

823 SIGN AND BILLBOARD REGULATIONS

The following signs are permitted in the following use districts:

- 823.1 Permitted Signs in R-1, R-1A, R-2, R-3, and R-4 Districts:  
In residential districts the following classes of signs are permitted in accordance with the regulations set forth in this ordinance. Where three (3) or more continuous lots in common ownership are offered for sale simultaneously an advertising sign not exceeding 32 feet in area shall be permitted on the properties for sale. Such a sign shall not be constructed unless:
1. An application for a permit to erect such a sign is applied for to the Zoning Officer of North Huntingdon Township and the permit issued.
  2. Such a sign shall be removed not later than one (1) year from the issuance of the sign permit unless the sign permit is renewed by the property owner.
  3. Failure to remove the sign as described above at the end of the expiration of the sign permit shall constitute a zoning violation and be subject to zoning violation.
- 823.2 In residential districts designated as R-1, R-1A, R-2, R-3 and R-4, the following non-flashing, non-illuminated signs are permitted under the following conditions:
1. Name Plates and/or identification signs are subject to the following:
    - (1) There shall be no more than one (1) name plate not exceeding one (1) square foot in area for each dwelling unit, indicating the name or address of the occupant or a permitted occupation, except that on a corner lot two (2) such signs, one (1) facing each street shall be permitted.
    - (2) For all other buildings, a single identification sign not exceeding eight (8) square feet in area and indicating only the name and address of the building and the name of the management thereof shall be displayed except that on a corner lot such signs, one facing each street shall be permitted.
    - (3) No sign shall project beyond the property line into a public right-of-way.
    - (4) No sign shall project higher than ten (10) feet above the level of the ground over which it is located.
- 8-36
- 823.3 For Sale, For Rent signs shall be subject to the following:
1. There shall not be more than one (1) such sign per lot except that on a corner lot two (2) signs, facing each street

shall be permitted. No sign shall be more than ten (10) square feet in area nor be closer than ten (10) feet to any other zoning lot.

2. No sign shall project beyond the property line into a public right-of-way.
3. No sign shall project higher than ten (10) feet above curb level.
4. Church Bulletins subject to the following:
  - (1) There shall not be more than one (1) sign per lot except that on a corner lot two (2) signs - one (1) facing each street shall be permitted. No sign shall be more than fifteen (15) square feet in area nor be closer than ten (10) feet to any other zoning lot.
  - (2) No sign shall project beyond the property line into a public right-of-way.
  - (3) No sign shall project higher than ten (10) feet above ground level.

823.4 Signs Permitted in Commercial and Planned Economic Development Districts

1. In all Commercial Districts, non-flashing and flashing business signs are permitted subject to the following:
  - (1) A permit from the Zoning Officer or his duly authorized representative shall be required before a business sign of any kind may be erected, altered, or enlarged.
  - (2) All requests for erection, alteration or enlargement of any business sign must be accompanied by a plan drawn to scale, showing the exact size, shape and dimensions of such

8-37

- sign and its proposed location or placement upon any structure or property.
- (3) The surface area of all signs on one (1) zoning lot shall not exceed one (1) times the lineal front footage of the zoned lot.
- (4) Where more than one business is located on a zoned lot, stacking of signs will be permitted. Total square footage of stacking signs shall not exceed one (1) times the lineal front footage of the zoned lot.
- (5) For every permanent sign permit, the applicant shall pay a fee of \$20.00.
- (6) Where a commercial lot is bounded by more than one public street, and front yard setback requirements are followed on all streets, then the front footage shall be calculated from all frontage when the front yard setback is enforced.
- (7) Only one (1) free standing sign per lot. The surface area of any free standing sign shall not exceed one hundred fifty (150) square feet.
- (8) Reader boards at a maximum of sixty (60) square feet attached to the existing free standing sign will be permitted in addition to items 1 and 2.
- (9) No flashing sign facing a public street or highway shall

be illuminated or flashed to simulate a traffic signal or a temporary traffic hazard signal. In no case shall any lighting project into streets or highways such that a motorist or any person using the highway or street may temporarily have the view of the street or highway partially or wholly obstructed.

- (10) No sign shall project across the property line into the public right-of-way.
- (11) No sign shall project higher than thirty (30) feet above level of the ground over which it is located.
- (12) Temporary signs or mobile signs shall be permitted for new businesses without a permanent sign, for a period of twelve (12) months.
- (13) 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 a manner as to interfere with, mislead, or confuse traffic are prohibited.
- (14) No projected business sign shall be placed to face an abutting residential district except when authorized as a special exception.

8-38

- (15) Any sign which obstructs free ingress to or egress from a fire escape, door, window or other required exitway is prohibited.
- (16) Any sign or sign structure which constitutes a hazard to public safety or health is prohibited.

823.5 Permitted Signs in an Industrial I District:

In an Industrial I District signs are permitted subject to the following:

- 1. Signs on awnings shall be exempt from the limitations imposed by this ordinance on the projection of signs in Industrial Districts across property lines into public right-of-ways, provided that any sign located on an awning shall be affixed flat to the surface thereof, shall be non-illuminated and shall indicate only the name and/or address of the establishment.
  - (1) The gross area in square feet of all signs on a zoning lot shall not exceed one (1) times the lineal feet of frontage of a zoning lot.
  - (2) In no case shall any lighting project into streets or highways such that a motorist or any person using the highway or street may temporarily have the view of the street or highway partially or wholly obstructed.
  - (3) No sign shall project across property lines into the public right-of-way.

- (4) No sign shall project higher than thirty (30) feet above the level of the ground over which it is located.