighting devices external to, and reflected on, the sign, which lighting is stationary and constant in intensity and color at all times and which is shielded so that the illumination is concentrated on the face of the sign and there is no spillover of the illumination or glare beyond the face of the sign.

SIGN, INTERNALLY ILLUMINATED — A sign which is lighted by means of lamps or lighting devices internal to the sign, which lighting is either behind the face of the sign or is an integral part of the sign structure and the advertising effect. This shall not include signs with a face consisting of diodes or other electronic display.

SIGN, MEMORIAL/HISTORICAL PLAQUES — Commemorative plaques placed by a recognized agency of the Township, county, state or federal government, or historical society or community organization recognized by the Township.

SIGN, NOTIFICATION — Signs bearing legal and/or property notices such as "No Trespassing," "Private Property," "No Turnarounds," "Safety Zone," "No Hunting" and similar messages and signs posted by a governmental agency for traffic control or the safety of the general public.

SIGN, ON-PREMISES DIRECTIONS — A sign which directs and/or instructs vehicular or pedestrian traffic relative to parking areas, proper exits, loading areas, entrance points and similar information on the premises on which it is located

SIGN, OUTDOOR ADVERTISING STRUCTURE — An off-premises sign which directs attention to a person, business, commodity, service, activity or establishment which is unrelated to the principal use of the land or not available on the land on which the sign is located.

SIGN, OVERHANGING — A sign, other than a wall sign or arcade sign, affixed to a building or wall whose leading edge extends beyond such building or wall more than six inches, including awnings, marquees or similar structures used for business identification.

SIGN, POLE — A freestanding sign which is supported by one or more poles, uprights or braces and which has a minimum clearance between the bottom edge of the sign and the adjacent ground level, as specified herein.

SIGN, POLITICAL — A temporary sign which indicates the name, cause or affiliation of anyone seeking public office or which refers to an issue concerning which a public election is scheduled to be held.

SIGN, REAL ESTATE — A temporary sign advertising the open house, sale or rental of premises. The signs may also bear the words "sold," "sale pending" or "rented" across their face or by means of an attached sign.

SIGN, REAL ESTATE DIRECTIONAL — A real estate sign having an area not greater than 216 square inches or 1 1/2 square feet located off the premises subject to sale and intended to direct the public to the premises subject to sale. Any sign used by a developer, or agency working for such developer, to advertise a development or subdivision, or any lot contained therein, shall not be considered under this section

SIGN, RESIDENTIAL IDENTIFICATION — A sign containing only the name and address of the occupant of the premises.

SIGN, ROOF — A sign erected and maintained upon or above the roof of any building which projects no more than six feet above the highest point of the roof.

SIGN, SUBDIVISION — A temporary sign erected during the period of construction and/or development of a property by the contractor and developer or their agent.

SIGN, TEMPORARY SPECIAL EVENT DISPLAY — A banner, flag, pennant or similar display constructed of durable material and affixed to the wall of a building or over a public right-of-way or an A-frame or sandwich board sign which is erected for a period not exceeding 30 days, whose sole purpose is to advertise a special event.

SIGN, TEMPORARY STEP-IN — A sign having an area not greater than four square feet used to advertise a business, event, product, service or other commercial activity, capable of being inserted into the ground either manually or by foot. Any sign used by a real estate developer, or any agency working for such developer, to advertise a development or subdivision, or any lot contained therein, shall be considered under this definition.

SIGN, WALL — A sign attached to and erected parallel to the face of an outside wall of a building, projecting outward no more than six inches from the wall of the building.

SIGN, WINDOW DISPLAY — A sign or group of signs affixed to the inside of a display window in a commercial establishment which advertises a product or service available on the premises or which announces or promotes a special sale or special event.

SIGN AREA — That area enclosed by one continuous line, connecting the extreme points or edges of a sign. The area includes all lettering, wording or accompanying design or symbols, together with the background, whether open or enclosed, on which they are displayed. On a two-sided sign, only one face is counted in computing the sign's area. The area of the sign does not include minimal supporting framework or bracing, but all other ornamental attachments or decorative structure shall be included in determining the area of a sign.

§ 118-903 Types and classes.

Signs in all zoning districts shall be categorized according to the types and classes described below and shall comply with the requirements for those types and classes in this section.

A. Classes. Signs are classified by physical attributes into the following categories:

1. Freestanding, including pole sign and ground sign;
2. Wall;
3. Arcade sign;
4. Bulletin;
5. Roof sign;
6. Overhanging;
7. Billboard;
8. Changeable copy;
9. Automatic sign;
10. Indirectly illuminated; and
11. Internally illuminated.

B. Types. Signs are categorized by use, function or purpose into the following types:

1. Residential identification;
2. Home occupation or home office identification;
3. Development identification sign;
4. Real estate;
5. Construction;
6. Notification;
7. On-premises directions;
8. Political sign;
9. Business identification sign;
10. Temporary special event display sign;
11. Memorial/historical plaques; and
12. Window display.

§ 118-904 General sign regulations.

The following regulations shall apply to all zoning districts:

- A. Restricted signs.** The following signs shall not be permitted in any zoning district:
1. A-frame or sandwich board signs, except when authorized as temporary special event displays;
 2. Portable or wheeled signs;
 3. Banners and pennants, other than temporary special event displays authorized by this article;
 4. Balloons or inflatable structures of any kind, except when authorized as temporary special event displays;
 5. Moving or flashing signs, except for that portion of a permitted sign which indicates time or temperature;
 6. Signs on trees, utility poles or official traffic control devices or signs;
 7. Signs which imitate traffic control devices;
 8. Signs painted on walls or chimneys of a building or on fences or walls, other than murals or similar decorative displays on building walls which do not contain any advertising other than the name of the artist and a small acknowledgment of the sponsor of the display.
 9. Overhanging signs, as defined herein.
- B. Exempt signs.** The following signs shall be exempt from these regulations:
1. Residential identification signs, as defined herein;
 2. Holiday decorations displayed for recognized federal or state holidays, provided they do not interfere with traffic safety nor do not, in any other way, become a public safety hazard;
 3. Memorial/historical plaques, as defined herein;
 4. Window displays, as defined herein, provided they shall not exceed 20% of the gross surface area of all windows in an establishment;
 5. Signs erected by a governmental agency, including street signs and official traffic signs, but not including off-premises directional signs regulated elsewhere herein.
- C. Lots with multiple street frontage.** In all Zoning Districts, lots fronting on more than one street shall be permitted to have one sign which is authorized per lot on each street frontage.
- D. Temporary signs.** In all zoning districts, and where authorized herein, construction and development signs shall be considered temporary signs which shall be removed within 30 days of the completion of construction or within six months from the date of placement, whichever occurs last
- E. Notification signs.** In all zoning districts, the number, location and size of legal notification signs erected by public agencies shall be in accordance with the laws of the commonwealth. In all zoning districts, legal notification signs posted on private property by property owners, such as "No Trespassing," "No Hunting" and the like shall be limited to a surface area not to

exceed two square feet. The placement and maximum number of signs permitted along road frontage shall be one sign for every 75 feet of frontage.

- F. Visibility.** No sign shall be located in such a position that it will cause a hazard by obstructing visibility for traffic on a street or obscuring a traffic signal or other traffic control device. No sign, other than official traffic signs and off-street premises directional signs, shall hang over or be erected within the right-of-way of any street.
- G. Illumination.** Illumination, when authorized by this article, shall be directed upon the sign face and not toward adjoining properties or streets. Flashing or oscillating signs shall not be permitted and lighting shall be stationary and constant in intensity and color at all times, except when electronic changeable copy signs are authorized. The intensity of any source of illumination of any sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding properties.
- H. Maintenance and inspection.** All signs must be constructed of a durable material and maintained in good condition. Any sign found to be in an unsafe condition upon inspection shall be declared to be a public nuisance and the Zoning Officer shall give notice to the owner in writing to repair or remove the sign within 10 days. Upon failure of the owner to comply, the Township shall remove the sign at the owner's expense.
- I. Removal of signs.** Whenever any business is discontinued or vacated, any sign relating to the discontinued or vacated business shall be removed within 30 days of the date when the business is vacated or discontinued. The Zoning Officer shall give notice to the owner in writing to remove any sign found to be in violation of this section within 10 days. Upon failure of the owner to comply, the Township shall remove the sign at the owner's expense. Whenever the use of the property upon which the sign is located has been abandoned for its intended use, then any sign existing on the property, together with its frame and supporting structures, shall also be deemed to be abandoned. Any reuse of the property, and any sign constructed in furtherance thereof, shall thereafter comply with the terms of this Ordinance.
- J. Permits required.** Except as set forth herein, all signs constructed, placed or maintained within the Township shall require a permit. The Zoning Officer shall issue the required permits upon submission of an application which complies with all applicable provisions of this article and payment of the required fee established from time to time by resolution of the Township Supervisors. No permit shall be required for the following types of signs: notification, real estate, political and construction signs and off-premises directional signs erected by a governmental agency. Permits shall be required for all other signs authorized by this Ordinance or otherwise. This section recognizes the distinction between real estate signs and real estate directional signs. All real estate directional signs (REDS) shall be subject to permitting and regulation as set forth hereafter.
- K. Expiration of permits.** Except for temporary step-in signs and real estate directional signs as set forth hereafter, any permit issued by the Zoning Officer for the erection, alteration, replacement or relocation of any sign shall expire automatically within six months of the date of issuance if work authorized by the permit has not been initiated and diligently pursued
- L. Sign location.** Except for billboards, political signs, off-premises directional signs, real estate directional signs and temporary step-in signs, as defined herein, where authorized by this article, all signs shall be located within the premises they are intended to serve.

M. Owner. For all purposes, the owner of the property upon which a particular sign is located shall be fully responsible for compliance with the terms of this article. Notice issued to the owner of the property shall constitute sufficient notice for enforcement purposes.

N. Conflict of laws. To the extent that any provision of this article relating to the construction or maintenance of signs shall conflict with the standards of the Pennsylvania Uniform Construction Code as now in effect or hereafter amended, then the regulatory provisions of the Pennsylvania Uniform Construction Code shall be deemed controlling.

O. Permit Location. All sign permits issued by the Township shall be kept and maintained on the property on which the sign is located. The approval form for Real Estate Directional Signs shall be kept and maintained in the brokerage office to which such permit is issued.

P. Unless otherwise specified in this Ordinance, no sign, frame, flag pole or other fixed freestanding structure bearing a sign shall exceed twenty (20) feet in height.

§ 118-905 Signs authorized in all zoning districts.

The following signs are authorized in all zoning districts:

- a. Bulletin signs.** One bulletin sign which does not exceed 24 square feet in surface area shall be permitted in connection with any church, school, library or similar public or semipublic building.
- B. Real estate signs.** One non-illuminated temporary real estate sign shall be permitted on each lot, provided the surface area of the sign shall not exceed six feet in height. The real estate sign shall not exceed 12 square feet in surface area when located in any residential zoning district and shall not exceed 32 square feet in any other zoning district. Acreage having road frontage in excess of one-quarter mile shall be permitted one real estate sign for each quarter mile of road frontage. Such sign shall be removed within 30 days of the sale or rental of the property on which it is located. Any such sign shall be placed not less than ten (10) feet from the edge of any road surface, and shall not be placed in a location which adversely impacts sight distances.
- C. Development sign.** One non-illuminated temporary development sign shall be permitted in each lot provided the surface area of the sign shall not exceed 32 square feet in surface area. The development sign shall not exceed six feet in height when located in any residential zoning district and shall not exceed 10 feet in height in any other zoning district. Such sign shall be removed within 30 days of the sale or rental of the last lot or completion of the proposed construction in the development. Any such sign shall be placed not less than ten (10) feet from the edge of any road surface, and shall not be placed in a location which restricts sight distances.
- D. Construction sign.** One non-illuminated temporary construction sign announcing the names of contractors, mechanics or artisans engaged in performing work on the premises shall be permitted on a lot, provided the signs shall not exceed 12 square feet in area and shall be removed within 30 days of the completion of the work. Any such sign shall be placed not less than ten (10) feet from the edge of any road surface, and shall not be placed in a location which restricts sight distances.
- E. Temporary special event sign.** One non-illuminated temporary special event display sign, as defined in this article, shall be permitted to be erected by a public agency, church or nonprofit organization along a public right-of-way with the permission of the owner of the property subject to that right-of-way or on the face of a building, church or building housing a nonprofit organization, provided that the area of the sign shall not exceed 40 square feet and

provided the sign is displayed for a period no longer than 30 days and is removed within five days following the event that it is erected to promote. Under special circumstances, the thirty-day period may be extended by permission of the Board of Supervisors. The temporary special event display sign may be illuminated, if approved by the Supervisors. Any such sign shall be placed not less than ten (10) feet from the edge of any road surface, and shall not be placed in a location which restricts sight distances.

- F. Home occupation identification sign.** One non-illuminated home occupation identification sign shall be permitted for an approved home occupation, provided that the surface area of the sign does not exceed two square feet, the sign is mounted on the dwelling, and the sign shall contain only the name, address and occupation of the resident and shall not contain any logo or other advertising.
- G. Political signs.** Non-illuminated temporary political signs erected during a political campaign shall be permitted, provided that they are not of a type restricted by any other provision of this Ordinance and provided such signs are not placed within 60 days prior to any primary or general election day and removed within seven days following any primary or general election day.
- H. Off-premises directional signs.** A maximum of four off-premises directional signs shall be permitted to be erected by any agency or business other than a governmental agency. The off-premises directional signs shall be non-illuminated and no individual sign shall exceed six square feet in surface area. Such signs shall be permitted along a public right-of-way only if permission is granted by the owner of the property subject to that right-of-way. Evidence of permission from the landowner shall be required for signs that are proposed to be erected on property by an owner other than the owner of the building or use the sign is intended to serve. Signs located outside the public right-of-way shall be located no less than 10 feet from the edge of the right-of-way. Temporary off-premises directional signs for purposes of real estate sales shall be governed by and subject to those provisions contained herein relating to real estate directional signs. However, one-day signs used to provide directions to real estate open houses and/or auction sales on the day of the open house or auctions shall not require permits under this section.
- I. On-premises directional signs.** On any lot which contains two or more multifamily or nonresidential buildings and/or on any lot which provides more than 100 parking spaces, on-premises directional signs shall be permitted, provided that the surface area of any one sign shall not exceed four square feet. On lots with areas of one acre or less, a maximum of four on-premises directional signs shall be permitted. On lots with areas of more than one acre, two additional on-premises directional signs shall be permitted.
- J. Temporary step-in signs.** Temporary step-in signs shall be permitted in all zoning districts and shall be subject to the following regulations:
 - 1. Any person, corporation or firm seeking to place temporary step-in signs in Unity Township shall apply for a permit with the Unity Township Code Enforcement Officer for same.
 - 2. Any permit issued for a temporary step-in sign by the Code Enforcement Officer shall expire not greater than 14 days from its date of issuance.
 - 3. The permittee shall remove any temporary step-in sign on the date the permit for same expires. The Township may remove any temporary step-in sign, without notice to the permittee, following the expiration of the permit.

4. The applicant for a permit to place a temporary step-in sign shall pay a fee to be established by the Board of Supervisors. The initial fee for a permit to install a temporary step-in sign shall be \$15 per sign. The permittee shall be entitled a refund of \$5 per sign if request for such refund is made to the Code Enforcement Officer within three business days of the date upon which the permit expires and the permittee provides sufficient evidence to the Code Enforcement Officer that the sign has been removed consistent with the terms of this Subsection J. The failure to remove any temporary step-in sign as required by this Subsection J shall be deemed a waiver of the permittee's right to request or receive a refund. The Board of Supervisors may amend the fee and refund amount provisions of this Subsection J by resolution hereafter.
 5. Any corporation that qualifies as tax exempt under Section 501(c) of the Internal Revenue Code advertising an event it is sponsoring shall pay an application fee of \$5 per sign and shall be entitled to a refund of its entire permitting fee for up to 20 signs, upon compliance with all other provisions of this subsection, including but not limited to those relating to the removal of those signs permitted hereunder. No refund shall be given for permits in excess of 20.
 6. A permit issued for a temporary step-in sign may be renewed one time for an additional fourteen-day period for a nonrefundable fee of \$5 per sign.
 7. Except for a tax exempt organization advertising an event it is sponsoring, no person, corporation, partnership or firm shall be entitled to have more than five active temporary step-in sign permits at one time.
 8. No temporary step-in sign shall be located closer than six feet from the edge of the paved surface of any road, right-of-way or private drive. No temporary step-in sign shall be located within 15 feet of the intersection of the paved surfaces of any two connecting road surfaces, such distance being measured back from the point of intersection along the length of each road. Notwithstanding the foregoing, no temporary step-in sign shall be located in an area which blocks, impairs or otherwise interferes with the sight triangle at any intersection or the view of persons or vehicles entering or exiting any private residential or commercial property.
 9. The Zoning Officer shall issue the required permits upon submission of an application which complies with all applicable provisions of this article and payment of the required fee established by resolution of the Township Supervisors hereafter.
- K. Real estate directional signs.** The Board of Supervisors of Unity Township hereby acknowledges that the real estate industry requires special consideration in the issuance of permits for directional signs as the location of its product changes. Accordingly, the following shall be the process through which real estate directional signs are regulated within the Township:
1. Applications for real estate directional signs (hereinafter "REDS") shall be made by an office manager or director of a licensed real estate brokerage office. For purposes of this subsection, a licensed real estate brokerage office shall include the main office and any home or branch office.
 2. REDS permits shall be issued on an annual basis and may be obtained beginning in January of each year. For all REDS permits obtained between the effective date of this Subsection K and December 31, 2007, the permit fee shall be \$10 per sign. Thereafter, beginning January 1, 2008, the annual permit fee for REDS is hereby established at \$15 per sign. The annual permit fee may be modified by resolution of the Board of

Supervisors hereafter. There shall be no proration of annual permit fees, regardless of the date of application for same, the date such permit is issued or the date such permit is set to expire. There shall be no refund of any portion of any annual permit fee upon removal of any REDS.

3. All REDS permits shall expire on December 31 of each calendar year. In the event a licensed real estate brokerage office has not purchased more than the office's allocation of REDS permits in January of any year, it may obtain additional REDS permits in subsequent months, up to its permit limit; provided, however, that any additional permit purchased after January shall expire on December 31 of each year it is purchased, regardless of its purchase date.
4. One permit shall be required for each sign having an area not exceeding 216 square inches (i.e., a 12-inch by 18-inch sign). Each real estate brokerage office shall be entitled to 30 REDS permits for signs not exceeding 216 square inches without a showing of cause. Thereafter, upon good cause shown, each brokerage office may seek up to 20 additional REDS permits from the Code Enforcement Office. Good cause shown shall be determined by the Code Enforcement Officer and shall be based on the following considerations:
 - a. The number of real estate agents working within the brokerage office at the time the request is made;
 - b. The number of properties for which listing agreements have been entered with the office at the time the request is made;
 - c. The location of properties listed by the office in remote areas of the Township requiring the use of multiple signs; and
 - d. Other considerations determined by the Code Enforcement Officer to be good cause for the issuance of such permits.
5. The office manager or director of a licensed real estate brokerage office shall be responsible for the allocation of REDS among properties listed within his or her office and agents working within his or her office. No property for which a listing agreement has been entered with a brokerage office shall have more than four REDS allocated to it at any one time.
6. All REDS shall be removed by the licensed real estate brokerage office within five days of closing on the property for which the REDS is used.
7. One-day signs used to provide directions to single-day real estate open houses and/or single-day auction sales on the day of the open house or auctions shall not require permits under this section.
8. No real estate directional sign shall be located closer than six feet from the edge of the paved surface of any road, right-of-way or private drive. No real estate directional sign shall be located within 15 feet of the intersection of the paved surfaces of any two connecting road surfaces, such distance being measured back from the point of intersection along the length of each road.
9. Signs used to advertise viewings of model homes, model condominiums or model townhome units shall comply with the provisions of this Ordinance relating to temporary step-in signs and are not regulated under this subsection.

§ 118-906 Signs authorized in residential zoning districts.

The following signs shall be permitted in all residential zoning districts:

- A. Development identification sign.** One permanent wall or freestanding ground development identification sign containing only the street address and/or name of a residential subdivision plan or multifamily building or development which shall not exceed 24 square feet in area. A sign identifying the name of a residential subdivision may be affixed to a freestanding decorative wall rather than to a building wall, provided that the decorative wall meets all applicable ordinance requirements and does not obstruct visibility for traffic entering or leaving the plan.
- B. Business identification sign.** One non-illuminated or indirect illuminated wall or freestanding ground identification sign for any business use, or a use authorized as a conditional use or use by special exception, in a residential zoning district, which shall not exceed 12 square feet in area.

§ 118-907 Signs authorized in commercial, industrial and institutional districts.

The following signs shall be permitted in commercial, industrial and institutional districts:

- A. Temporary special event display.** Temporary special event displays, as defined, this article, shall be permitted in conjunction with grand openings, going out of business sales and similar events, provided that:
 - 1. No more than two signs or banners shall be permitted on any establishment at any one time;
 - 2. The temporary special event display signs, banners or similar displays shall be securely attached to the building or to the supporting structure of a freestanding pole business identification sign, except that one freestanding A-frame or sandwich board sign no larger than six square feet in surface area may be placed on private property, provided it shall not obstruct the free flow of pedestrian or vehicular traffic and shall not be placed in any public right-of-way;
 - 3. Temporary special event display signs shall be displayed for a period not to exceed 10 consecutive days on no more than two occasions in any twelve-month period, unless extended by permission of the Township Supervisors for a specified period of time;
 - 4. The aggregate surface area of all temporary special event display signs shall not exceed 40 square feet per establishment. In the event that there is more than one establishment on a site, the maximum aggregate surface area of all temporary special event display signs on the site at any one time shall not exceed 100 square feet;
 - 5. Portable or wheeled signs or a freestanding A-frame or sandwich board sign authorized by this Ordinance may be permitted to be used as temporary special event signs; and
 - 6. Temporary special event display signs may be illuminated for special events, with the permission of the Township Supervisors.
- B. Development identification sign.** One permanent wall or freestanding ground development identification sign containing only the street address and/or name of a commercial plaza or development which shall not exceed 24 square feet in area. A sign identifying the name of a commercial plaza or development may be affixed to a freestanding decorative wall rather than to a building wall, provided that the decorative wall meets all applicable ordinance requirements and does not obstruct visibility for traffic entering or leaving the plan.

C. Changeable copy signs. In addition to the authorized business identification signs, one changeable copy sign shall be permitted per lot regardless of the number of businesses on the lot, which shall not exceed 80 square feet in aggregate area and which shall be permanently affixed to the wall of the building or to the supporting structure of the authorized freestanding sign on the lot, provided the sign is used solely for advertising products, services and activities available on the site.

D. Business identification signs:

1. **Wall signs.** Each business establishment shall be permitted to have wall signs, which may be illuminated or non-illuminated. The aggregate area of all wall signs shall not exceed two square feet for each lineal foot of width of the front wall of the building or portion of the building occupied by the business or a maximum of 100 square feet, whichever is less. The wall identification sign shall not be located on the roof nor extended above the height of the building.
2. **Ground signs.** In addition to the wall signs, one freestanding ground sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:
 - a. No freestanding pole sign exists or is proposed to be erected on the lot.
 - b. The maximum surface area of the ground sign shall not exceed 24 square feet in any commercial district and shall not exceed 64 square feet in any industrial district.
 - c. The height and location of the signs shall be designed so as not to interfere with visibility for vehicular traffic entering or leaving the lot or traveling on any street and, in no case, shall the total height exceed six feet.
 - d. All freestanding ground signs shall be located at least 10 feet from any property line, except, where property abuts a public right-of-way, the ground sign shall be set back at least 10 feet from the right-of-way.
3. **Pole signs.** In addition to the authorized wall signs, one freestanding pole sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:
 - a. No freestanding ground sign exists or is proposed to be erected on the lot.
 - b. The pole sign shall be non-illuminated, indirectly illuminated or internally illuminated.
 - c. The maximum height of the top of the pole sign shall be 20 feet.
 - d. The minimum height of the bottom edge of the sign shall be eight feet.
 - e. The maximum surface area of the freestanding pole sign shall not exceed:
 - i. One occupant: 60 square feet of display or surface area;
 - ii. Two occupants: 90 square feet square feet of display or surface area;
 - iii. Three or more occupants: 120 square feet of display or surface area;
 - iv. Four or more occupants in a facility or complex having a gross leasable floor area less than 100,000 square feet: 200 square feet of display or surface area; and
 - v. Four or more occupants in a facility or complex having a gross leasable floor area of 100,000 square feet or more: 1,000 square feet of display or surface area.

- f. No portion of any sign shall project over any public right-of-way.
 - g. All freestanding pole signs shall be set back at least 10 feet from every property line, except, where property abuts on a public right-of-way the sign shall be set back at least 10 feet from the right-of-way.
4. **Roof signs.** Roof signs shall be permitted only in the industrial zoning districts. One roof sign shall be permitted per building, regardless of the number of establishments in the building. Roof signs may be illuminated or non-illuminated. Roof signs shall be permitted only in place of a wall sign. The surface area of a roof sign shall not exceed two square feet for each lineal foot of width of the front wall of the building or a maximum of 200 square feet, whichever is less. Roof signs shall not project more than six feet above the highest point of the roof on which they are erected.
5. **Arcade signs.** In shopping centers or office complexes which have pedestrian access ways covered by a roof, marquee or exterior arcade, one arcade sign, as defined herein, shall be permitted for each business in the building, provided that the maximum surface area of each sign shall not exceed eight square feet.

E. Electronic rolling and electronic streaming signs

1. Electronic rolling signs and electronic streaming signs shall not be permitted in any residential, conservation or agricultural zoning district. Electronic rolling signs are permitted in the M1, B1, B2, B3, I and IAP Districts. Electronic streaming signs are permitted only in the IAP District.
2. The message or text of an electronic rolling sign shall change not more than once every 10 seconds. The copy or display on electronic streaming signs in the I-AP District shall change not more than once every 10 seconds. In the event an electronic rolling sign or electronic streaming sign contains two (2) faces/sides, each side/face of the sign shall be synchronized with the other so that any copy or display changes at the same time on both faces/sides.
3. No electronic rolling sign shall have more than 2 faces/sides nor exceed 80 square feet in the aggregate in the M1, B1, B2 or B3 Districts.
4. No electronic rolling sign shall have more than 2 faces/sides, nor exceed 100 square feet in the aggregate, in either the I or I-AP Zoning District. No electronic streaming sign shall have more than 2 faces/sides nor exceed 100 square feet in the aggregate, in the IAP Zoning District.
5. The square footage of any electronic rolling sign or electronic streaming sign shall be determined by its aggregate area. The aggregate area of signs having two faces or display areas (i.e., signs having two sides or signs arranged at angles so they may be seen from opposing directions) shall be determined by adding all display areas together. The display area shall be equal on each side. Any electronic rolling sign or electronic streaming sign arranged at an angle, shall have an acute angle of not more than 30 degrees between faces at any point.
6. Electronic rolling signs in the Institutional and I-AP Districts and electronic streaming signs in the IAP District may be used to advertise events, operations, activities or programs conducted or carried out by the owners of the property, or to provide public service announcements. Such signs may also be used to advertise the business of tenants or occupants of the property, but not events or activities conducted off the site.

7. Electronic rolling signs shall only be used to advertise the businesses or business of tenants or occupants of the property, or the activities and business of tenants or occupants of the property, conducted within the property on which the sign is located. Such signs shall not be used to advertise the business of the owners, tenants or occupants of the property, or their events or activities, conducted off the site. Such signs shall not be used to advertise the business, events or activities of any other person, organization, entity, business or firm conducted off the site.
8. Not more than one electronic rolling sign or electronic streaming sign shall be permitted on any property in any of the aforesaid zoning districts regardless of the number of businesses, occupants or tenants occupying or leasing space in same.
9. The copy on all electronic rolling signs shall be controlled or controllable from the premises upon which the sign is located.
10. No electronic rolling sign or electronic streaming sign shall have a display or copy which pulsates, waves, flashes or contains any type of animation, movement, spinning, oscillation, scrolling or "ticker-tape" effect, background movement or any other form of motion of any other nature or kind, other than that necessary to change the display or copy.

F. Combination or substitution of signs. Changeable copy signs may be combined or coordinated with an electronic rolling sign or an electronic streaming sign on a property, provided that the combined area of such signs does not exceed the permitted aggregate area for electronic rolling signs or electronic streaming signs in the zoning district in which the property is located. For example, if an existing manual changeable copy sign prohibits or restricts the applicant from utilizing the maximum allowable square footage of an electronic rolling or streaming sign as set forth herein, the applicant may (1) reduce the size of the existing manual changeable copy sign so the combination of both signs does not exceed 80 square feet in the aggregate, or (2) remove the existing manual changeable copy sign completely so that the total aggregate square footage permitted for an electronic sign can be utilized. Electronic rolling signs may not be combined or coordinated with electronic streaming signs in any zoning district.

G. Special exceptions. Electronic rolling or streaming signs in I-AP District, or electronic rolling signs in the I District, having an area greater than 100 square feet may be permitted by special exception provided the Zoning Hearing Board finds the following to exist:

1. The sign will not interfere with traffic or traffic patterns on the property;
2. The sign will not create an undue visual distraction for passing traffic;
3. The sign will not emit excess light or glare to the extent it affects surrounding property owners or passing traffic;
4. The sign is located in an area of the property that will not impede ingress, egress or regress to, from or across the property; and
5. The sign complies in all other respects to the requirements of this section.

§ 118-908. Billboards

Billboards shall not be permitted in any residential zoning district. Billboards shall be permitted only as conditional uses on property located in the following Zoning Districts: B-1, Rural Commercial; B-2, Community Commercial; B-3, Office Commercial; I, Institutional; and M-1,

Manufacturing, following recommendation by the Planning Commission and a public hearing by the Board of Supervisors, provided all of the following requirements are met:

A. Location. Except as set forth in Subsection (I) hereafter, addressing special regulations for the Lincoln Highway Scenic Byway, billboards may be authorized as a conditional use only in the aforesaid zoning districts, provided all of the following requirements are met:

1. Billboards shall not be erected within 500 feet of the boundary line of any R District or within 500 feet of any public or private school, church or cemetery, said 500 feet being measured along the radius of a circle from the centermost point of the billboard structure extending in all directions.
2. On interstate and limited access highways, billboards shall not be erected within 500 feet of an interchange or safety rest area measured along the interstate or limited access highway from the beginning or ending of the pavement widening at the exit from or entrance to the main traveled way.
3. Billboards shall maintain a lateral minimum spacing between any existing or proposed billboard structures of 1,000 feet. Required spacing shall be measured along both sides of the same roadway frontage from the centermost point of the building structure along a line extending from the centermost point of the billboard which is parallel to the center line of the roadway to which the billboard is oriented.
4. All minimum front, side and rear yard requirements applying to principal structures in the particular zoning district in which the billboard is located shall apply to each billboard structure.
5. No billboard shall be erected in such a manner as to block the view from the road or street of any existing business identification sign, residential or nonresidential structure, or limit or reduce the light and ventilation requirements for any existing building.
6. No billboard shall be constructed in any fashion which shall obstruct or impede traffic safety.
7. No billboard shall be erected over any sidewalk or public right-of-way.
8. Billboards shall not be part of a roof or wall nor shall they be mounted on the roof, wall or other part of a building or any other structure.

B. Size and height. A billboard shall have a maximum allowable gross surface area of 225 square feet per sign face. This gross surface area shall be permitted, provided all of the following additional requirements are met:

1. A billboard shall have no more than two sign faces per billboard structure, which may be placed back-to-back or in a V-shaped configuration having an interior angle of 90° or less.
2. The dimensions of the gross surface area of the billboard's sign face shall not exceed 20 feet in total height or 25 feet in total length, provided the total allowable gross surface area for the sign face is not exceeded.
3. A billboard structure shall have a maximum height above the curb of the roadway from which it is intended to be viewed of 40 feet.

C. Construction methods. Billboards shall be constructed in accordance with all of the following additional requirements:

1. A billboard structure shall have one vertical support being no more than three feet in diameter or width and without additional bracing or vertical supports.
2. A billboard sign face shall be independently supported and have vertical supports of metal which are galvanized or constructed of approved corrosive-resistant, noncombustible materials. Structures constructed with galvanized metal shall be painted.
3. The vertical support shall be capable of enabling the entire sign face to be able to withstand a minimum one-hundred-mile-per-hour wind load. Structural design computations shall be made and certified by a registered engineer and shall be submitted to the Township with the application for conditional use.
4. The base shall be installed using a foundation and footing designed and certified by a registered professional engineer and shall be submitted to the Township with the application for conditional use.
5. The entire base of the billboard structure parallel to the sign face shall be permanently landscaped with suitable shrubbery and/or bushes of minimum height of three feet placed in such a manner as to screen the foundation of the structure.
6. Landscaping shall be maintained by the sign owner in an attractive and healthy manner in accordance with accepted conservation practices.
7. No bare cuts shall be permitted on a hillside, and all cuts or fills shall be permanently seeded or planted.
8. A billboard with display lighting shall be constructed so that it does not glare upon adjoining property and shall not exceed a maximum footcandle of 1.5 upon the adjoining property.
9. Display lighting shall not operate between 12:00 midnight and 5:00 a.m., prevailing local time.
10. No billboard structure, sign face or display lighting shall move, flash or emit noise. No display lighting shall cause distractions, confusion, nuisance or hazard to traffic, aircraft or other properties.

D. Maintenance.

1. Every billboard structure shall be subject to the maintenance standards for signs as generally set forth in this Ordinance.
2. In the event that the Township shall determine that a billboard is in such a state of disrepair and/or dilapidation as to no longer be structurally sound, notice of such condition shall be issued in accordance with the provisions of this Ordinance relating to the issuance of Notices of Violation, revoking the permit for such sign until and unless the owner of the billboard shall have a structural inspection made of the billboard by a qualified Pennsylvania registered engineer within the time period prescribed in the Notice. The owner of the billboard shall provide the Township a certificate from the engineer certifying that the billboard is structurally sound.

3. Billboards using removable paper or other materials shall be maintained in such a condition as to eliminate loose or frayed material protruding or hanging from the structure. All paper and other waste materials shall be removed from the site and disposed of properly whenever any sign face is changed.
- E. Liability insurance.** No billboard sign shall be erected unless the applicant shall provide a certificate of insurance for public liability and property damage which shall hold the Township and third persons harmless for those matters or claims arising out of the erection and maintenance of the billboard. The amount of insurance to be maintained shall be determined and adjusted from time to time by resolution of the Township Supervisors. The insurance certificate shall contain a clause stating that the insurance shall not be canceled or reduced without first giving 10 days' notice to the Township.
- F. Permits.** Prior to submission of an application for a sign permit, the applicant for a billboard shall obtain and submit with the application approvals from the Westmoreland County Department of Aviation or the United States Federal Aviation Administration (FAA), when applicable.
1. Approval of the conditional use shall be valid for six months from the date of action by the Board of Supervisors granting the conditional use. If the applicant fails to obtain a sign permit for the approved billboard within the six-month period, approval of the conditional use shall expire automatically without written notice to the applicant.
 2. The issuance of a sign permit for a billboard which has been granted approval of a conditional use shall be conditioned upon the approval of the Pennsylvania Department of Transportation (PennDOT) for billboards along state highways. If the applicant fails to submit evidence of the required approval by PennDOT within 30 days of the issuance of the conditional sign permit, the sign permit shall be revoked by the Township Zoning Officer, who shall provide written notice to the applicant.
 3. The applicant may reapply for the required sign permit upon submission of evidence of PennDOT approval without payment of any additional sign permit fee, provided the application is filed within the six-month period during which the conditional approval is valid.
- G. Application fees.** Said application shall be accompanied by an application fee in an amount equal to that set from time to time by resolution of the Board of Supervisors.
- H. Nonconforming billboards.** Any billboard which does not conform to the requirements of this section shall not be enlarged or moved unless the billboard complies with all provisions of this section. Any billboard which is damaged or destroyed by more than 51% of its replacement value at the time of damage or destruction shall be reconstructed only in compliance with all provisions of this section.
- I. Lincoln Highway Scenic By-Way regulations.** No billboard or other outdoor advertising device, as defined, may be erected by any owner, person responsible or other person:
1. Within 660 feet of the nearest edge of the right-of-way of U.S. Route 30 or the Lincoln Highway;
 2. More than 660 feet from the nearest edge of the right-of-way of U.S. Route 30 if the outdoor advertising device is visible from the main traveled way of U.S. Route 30 or the Lincoln Highway and the purpose of the outdoor advertising device is that its message be read from the main traveled way of U.S. Route 30 or the Lincoln Highway, except as follows:

- a. The official signs and notices which are required or authorized by law and which conform to the nation standards promulgated by the Secretary of Transportation of the United States pursuant to 232 U.S.C. § 131 (relating to control of outdoor advertising);
- b. Outdoor advertising devices advertising the sale or lease of the real property upon which they are located;
- c. Outdoor advertising devices advertising activities conducted on the property on which they are located, including devices which display a message that may be changed at reasonable intervals by electronic process or remote control; and
- d. Directional signs, including but not limited to signs pertaining to natural wonders, scenic, and historical attractions and other points of interest to the traveling public, which conform to the national standards promulgated by the Secretary of the Department of Transportation of the United States pursuant to 23 U.S.C. § 131.

§ 118-909 Revocation of permits

In the event the Zoning Officer shall determine that a sign was erected in violation of any provision set forth in the permit issued for that sign or if the Zoning Officer shall determine that a sign is in a state of disrepair or dangerous condition, then the following procedures for permit revocation shall apply:

- A. A notice of violation shall be issued to the owner of the property upon which the sign is located and, if known, to the actual owner of the sign specifically identifying the violation and establishing a term of not more than 30 days for the violation to be remedied.
- B. If the owner does not take remedial action within the time period specified in the notice of violation, then the permit shall be revoked by the determination of the Zoning Officer and the sign shall be removed.
- C. The owner may appeal the notice of violation by filing a request for hearing by the Board of Supervisors within the time specified for remedial action and by payment of an application fee equal to the amount then being assessed by the Township for conditional use applications.
- D. In the event of an appeal, the Board of Supervisors shall advertise and hold a hearing under the guidelines set forth for conditional use applications and thereafter issue a written decision.
- E. If the owner fails to take the required remedial action or to file an appeal as permitted herein, the Township may pursue any and all enforcement options available under this Ordinance, at law or in equity.

ARTICLE 1000 - Performance Standards

§ 118-1001. Purpose

- A. Any use established after the effective date of this chapter shall be so operated as to meet the performance standards established hereinafter. Any use already established and lawfully existing on the date the Unity Township Zoning Ordinance was originally adopted on September 25, 1991, shall be permitted to continue, provided that no alteration, expansion, enlargement or modification shall be permitted which does not meet the performance standards herein or which effectively increases the degree of nonconformity which existed prior to any alteration, expansion, enlargement or modification.