

WESTTOWN TOWNSHIP

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AGENDA **Westtown Township Board of Supervisors** **Workshop Agenda**

Westtown Township Municipal Building
1039 Wilmington Pike, Westtown

Monday, November 4, 2024

Start time: 6:30 PM Workshop

- 1. Crebilly Land Acquisition Fundraising Results – 10 minutes**
- 2. Environmental Advisory Council (EAC) 2025 Budget Request – 10 minutes**
- 3. Historical Commission 2025 Budget Request – 10 minutes**
- 4. Ordinance Amendments: Article XVIII, Signs – 15 minutes**
- 5. Public Comment on Workshop Items* - 15 minutes**

Tonight's Workshop will be viewable on Zoom via the following link:

<https://us02web.zoom.us/j/89939917814><https://us02web.zoom.us/j/89939917814>

Or by phone at: 646-558-8656

**The public comment period at the end of the Workshop will last approximately 10 minutes. The public will be asked to limit their remarks to two minutes each to allow others an opportunity to speak. To the extent that further public comment is required, speakers will be asked to save their remarks until the Public Comment - Non-Agenda Items portion of the Regular Board of Supervisors Meeting.*

2025 EAC Budget Proposal

Last modified: Oct 29, 2024

Summary

The Westtown EAC is proposing an operating budget of \$5,000 for the 2025 year. This budget comprises four spending and project categories:

1. Birdtown birdhouses and signs	\$2,000
2. Roadside cleanup events and volunteer projects	\$800
3. Community outreach efforts	\$600
4. Westtown Day expenses	\$900
Total	\$4300

Birdtown USA

We plan to put up 2 more signs in Westtown to signify to residents and visitors that our township is part of Birdtown USA and is a strong proponent of bird-friendly ecosystems. We intend to install Birdhouses in strategic locations throughout the township. This is to encourage bird populations in our township as well as show commitment to the Birdtown program and to being a bird-friendly location. **Total: \$2,000**

1. Sign #3 Location: **\$60**
2. Sign #4 Location: **\$60**
3. Birdhouses: **\$1,880**

Roadside Cleanup Events

One of our 2025 goals is to address all remaining roadside litter in our township. We will be coordinating with Litter Lifters in West Vincent Township to streamline the cleanup of State Road 926. This effort will be broken up into two cleanup projects stretching from 352 in the east to Birmingham Avenue in the west. We are using the Litter Lifters average of \$400 per cleanup project, which is primarily composed of providing Wawa gift cards for the volunteers.

1. Roadside cleanup from 352 to Shiloh Road: **\$400**
2. Roadside cleanup from Shiloh Road to 202: **\$400**

We don't expect there to be enough debris from 202 to Birmingham Ave to warrant a volunteer effort. **Total: \$800**

Community Outreach Efforts

One of our principal goals in 2025 is to scale up and make a priority our community outreach efforts. This is an area where we feel we can have the most impact, and one that we feel can contribute a lot of value at a very high rate of return on effort. These efforts range from increasing our social media presence and online communication to holding community events like seed giveaways and contests.

1. Two speaker series events on topics like pollinator friendly plants, composting, rain gardens, etc. These run a cost of \$100 as a light honorarium for time and effort from the speaker. **Total: \$200**
2. Pollinator plant giveaway, where we give seeds or early growth pollinator plants to residents to pick up and plant at home. **Total: \$250**
3. Start and coordinate the Healthy Yard Recognition Program, where we honor local residents who display a healthy bird and pollinator friendly yard. We plan to use these funds as small cash prizes for the winners to encourage submissions and interest. **Total: \$150**
4. Increase social media presence and online outreach efforts by posting on Facebook, Nextdoor, and other online communities as the EAC across local Westtown groups and channels. **Total: \$0**

Westtown Day

1. We plan to purchase 200 tote bags with the Westtown Township logo along with the EAC logo printed onto the front of the bag. We have an initial quote at \$4.50 each, including all costs and shipping. They are planned to be given out as takeaways at our Westtown Day booth. We will be getting additional quotes next year. **Total: \$900**

HISTORIC COMMISSION
 2025 BUDGET REQUESTS
 8/14/2024

Budget Item	Amount	Note
Lecture speakers (4 talks annually)	\$600	To defray the cost incurred by outside speakers. Some speakers require less, depending on materials and distance. Commission members do not charge fees.
Historic marker	\$2,500	Based on 2024 costs of one marker.
American250 interpretive signage planned for Oakbourne property	\$2,500	Addition to current sign plans including a brochure handout. Installation to be completed by the end of 2025.
Stewardship award (to be awarded at Westtown Day)	\$ 500	Based on 2023 costs of the award plaque.
Newspaper.com subscription	\$ 150	(High Priority) For Westtown historic research, to be shared by commission members.
Huey Artefact display case	\$ 300	To display artifacts and explanations of items discovered at the Huey ruins. We expect to find an appropriate case at a local used furniture shop and the township can arrange pickup and installation.
General Expense	\$1,450	Materials for Westtown Day and lecture events and if we need 2 artifact cases instead of one.
Total	\$8,000	

ARTICLE XVIII

Signs

[Amended 5-1-1995 by Ord. No. 95-1; 5-3-1999 by Ord. No. 99-2; 3-3-2003 by Ord. No. 2003-2; 5-2-2005 by Ord. No. 2005-4; 9-15-2008 by Ord. No. 2008-1; 6-20-2011 by Ord. No. 2011-4; 3-5-2012 by Ord. No. 2012-3; 3-16-2020 by Ord. No. 2020-03]

§ 170-1800. Applicability.

Any sign erected, altered, or maintained after the effective date of this article shall conform to the following regulations.

§ 170-1801. Purpose and intent.

The purpose of this article is to develop a comprehensive system of sign regulations to:

- A. Promote the safety of persons and property by providing that signs:
 - (1) Do not create traffic hazards by distracting or confusing motorists, or impairing motorist's ability to see pedestrians, other vehicles, obstacles or to read traffic signs.
 - (2) Do not create a hazard due to collapse, fire, collision, decay or abandonment.
 - (3) Do promote the aesthetic quality, safety, health, and general welfare and the assurance of protection of adequate light and air within the Township by regulation of the posting, displaying, erection, use and maintenance of signs.
- B. Promote the efficient transfer of information through the use of signs and to permit such use, but not necessarily in the most profitable form or format available for such use.
- C. Protect the public welfare and enhance the overall appearance and economic value of the landscape, while preserving the unique natural and historic environment that distinguishes the Township and consistent with Article I, § 27, of the Pennsylvania Constitution.
- D. Set standards and provide uniform controls that permit reasonable use of signs and preserve the character of Westtown Township.
- E. Prohibit the erection of signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists.
- F. Avoid excessive conflicts from large or multiple signs, so that permitted signs provide information while minimizing clutter, unsightliness, and confusion.
- G. Establish a process for the review and approval of sign permit applications.
- H. Address billboard signs in the C-2 District along Route 202.

§ 170-1802. Definitions.

Words and terms used in this article shall have the meanings given in this section. Unless expressly stated otherwise, any pertinent word or term not part of this listing, but vital to the interpretation of this article, shall be construed to have its legal definition, or in absence of a

legal definition, its meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

AMBIENT LIGHT CONDITIONS – A natural or artificial light that exists in an environment without any additional lighting specifically directed at a subject. Ambient light conditions include illumination from sources like sunlight, moonlight, street lights, or interior lighting that fills a space.

SIGN — Any permanent or temporary structure or part of a structure, or any device attached, represented, projected or applied by paint or otherwise, or any structure or other surface used to communicate information, a message or advertisement, or to attract the attention of the public to a subject or location. The term "sign" shall include, but not be limited to, flat or curved surfaces, all support and/or assembly apparatus, flags, banners, streamers, pennants, insignias and medals with or without words or pictures. Signs on vehicles shall be subject to the provisions of this chapter when the vehicle is owned and located or parked on or in front of a lot under the control of an occupant of the lot.

A. The following shall not be defined as signs under this chapter:

- (1) Any surface not exceeding one square foot in area that is required by a federal, state, county or municipal law or regulation, or by the United States Post Office to identify a property by number, post box number or name(s) of occupants of the property.
- (2) Flags and insignia of any municipal, state or federal government.
- (3) Legal notices, identification information, or wayfinding information provided by governmental or legislative authorities.
- (4) Integral, decorative or architectural features of buildings.
- (5) Actual produce and merchandise displayed for sale that appear in store windows.
- (6) Grave markers of all types.
- (7) Memorial markers.

B. Sign types and definitions:

- (1) **ABANDONED SIGN** — A sign which has not been used to provide information for a period of at least 180 days.
- (2) **ANIMATED SIGN** — A sign that incorporates action, motion, or light or color changes through electrical or mechanical means.
- (3) **AWNING** — A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.
- (4) **AWNING SIGN** — Any sign painted on, or applied to, an awning.
- (5) **BALLOON SIGN** — A sign painted on or affixed to a lighter-than-air, gas-filled balloon.

BANNER — Any cloth, bunting, plastic, paper, or similar non-rigid material

attached to any structure, staff, pole, rope, wire, or framing which is anchored onto two or more edges or at all four corners. Banners are temporary in nature and do not include flags.

- (6) **BEACON LIGHTING** — Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object.
 - (7) **BILLBOARD** — An outdoor sign with a sign area that is between 60 square feet and 300 square feet and which directs attention to a person, business, product, activity or event not conducted on the premises where the sign is located
 - (8) **BUILDING FRONTAGE** — The maximum linear width of a building measured in a single straight line parallel, or essentially parallel, with the abutting public street or parking lot.
 - (9) **CANOPY** — A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.
 - (10) **CANOPY SIGN** — Any sign that is part of, or attached to, a canopy.
 - (11) **CHANGEABLE COPY SIGN** — A sign or portion thereof that allows for manual modifications of its displayed message mounted in or on a track system, which consists of removable letters, numbers, or symbols.
 - (12) **CHANNEL LETTER SIGN** — A sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall, which may accommodate a light source.
 - (13) **CLEARANCE** — The distance above the walkway, or other surface if specified, to the bottom edge of a sign. This term can also refer to a horizontal distance between two objects.
 - (14) **DIGITAL DISPLAY** — A sign or portion thereof in a form of an electronic device that presents information in a visual format using digital technology, which involves the use of pixels or segments to show text, images, or graphics.. Digital displays may include but are not limited to LCD (liquid crystal display), LED (light-emitting diode), OLED (organic light-emitting diode), mini-LED, microLED, or plasma displays.
 - (15) **FESTOON LIGHTING** — A type of illumination comprised of either: a) a group of light bulbs hung or strung overhead or on a building or other structure; or b) light bulbs not shaded or hooded or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.
 - (16) **FLAG** — Any sign or image printed or painted on cloth, plastic, canvas, or other like material attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners in such a way that it hangs down by gravity without the addition of the wind and forms an angle.
- FLASHING SIGN** — A sign whose artificial illumination is not kept constant

in intensity at all times when in use and which exhibits changes in light, color, direction, or animation. This definition does not include message center signs or digital displays that meet the requirements set forth herein.

- (17) **FREESTANDING SIGN** — A sign supported by structures or supports that are placed on, or anchored in, the ground; and that is independent and detached from any building or other structure. The following are subtypes of freestanding signs:
- (a) **GROUND SIGN** — A sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole or attached to any part of a building (also known as "monument sign").
 - (b) **POLE SIGN** — A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure.
- (18) **GAS STATION CANOPY** — A freestanding, open-air structure constructed for the purpose of shielding service station islands from the elements.
- (19) **GAS STATION CANOPY SIGN** — Any sign that is part of, or attached to, the vertical sides of the gas station canopy roof structure. For the purposes of this article, gas station canopy signs shall be considered wall signs.
- (20) **GOVERNMENT SIGN** — Any sign constructed and/or installed by a federal, state, county or municipal government or authorized unit or department thereof.
- (21) **ILLUMINATED SIGN** — A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign or externally illuminated by a light source aimed at its surface.
- (22) **ILLUMINATION** — A source of any artificial or reflected light, either directly from a source of light incorporated within, or indirectly from an artificial source.
- (a) **EXTERNAL ILLUMINATION** — Artificial light, located away from the sign, which lights the sign, the source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.
 - (b) **INTERNAL ILLUMINATION** — A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this article.
 - (c) **HALO ILLUMINATION** — A sign using a three-dimensional message, logo, etc., which is lit in such a way as to produce a halo effect (also known as "backlit illumination").
- (23) **INCIDENTAL WINDOW SIGN** — Signs displayed in the window of a commercial, retail or other business establishment, which are no larger than one square foot individually or three square feet in the aggregate.
- (24) **INFLATABLE SIGN** — A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and

equipped with a portable blower motor that provides a flow of air into the device.

- (25) INTERACTIVE SIGN — An electronic or animated sign that reacts to the behavior or electronic signals of motor vehicle drivers.
- (26) LIMITED DURATION SIGN — A nonpermanent sign that is displayed on private property for more than 30 days, but not longer than one year.
- (27) MARQUEE — A permanent structure, other than a roof or canopy, attached to, supported by, and projecting from a building.
- (28) MARQUEE SIGN — Any sign attached to a marquee.
- (29) MECHANICAL MOVEMENT SIGN — A sign having parts that physically move rather than merely appear to move as might be found in a digital display. The physical movement may be activated electronically or by another means, but shall not include wind-activated movement such as used for banners or flags. Mechanical movement signs do not include digital signs.
- (30) MENU SIGN — A permanent sign not greater than 32 square feet located at, on or in the window of a restaurant, or other use serving food, or beverages.
- (31) MESSAGE CENTER SIGN — A type of electronic device that uses technologies like LED (light-emitting diode), LCD (liquid crystal display), matrix displays, or incandescent bulbs to display static or scrolling text that conveys information, or announcements, similar to those located on a lot with a gas station, athletic fields, or parks.
- (32) MESSAGE SEQUENCING — The spreading of one message across more than one sign structure.
- (33) MULTI-TENANT SIGN — A freestanding sign located on lot on which a shopping center or complex with multiple tenants is located.
- (34) MURAL (or MURAL SIGN) — A large picture/image which is painted, constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/or symbols.
- (35) NEON SIGN — A sign illuminated by a neon tube, or other visible light-emanating gas tube, that is bent to form letters, symbols, or other graphics.
- (36) NONCONFORMING SIGN — A sign that was legally erected and maintained at the effective date of this article, or amendment thereto, that does not currently comply with sign regulations of the district in which it is located.
 - (37) PENNANT — A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.
- (38) PERMANENT SIGN — A sign attached, affixed or painted to a building, window, or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.
- (39) PORTABLE SIGN — A sign designed to be transported or moved and not

permanently attached to the ground, a building, or other structure.

- (a) **SANDWICH BOARD SIGN** — A type of freestanding, portable, temporary sign consisting of two faces connected and hinged at the top (also known as "A-frame sign").
 - (b) **VEHICULAR SIGN** — A sign affixed to a vehicle located on the same lot as a business and which sits or is otherwise not incidental to the vehicle's primary purpose.
- (40) **PRIVATE DRIVE SIGN** — A sign located at an intersection of a street or drive which is not publicly owned and maintained and used only for access by the occupants of the property and their guests.
- (41) **PROJECTING SIGN** — A building-mounted, double-sided sign with the two faces generally perpendicular to the building wall, not to include signs located on a canopy, awning, or marquee (also known as "blade sign").
- (42) **PUBLIC RIGHT-OF-WAY** — The area between the outer edge of a paved street, road or highway and the closer of an abutting property line or a line parallel to such outer edge to be measured from the center line of such street, road or highway to the following distance:
- (a) Sixty feet for Routes 202 and 3.
 - (b) Forty feet for Routes 926 and 352.
 - (c) Thirty feet for collector streets.
 - (d) Twenty-five feet for a minor street.
- (43) **PUBLIC SIGN** — A sign erected or required by government agencies or utilities.
- (44) **REFLECTIVE SIGN** — A sign containing any material or device which has the effect of intensifying reflected light.
- (45) **REVOLVING SIGN** — A sign which revolves in a circular motion; rather than remaining stationary on its supporting structure.
- (46) **ROOF SIGN** — A building-mounted sign erected upon, against, or over the roof of a building.
- (47) **SCOREBOARD** — A sign contained within an athletic venue.
- (48) **SECURITY SIGN** — A sign located on a premises on which no trespassing, hunting, and/or soliciting are permitted (also known as "warning sign").
- (49) **SHIELDED** — The description of a luminaire from which no direct glare is visible at normal viewing angles, by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, barn doors, baffles, louvers, skirts, or visors.
- (50) **SIGN AREA** — The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols. See § 170-1805C for standards for measuring sign area.

- (51) **SIGN FACE** — The part of the sign that is or can be used for the sign area. The sign area could be smaller than the sign face.
- (52) **SIGN HEIGHT** — The vertical dimension of a sign as measured using the standards in § 170-1805D.
- (53) **SIGN SUPPORTING STRUCTURE** — Poles, posts, walls, frames, brackets, or other supports holding a sign in place.
- (54) **SNIPE SIGN** — A sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, benches, streetlights, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner (also known as "bandit sign").
- (55) **STOREFRONT** — The exterior facade of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment.
- (56) **STREAMERS** — A display made of lightweight, flexible materials, consisting of long, narrow, wavy strips hung individually or in a series and typically designed to move in the wind.
- (57) **STREET FRONTAGE** — The side or sides of a lot abutting on a public street or right-of-way.
- (58) **STREET POLE BANNER** — A banner suspended above a public street or right-of-way, sidewalk and/or parking area and attached to a single street pole.
- (59) **TEMPORARY SIGN** — A nonpermanent sign that is located on private property that can be displayed for a specified number of consecutive days at one time pursuant to this chapter.
- (60) **TRI-VISION BOARD SIGN** — An outdoor sign that uses a series of rotating triangular blades to display multiple messages on a single sign structure with each blade rotating to reveal a different face, allowing the sign to showcase different information.
- (61) **URBAN EXPERIENTIAL DISPLAYS (UEDs)** — An outdoor sign that projects its message in three-dimensional (3-D) space.
- (62) **WALL SIGN** — A building-mounted sign which is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A sign installed on a false or mansard roof is also considered a wall sign (also known as: "fascia sign," "parallel wall sign," or "band sign").
- WINDOW SIGN** — Any sign that is applied, painted, or affixed to a window, or placed inside a window, within three feet of the glass, facing the outside of the building, and easily seen from the outside.

§ 170-1803. Prohibited signs.

The following signs are unlawful and prohibited:

- A. Abandoned signs.

- B. Snipe signs. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this chapter.
- C. Mechanical movement signs, including revolving signs.
- D. Pennant strings and streamers, except when located inside a stadium, arena, or temporary fairground during a special event.
- E. Animated signs, urban experiential displays, flashing signs, or signs that scroll or flash text or graphics or full-motion video.
- F. Inflatable devices or balloon signs, with the exception of balloons used in temporary situations.
- G. Signs which interfere with, imitate, or resemble any public sign, signal, or device within 75 feet of a public right-of-way or within 200 feet of a traffic control device, whichever is greater.
- H. Any signs located within a public right-of-way and/or which obscure or interfere with the line of sight at any street intersection or traffic signal, or at any other point of vehicular access to a street.
- I. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part. No sign shall be attached to a standpipe or fire escape that creates confusion or interferes with its use and operation.
- J. Signs which emit smoke, visible vapors, particulate matter, sound, odor or contain open flames.
- K. Reflective signs or signs containing mirrors, excluding those as approved by the Township or PennDOT for traffic use.
- L. Interactive signs.
- M. Signs incorporating beacon or festoon lighting.
- N. Any banner or sign of any type suspended across a public street, without the permission of the owner of the property and road.
- O. Roof signs, or any portion thereof, which extends above the roofline of any building.
- P. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
- Q. Any sign having content that is not subject to the protections of the First Amendment to the United States Constitution or Article I, Section 7, of the Pennsylvania Constitution, including, but not limited to, the following:
 - (1) Obscenity/pornography.
 - (2) Fighting words.
 - (3) Incitement to imminent lawless action.

§ 170-1804. Signs exempt from permit requirements.

The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district, provided such signs comply with the regulations in this section, if any. All owners of such signs must still comply with all applicable standards of this chapter, including the responsibility for maintenance of signs in good and safe repair.

- A. Government signs constructed and/or installed by the federal, state, county or municipal government or an agency or department thereof and to include the United States Postal Service.
- B. Signs inside a building, or other enclosed facility, which are not meant to be viewed from the outside, and are located greater than three feet from the window.
- C. Address signs: Up to two signs required by the federal, state, county or municipal government or a department or agency thereof, including, but not limited to, the United States Post Office, located on the following uses and conforming with the dimensions set forth below as well as the specifications for street address number posting set forth in § 61-5.
 - (1) Residential uses: signs not to exceed one square foot in area.
 - (2) Nonresidential uses: signs not to exceed five square feet in area.
- D. Public signs: Signs erected or required by government agencies or utilities, including those located in the public right-of-way, at railroad crossings, on buildings that have restrooms, telephones, or similar public convenience available, but not to exceed two square feet.
- E. Private drive signs: one sign per driveway entrance, not to exceed four square feet in area.
- F. Security and warning signs: These limitations shall not apply to the posting of signs on premises where no trespassing, hunting and/or soliciting is permitted.
 - (1) Residential uses: signs not to exceed four square feet in area.
 - (2) Nonresidential uses: maximum of one large sign per property, not to exceed five square feet in area. All other posted security and warning signs may not exceed four square feet in area.
- G. Flags:
 - (1) Location. Flags and flagpoles shall not be located within any right-of-way.
 - (2) Height. Flagpoles shall have a maximum height of 30 feet in all residential districts.
 - (3) Number. No more than two flags per lot in residential districts; no more than three flags per lot in all other districts.
 - (4) Size. Maximum flag size is 24 square feet in residential districts.
 - (5) Flags may be used as permitted freestanding or projecting signs, and, if so used, the area of the flag shall be included in, and limited by, the computation of allowable area for signs on the property.
- H. Legal notices.
- I. Permanent architectural features of a building or structure, such as a cornerstone or carving or embossment on a building, provided that the letters are not made of a reflective material

nor contrast in color with the building.

- J. Signs within four feet of a crop growing in a field. Such signs shall not exceed four square feet and shall be removed after the field has been harvested.
- K. Incidental signs, including incidental window signs when the total area of any such sign or all signs together does not exceed two square feet.
- L. Street pole banners, located outside public rights-of-way, interior to a campus, institutional or commercial use, provided they comply with the following:
 - (1) Area: a maximum area of 12.5 square feet and a maximum width of three feet. Up to two street pole banners are permitted per street pole.
 - (2) Height:
 - (a) When the street pole banner's edge is less than 18 inches from the curb, the lowest edge of the street pole banner shall be at least 14 feet above the finished grade.
 - (b) When the street pole banner's edge is greater than 18 inches from the curb, the lowest edge of the street pole banner shall be at least eight feet above the finished grade.
 - (3) Location:
 - (a) No street pole banner shall extend beyond the curbline.
 - (b) Street pole banners shall maintain a minimum of three-foot vertical clearance below any luminaries located on the pole measured from where the ballasts connect to the poles.
 - (c) Street pole banners shall not interfere with the visibility of traffic signals or signs.
 - (d) No street pole banner shall be located on a pole that has traffic or pedestrian control signals.
- M. Temporary signs in accordance with § 170-1808, Regulations by sign type (limited duration, temporary and portable signs).
- N. Any canopy or awning, as defined herein, which does not have any lettering, logos or symbols printed, painted or otherwise affixed thereto.

§ 170-1805. General regulations.

- A. Sign location.
 - (1) No sign shall be placed in such a position as to endanger pedestrians, bicyclists, or traffic on a street by obscuring the view or by interfering with government street signs or signals by virtue of position or color.
 - (2) Except for those classified as exempt under § 170-1804, no sign may be located within any public right-of-way and/or occupy a clear sight triangle of 75 feet (as measured from the center-line intersections of two streets) which shall be provided at all intersections. The minimum clear sight triangle shall be increased to 100 feet if either street is a collector street and to 150 feet if either street is an arterial highway. [**Amended 11-16-**

2020 by Ord. No. 2020-04]

- (3) Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.
- B. Sign materials and construction: Every sign shall be constructed of durable materials, using noncorrosive fastenings; shall be structurally safe and erected or installed in strict accordance with the Pennsylvania Uniform Construction Code; and shall be maintained in safe condition and good repair at all times, consistent with this section, so that all sign information is clearly legible.
- C. Sign area.
- (1) The "area of a sign" shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a sign shall not include any supporting framework, bracing or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols.
 - (2) Where the sign consists of individual letters, designs, or symbols attached to a building, awning, wall, or window, the area shall be that of the smallest rectangle which encompasses all of the letters, designs, and symbols.
 - (3) Signs may be double-sided.
 - (a) Only one side shall be considered when determining the sign area, provided that the faces are equal in size, the interior angle formed by the faces is less than 45°, and the two faces are not more than 18 inches apart.
 - (b) Where the faces are not equal in size, but the interior angle formed by the faces is less than 45° and the two faces are not more than 18 inches apart, the larger sign face shall be used as the basis for calculating sign area.
 - (c) When the interior angle formed by the faces is greater than 45°, or the faces are greater than 18 inches apart, all sides of such sign shall be considered in calculating the sign area.
 - (4) Signs that consist of, or have attached to them, one or more three-dimensional or irregularly shaped objects, shall have a sign area of the sum of two adjacent vertical sign faces of the smallest cube encompassing the sign or object.
 - (5) If elements of a sign are movable or flexible, such as a flag or banner, the measurement is taken when the elements are fully extended and parallel to the plane of view.
 - (6) The permitted maximum area for all signs is determined by the sign type and the use of the property where the sign is located.
- 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 type and the use of the property where the sign is located.
- E. Sign spacing: The spacing between sign structures shall be measured as a straight-line distance between the closest edges of each sign.
- F. Sign illumination.
- (1) Signs may be illuminated, unless otherwise specified herein, consistent with the general standards for outdoor lighting as outlined in § 170-1514 and those listed below:
 - (a) Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare which is hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
 - (b) Hours of operation:
 - [1] Signs on nonresidential properties may be illuminated from 6:00 a.m. prevailing time until 11:00 p.m. prevailing time, or 1/2 hour past the close of business of the facility located on the same lot as the sign, whichever is later.
 - [2] Signs shall provide an automatic timer to comply with the intent of this subsection.
 - [3] The above hours of operation standards shall not apply to a use operating 24 hours a day.
 - (c) Brightness: Message center signs and digital displays are subject to the following brightness limits:
 - [1] The illumination of the sign shall be set so as not to be more than 0.3 footcandle above ambient lighting conditions, measured using a footcandle meter at 75 feet perpendicular to the sign's display.
 - [2] Between sunrise and sunset, luminance shall be no greater than 5,000 nits. At all other times, luminance shall be no greater than 250 nits. Luminance shall be measured utilizing a luminance meter (photometer) or colorimeter positioned perpendicular to the digital display surface at a distance of no more than 3 feet.
 - [3] Each sign must have a light-sensing device or ambient light monitor that continuously monitors and automatically adjusts the brightness of the sign to appropriate levels for the existing ambient light conditions to comply with the limits set herein.
 - [4] Each sign shall be equipped with an automatic shutoff in case of failure or error that would result in the sign projecting a full intensity all-white image for an extended period of time.
 - (d) Message duration: The length of time each message may be displayed on a message center sign, digital display, or tri-vision board sign shall be static and nonanimated and shall remain fixed for a minimum of 30 seconds.

- (e) Message transition: The length of time when a message is transitioned on a message center sign, digital display, or tri-vision board sign shall be accomplished in one second or less with all moving parts or illumination changing simultaneously and in unison.
 - (f) Default design: Any message center sign, digital display, or tri-vision board shall contain a default design which shall freeze the sign message in one position if a malfunction should occur or, in the alternative, shut down.
- (2) Types of illumination: Where permitted, illumination may be:
- (a) External: Externally illuminated signs, where permitted, are subject to the following regulations:
 - [1] The source of the light must be concealed by translucent covers.
 - [2] External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.
 - (b) Internal: Internally illuminated signs, where permitted, are subject to the following regulations:
 - [1] Internal illumination, including neon lighting, must be static in intensity and color.
 - [2] Message center signs are permitted in accordance with the regulations contained in § 170-1805F(3).
 - [3] Digital displays are permitted in accordance with the regulations contained in § 170-1805F(4).
- (3) Message center signs are subject to the following regulations, in addition to all other illumination requirements established in this section.
- (a) Sign type: Message center signs are permitted in the form of freestanding, monument, and wall signs, in accordance with the regulations established in §§ 170-1806 and 170-1807.
 - (b) Height: A message center sign shall have the same height limits as other permitted signs of the same type and location.
 - (c) Area:
 - [1] When used other than as a billboard, message center signs shall not exceed 50% of the sign area for any one sign, and shall not exceed more than 30% of the total area for all signs permitted on a property.
 - [2] When used as billboard, message center signs may be used for the full permitted sign area.
 - (d) Maximum number: Where permitted, one message center sign is permitted per street frontage, up to a maximum of two message center signs per property.
 - (e) Message display:
 - [1] No message center sign may contain text which flashes, pulsates, moves, or

scrolls.

- [2] The transition of a message center sign must take place instantly (e.g., no fade-out or fade-in).
 - [3] Default design: The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur or, in the alternative, shut down.
- (f) Conversion of a permitted non-message center sign to a message center sign requires the issuance of a permit pursuant to § 170-1815.
 - (g) The addition of any message center sign to a nonconforming sign is prohibited.
 - (h) Message center signs shall not be used for off-premises advertising, except when used as billboard.
 - (i) Message center signs shall allow for access for local, regional, state and national emergency services during emergency situations. Such messages are not required to conform to message sign standards listed herein.
- (4) Digital display signs are subject to the following regulations in addition to all other requirements established in this section.
- (a) Sign type: Digital displays are permitted in the form of freestanding, monument, and wall signs, in accordance with the regulations established in §§ 170-1806 and 170-1807.
 - (b) Height: A digital display shall have the same height limits as for other permitted signs of the same type and location.
 - (c) Area:
 - [1] When used other than as a billboard, digital displays shall not exceed more than 30% of the total sign area permitted on the site.
 - [2] When used as a billboard, digital displays may be used for the full permitted sign area.
 - (d) Maximum number per property: Where permitted, one digital display sign is permitted per property.
 - (e) Message display:
 - [1] Any digital display containing animation, streaming video, or text or images which flash, pulsate, move, or scroll is prohibited.
 - [2] One message/display may be brighter than another, but each individual message/display must be static in intensity and otherwise compliant with § 170-1805F(1)(c).
 - [3] The content of a digital display must transition by changing instantly, with no transition graphics (e.g., no fade-out or fade-in).
 - [4] Default design: The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur or, in the

alternative, shut down.

- (f) Conversion of a permitted nondigital sign to a digital sign requires the issuance of a permit pursuant to § 170-1815.
 - (g) The addition of any digital display to a nonconforming sign is prohibited.
 - (h) Digital displays shall not be used for off-premises advertising, except when used as billboard.
 - (i) Digital displays shall allow for access for local, regional, state and national emergency services during emergency situations. Such messages are not required to conform to message sign standards listed herein.
- (5) Electrical standards.
- (a) Permits for illuminated signs will not be issued without an approved electrical permit, if required. Applications for electrical permits shall be filed at the same time as the sign permit application.
 - (b) All work shall be completed in full compliance with the Westtown Township Electrical Code as set forth in the Pennsylvania Uniform Construction Code.
 - (c) The electrical supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed electrical cables. Electrical supply to freestanding signs shall be provided by means of underground cables.
 - (d) The owner of any illuminated sign shall arrange for a certification showing compliance with the brightness standards set forth herein by an independent contractor and provide the certification documentation to the Westtown Township as a condition precedent to the issuance of a sign permit.
- (6) Glare control: Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting height, wattage, aiming angle, and fixture placement. Vegetation screens shall not be employed to serve as the primary means for controlling glare.

§ 170-1806. Regulations by sign type: generally.

A. Wall signs.

- (1) No portion of a wall sign shall be mounted less than 10 feet above the finished grade or extend out more than eight inches from the building wall on which it is affixed. If the wall sign projects less than three inches from the building wall on which it is affixed, the ten-foot height requirement need not be met.
- (2) More than one sign shall be permitted per wall, except that the total area of all signs on one wall shall not exceed 10% of the facade.
- (3) No wall sign shall extend above the top of the wall upon which it is mounted or beyond the edges of same.

B. Canopy or awning signs.

- (1) Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
 - (2) No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
 - (3) Sign placement.
 - (a) Letters or numerals shall be located only on the front and side vertical faces of the awning or canopy.
 - (b) Logos or emblems are permitted on the top or angled portion of the awning or canopy up to a maximum of three square feet. No more than one emblem or logo is permitted on any one awning or canopy.
 - (4) Sign height.
 - (a) The lowest edge of the canopy or awning sign shall be at least eight feet above the finished grade.
 - (5) Awnings above the ground floor may be fixed, provided they do not project more than four feet from the face of the building.
 - (6) Multi-tenant buildings. If the awning or canopy sign is mounted on a multi-tenant building, all awning or canopy signs shall be similar in terms of height, projection, and style across all tenants in the building.
- C. Projecting signs.
- (1) No portion of a projecting sign shall project more than four feet from the face of the building.
 - (2) The outermost portion of a projecting sign shall not project into any public right-of-way.
 - (3) Sign height. The lowest edge of a projecting sign shall be at least 10 feet above the finished grade and shall not extend above the top of the wall upon which it is mounted.
- D. Window signs.
- (1) Incidental window signs shall be excluded from area calculations for window signs.
 - (2) Multiple window signs shall be permitted per building, provided that all window signs at any one time do not exceed 25% of the total glass area on the side of the building where they are placed. For grocery stores, food markets, and pharmacies, the total glass area covered by window signs shall not exceed 35%.
 - (3) Window signs may be internally lit when located on a lot within a commercial, multiuse or planned office campus zoning district.
- E. Marquee signs.
- (1) Such signs shall be located only above the principal public entrance of a building facing a public street or parking lot.
 - (2) No marquee shall be wider than the entrance it serves, plus two feet on each side thereof.

(3) Sign height.

- (a) No portion of a marquee sign shall extend vertically above the eave line.
- (b) The lowest edge of the marquee sign shall be at least 10 feet above the finished grade.

F. Freestanding signs.

- (1) On any tract, the total number of freestanding signs shall not exceed one per street frontage, regardless of location.
- (2) Freestanding 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 architectural design scheme.
- (3) Sign height. Unless otherwise specifically allowed, height standards for freestanding signs are as follows:
 - (a) Ground signs shall have a maximum height of 3.5 feet, except for those located along Route 202 or Route 3, which shall have a maximum height of 4.5 feet.
 - (b) Pole signs shall have a maximum height of 15 feet. The minimum distance between the ground surface and the bottom of the sign face shall be four feet.
- (4) Sign placement.
 - (a) All freestanding signs shall be located outside the public right-of-way, except for government signs. Where compliance with this standard would nonetheless create an obstruction of view, further setback may be required. **[Amended 4-4-2022 by Ord. No. 2022-02]**
 - (b) No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, cartway of the right-of-way or other areas required to remain unobstructed.
 - (c) All freestanding signs shall be located no closer to any adjacent residential lot line, public park, church, school, or public playground than the minimum setback or separation distance required for any other adjacent structure or building, as regulated by this chapter.

G. Changeable copy signs, digital displays and message center signs: Manual changeable copy signs, digital displays and message center signs are permitted only when integrated into a freestanding, marquee, wall, or portable sign.

§ 170-1807. Regulations by sign type: billboards.

A. Locations permitted.

- (1) Billboard signs are permitted in the following location as a conditional use:
 - (a) C-2, Highway Commercial District.

B. Sign size. A billboard sign is subject to the following size restrictions according to the posted speed limit of the road which the billboard sign faces.

	Less Than or Equal to 35	Posted Speed Limit (MPH)			Limited Access
		36 to 45	46 to 55	56 to 65	
Maximum sign area (square feet)	60	100	150	300	300

C. Height and location of sign.

- (1) The height of a billboard sign shall be measured from the average grade based on the area found within a fifty-foot radius of the outer limit of the sign structure.
- (2) The lowest edge of a billboard sign shall be at least seven feet above the finished grade.
- (3) Billboard signs shall have a maximum height of 24 feet.

D. Spacing. Billboard signs shall be:

- (1) Set back a minimum of five feet from the ultimate street right-of-way.
- (2) Set back a minimum of 40 feet from any abutting lot.
- (3) Located no closer than 50 feet from any building, structure, or non-billboard sign located on the same property.
- (4) Located no closer than 500 feet from any other billboard sign on either side of the road measured linearly. Such separation distance shall be increased, where as needed, to ensure that no more than one billboard sign shall be visible to a driver at any one time.
- (5) Not attached to the external wall or otherwise affixed to any part of any building and shall not extend over any public property or right-of-way.
- (6) Not located on sewer rights-of-way, or water, electric, or petroleum pipelines and set back a minimum of 24 feet from any easement.
- (7) Not located on a bridge.

E. Number of signs per lot. There shall be no more than one billboard sign per lot. Vertically or horizontally stacked signs shall not be permitted.

F. Double-sided billboard signs. Signs may be double-faced, provided that the two faces are the same size and are positioned as mirror images that are parallel and not offset from each other in any direction.

G. Message sequencing. Message sequencing across more than one sign is prohibited.

H. Construction and maintenance.

- (1) All plans for billboard signs shall be certified by a licensed engineer registered in Pennsylvania.
- (2) All billboard signs shall be constructed in accordance with industry-wide standards

established by the Outdoor Advertising Association of America and the Institute of Outdoor Advertising, or their successor organizations. All billboard signs shall be structurally sound and maintained in good condition and in compliance with the Pennsylvania Uniform Construction Code.

- (3) The rear face of a single-face, billboard sign shall be painted and maintained with a single neutral color as approved by Westtown Township.
 - (4) Every three years, the owner of the billboard shall have a structural inspection made of the billboard by a licensed engineer registered in Pennsylvania and shall provide to Westtown Township a certificate certifying that the billboard is structurally sound.
 - (5) All maintenance, cleaning and repair, including repair of torn or worn advertising copy and removal of graffiti, shall be performed promptly. In the event the Township notifies the owner or lessee of any damage, vandalism, or graffiti on the billboard sign, the owner or lessee shall repair or correct the problem within 48 hours of such notification. If repairs and corrections are not timely, the Township shall have the right, but not the obligation, to make repairs or corrections and be reimbursed the cost thereof by the owner or lessee.
 - (6) A billboard sign shall be properly and adequately secured to prevent unauthorized access.
 - (7) A bond or other security acceptable to the Township, in the form and amount satisfactory to the Township, shall be posted with the Township to ensure that the billboard sign will be properly removed after the termination of use for a period of one year.
- I. Identification of sign owner. All billboard signs shall be identified on the structure with the name, address, and phone number of the owner of such sign.
- J. Landscaping and screening requirements.
- (1) Landscaping shall be provided at the base of all billboard signs. Trees and shrubbery, including evergreen and flowering trees, of sufficient size and quantity shall be used to achieve the purpose of this section.
 - (2) Trees having a breast height diameter ("BHD") greater than four inches, which are removed for construction of the sign, shall be replaced on site at a ratio of one replacement tree for each removed tree using native species with a BHD of no less than three inches.
 - (3) Billboard signs shall be screened from any abutting property used or zoned for residential use. Such screening shall consist of evergreen trees of at least 15 feet in height at the time of planting that form a continuous visual buffer along or near the property line abutting the residential use or lot.
 - (4) If at the time of planting the evergreens do not provide for adequate screening, a temporary, nonvegetative screen may be required at the discretion and approval of the Township. This screening shall not exceed the height of the existing sign and shall be removed at the expense of the sign owner or lessee owner at such time the evergreens provide for adequate screening as determined by the Township.
- K. Additional regulations. All billboard signs shall comply with any and all applicable state and/or federal regulations. In the event any other applicable regulation is in conflict with the

provisions of this section, the more stringent regulation shall apply.

- L. Application/plan requirements. Plans submitted for billboard signs shall show the following:
- (1) The location of the proposed sign on the lot with the required sign setbacks from the property line and ultimate right-of-way.
 - (2) The location and species of existing trees.
 - (3) The distance to the nearest existing billboard sign.
 - (4) The distance to the nearest right-of-way, property line, building, structure, non-billboard sign, billboard sign, intersection, interchange, safety rest area, bridge, residential district, or institutional use, sewer rights-of-way, and water, electric or petroleum pipelines.
 - (5) Site plan containing all of the applicable requirements set forth in the Westtown Township Zoning Code, as amended.
 - (6) Certification under the seal by a licensed engineer that the billboard sign, as proposed, is designed in accordance with all federal, state, and local laws, codes, and professional standards.
- M. Illumination of billboard signs. Lighting shall comply with the Illuminating Engineering Society of North America's (IESNA) recommended practices and criteria in the IESNA Lighting Handbook, including but not limited to criteria for full-cutoff fixtures.
- (1) Billboard signs may incorporate changeable copy signs.
 - (2) Billboard signs may be illuminated, provided that:
 - (a) All light sources are designed, shielded, arranged, and installed to confine or direct all illumination to the surface of the billboard sign and away from adjoining properties.
 - (b) Light sources are not visible from any street or adjoining properties.
 - (3) The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) Message center sign.
 - (b) Digital display.
 - (c) External illumination.
 - (d) Internal illumination.
 - (4) Billboard signs may incorporate tri-vision boards.
 - (a) The length of time each message of the tri-vision board may be displayed before changing is based upon the visibility and posted speed limit unique to individual signs and adjacent road conditions. The message duration for tri-vision boards shall be calculated using the method described in § 170-1805F(1)(d), Message duration.
- N. Safety. In applying for conditional use, the applicant bears the burden of proof to establish that the proposed billboard sign will not create a public health or safety hazard in the manner

and location that it is proposed and in the manner by which it is to be operated.

§ 170-1808. Regulations by sign type: limited duration, temporary and portable signs.

A. Limited duration, temporary and portable signs, as defined in this article, located on private property are subject to the regulations set forth below. Limited duration, temporary and portable signs that comply with the requirements in this section shall not be included in the determination of the type, number, or area of signs allowed on a property. Unless otherwise stated below, the requirements listed below shall apply to signs in both commercial and noncommercial zoning districts.

B. Size and number.

(1) Nonresidential zones:

(a) Large limited duration and temporary signs. One large sign is permitted per property in all nonresidential zones. If a property is greater than five acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one additional large limited duration sign may be permitted so long as there is minimum spacing of 200 feet between the two large limited duration signs.

[1] Type:

[a] Freestanding sign.

[b] Window sign.

[c] Wall sign.

[d] Banner sign.

[2] Area:

[a] Each large sign shall have a maximum area of 24 square feet.

[b] Each large banner shall have a maximum area of 32 square feet.

[3] Height:

[a] Signs that are freestanding shall have a maximum height of eight feet.

[b] Banners shall hang at a height no greater than 24 feet when attached to an existing structure.

(b) Small limited duration and temporary signs. In addition to the large sign(s) outlined above, one small sign is permitted per property in all nonresidential zones. If a property is greater than five acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

[1] Type:

[a] Freestanding sign.

[b] Window sign.

- [c] Wall sign.
 - [2] Area. Each small sign shall have a maximum area of six square feet.
 - [3] Height. Small signs that are freestanding shall have a maximum height of six feet.
- (c) Portable signs.
- [1] Hours of display.
 - [a] Signs shall not be displayed on any premises before 6:00 a.m. prevailing time and shall be removed each day at or before 10:00 p.m. prevailing time. However, all portable signs must be taken in during hours of nonoperation of the business located on the property.
 - [b] All portable signs must be taken in during inclement weather.
 - [2] Sandwich board or A-frame signs. Sandwich board signs that comply with the requirements in this section shall not be included in the determination of the type, number, or area of signs allowed on a property.
 - [a] Number. One sandwich board sign is permitted per establishment. For the purposes of this subsection, a parking garage or parking lot shall be considered an establishment.
 - [b] Area. Each sign shall have a maximum area of seven square feet per sign face.
 - [c] Height. Signs shall have a maximum height of 3.5 feet.
 - [3] Sign placement.
 - [a] If a sign is located on a public or private sidewalk, a minimum of 36 inches of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.
 - [b] The sign must be located on the premises, and within 12 feet of the primary public entrance, of the establishment placing the sign. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking garage or parking lot.
 - [c] Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.
 - [4] Changeable copy signs.
 - [a] Changeable copy signs are permitted when integrated into a sandwich board sign.
 - [5] Vehicular signs. Vehicular signs are subject to the regulations found in Chapter 162 of the Westtown Township Code for vehicles and traffic.
- (2) Residential zones:

- (a) Large limited duration and temporary signs. One large sign is permitted per property so long as the property is greater than five acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.

[1] Type:

- [a] Freestanding sign.
- [b] Window sign.
- [c] Wall sign.
- [d] Banner sign.

[2] Area:

- [a] Each large sign shall have a maximum area of 16 square feet.
- [b] Each large banner shall have a maximum area of 32 square feet.

[3] Height:

- [a] Large limited duration signs that are freestanding shall have a maximum height of eight feet.
- [b] Banners shall hang at a height no greater than 24 feet when attached to an existing structure.

- (b) Small limited duration and temporary signs. One small sign is permitted per property.

[1] Type:

- [a] Freestanding sign.
- [b] Window sign.
- [c] Wall sign.

[2] Area. Each small sign shall have a maximum area of six square feet.

[3] Height. Small signs that are freestanding shall have a maximum height of six feet.

C. Permit requirements.

(1) Limited duration signs.

- (a) A permit for a limited duration sign is issued for one calendar year effective January 1 and may be renewed annually.
- (b) An applicant may request up to two permits per address, but is subject to the size and number requirements set forth in this section.
- (c) An application for a limited duration sign permit must include:

- [1] A description of the sign indicating the number, size, shape, and dimensions of the sign, and the expected length of time the sign will be displayed;

- [2] A schematic drawing of the site showing the proposed location of the sign in relation to nearby building and streets;
- [3] The number of signs on the site.

(2) Temporary signs.

- (a) Temporary signs are exempt from the standard permit requirements, but the owner of the sign shall notify the Township in writing of the date of erection of a temporary sign and write such date of erection in indelible ink on the support for the sign or sign face in such a way that is visible from adjacent roadway. Signs without a proper notification to the Township, a date of erection or legible date of erection placed on the sign face or support shall be removed by the Township or the owner of the sign.
- (b) Temporary signs may be displayed up to a maximum of 30 consecutive days and no more than two times per year with an interval of at least 90 days.
- (c) Display of temporary signs for more than 30 days will require conversion to permanent sign status or shall be removed by the owner of the sign.
- (d) Westtown Township or the property owner where the sign is placed may confiscate signs installed in violation of this chapter. Neither Westtown Township nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign. The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.

D. Installation and maintenance.

- (1) All signs must be installed such that, in the opinion of the Westtown Township Zoning Officer, they do not create a safety hazard.
- (2) All signs must be made of durable materials and shall be well-maintained.
- (3) Signs that are frayed, torn, broken, or are otherwise in a failing physical condition will be deemed unmaintained and required to be removed.

E. Illumination. Illumination of any limited duration, temporary or portable sign is prohibited.

§ 170-1809. Signs located on lots with agricultural use.

In addition to the exempt signs described in § 170-1804, Signs exempt from permit requirements, the following numbers and types of signs may be erected on properties with active agricultural uses as permitted under §170-1609, subject to the conditions specified here.

- A. Any limited duration and temporary signs as defined and regulated in § 170-1808, Regulations by sign type (limited duration, temporary and portable signs).
- B. Freestanding signs shall be permitted subject to the following regulations:
 - (1) Number: one sign at each street access, up to a maximum of two signs per lot.
 - (2) Area: Each sign shall have a maximum area of 15 square feet per sign face.
 - (3) Height: Signs shall have a maximum height of six feet unless located along Route 926

or Route 352 where the height can be increased to eight feet.

(4) Illumination. These signs shall not be illuminated.

C. Window signs for uses customarily associated with agricultural uses shall be permitted subject to the following regulations.

(1) Area: A maximum of 15% of the total window area of any single building frontage may be used for signs.

(2) Illumination. Illumination of these signs is prohibited.

§ 170-1810. Signs located on lots with parks and open space.

In addition to the exempt signs described in § 170-1804, Signs exempt from permit requirements, the following numbers and types of signs may be erected on properties serving as parks and open space, subject to the conditions specified here.

A. Any limited duration and temporary signs as defined and regulated in § 170-1808, Regulations by sign type (limited duration, temporary and portable signs).

B. Freestanding signs shall be permitted subject to the following regulations:

(1) Number: one sign per street access to a park or open space facility.

(2) Area: Each sign shall have a maximum area of 24 square feet per sign face.

(3) Height: Signs shall have a maximum height of 10 feet.

(4) Illumination: External and internal illumination shall be permitted subject to the regulations in § 170-1805F, Sign illumination. **[Amended 11-16-2020 by Ord. No. 2020-04]**

C. Signs located on the interior of the site, the sign face of which is not larger than 1.5 square feet, are exempt from permit requirements.

D. Signs for recreation and sporting facilities shall be allowed provided that the following criteria is met:

(1) A maximum of 20 signs on the interior walls or fence of an open stadium or field shall be permitted. and no sign shall measure greater than 24 square feet in size, be illuminated, or visible from any public rights-of-way.

(2) One freestanding scoreboard, not to exceed 200 square feet in area and 20 feet in height, is permitted per playing field.

(a) The face of all scoreboards, including any attached signs and panels, shall be permanently oriented toward the recreation and spectator area.

(b) Illumination: External and internal illumination shall be permitted subject to the regulations in § 170-1805F, Sign illumination. **[Amended 11-16-2020 by Ord. No. 2020-04]**

§ 170-1811. Signs located on lots with residential use.

In addition to the exempt signs described in § 170-1804, Signs exempt from permit requirements, the following numbers and types of signs may be erected on properties utilized for residential purposes, subject to the conditions specified here.

- A. Any limited duration sign as defined and regulated in § 170-1808, Regulations by sign type (limited duration, temporary and portable signs).
- B. Signs on a lot on which a major home occupation is located shall comply with § 170-1605G(2)(m).
- C. Freestanding signs on a lot on which residential developments or apartment buildings containing more than 10 units are located shall be permitted subject to the following regulations:
 - (1) Number: A maximum of two signs are permitted at primary entrance(s) utilized to access the development.
 - (2) Area: freestanding sign, 15 square feet; projecting or wall sign, 10 square feet.
 - (3) Height: freestanding sign, 3.5 feet; projecting or wall sign, 12 feet.
 - (4) Illumination: External and internal illumination shall be permitted subject to the regulations in § 170-1805F, Sign illumination. **[Amended 11-16-2020 by Ord. No. 2020-04]**
 - (5) For signs proposed for a location under the ownership of a private landowner, a deed of easement or an affidavit from the property owner where the sign is proposed shall be required as part of any sign permit application.
 - (6) A maintenance agreement shall be submitted as part of the sign permit application that states the responsible party(s) for the ongoing maintenance of the sign.

§ 170-1812. Signs located on lots with institutional use.

In addition to the exempt signs described in § 170-1804, Exempt signs, the following numbers and types of signs may be erected for institutional uses, including schools, religious institutions, municipal buildings, hospitals, clubs, or permitted uses of a similar nature subject to the conditions specified here.

- A. Any limited duration, temporary or portable sign as defined and regulated in § 170-1808, Regulations by sign type (limited duration, temporary and portable signs), subject to the following regulations:
 - (1) One large sign with a maximum area of 24 square feet shall be permitted on a lot with a principal educational or school use at any time.
 - (2) No more than four small signs with a maximum area of six square feet shall be permitted on a lot with a principal educational or school use at any time.
 - (3) Small signs on a lot with a principal educational or school use shall be no closer than 50 feet to another small sign measured as a straight-line distance between the closest edges of each sign.
- B. The total area of all wall, awning/canopy, freestanding, and projecting signs shall not exceed an area equal to two square feet for every one linear foot of building wall parallel to, and

facing, any particular street. The sign area for each street frontage shall be computed separately, and any allowable sign area not used on one frontage may not be used on another street frontage.

- C. Signs on a lot with a park or open space use in an institutional district shall comply with § 170-1810.
- D. Freestanding signs on a lot with an institutional use, other than parks and open space, shall be permitted subject to the following regulations:
- (1) Number: one ground sign is permitted per street upon which the property has direct frontage.
 - (2) Area: ground sign, 24 square feet except on lots with a principal educational or school use, which shall have a maximum area of 50 square feet.
 - (3) Height: ground sign, six feet except for lots with a principal educational or school use, which shall have a maximum height of 15 feet.
 - (4) Illumination. The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) Internal illumination.
 - (b) External illumination.
 - (c) Message center sign.
 - (d) Digital display on lots with a principal educational or school use or religious use.
- E. Freestanding signs located on the interior of the site at least 25 feet from the nearest property boundary line are exempt from permit requirements, subject to the following:
- (1) Area: Each sign shall have a maximum area of 10 square feet.
 - (2) Height: Each sign shall have a maximum height of six feet.
 - (3) Illumination. Illumination of these signs shall be prohibited.
- F. Wall signs shall be permitted subject to the following regulations:
- (1) Number: one sign per street frontage, up to a maximum of two signs. Where an educational use has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.
 - (2) Area: The total area for all wall signs is subject to the regulations in § 170-1806A(2).
 - (3) Height: Signs shall have a maximum height equal to the eave line of the structure where it is placed.
 - (4) Illumination. The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) Internal illumination.
 - (b) External illumination, lit from above.

- (c) Halo illumination or backlit letters.
- G. Awning or canopy signs shall be permitted subject to the following regulations.
- (1) Height: Signs shall have a maximum height equal to the eave line.
 - (2) Illumination. The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) External illumination, lit from above.
- H. Projecting signs on lots with an educational use shall be permitted subject to the following regulations.
- (1) Number: one sign per building entrance.
 - (2) Area: Each sign shall have a maximum area of 20 square feet per sign face.
 - (3) Height: Signs shall have a maximum height equal to the eave line.
 - (4) Illumination. The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) External illumination, lit from above.

§ 170-1813. Signs located on lots with commercial and industrial uses.

Except as noted below, the following numbers and types of signs may be erected on any lot with a principal commercial or industrial use subject to the conditions specified here:

- A. Any limited duration, temporary or portable sign as defined and regulated in § 170-1808, Regulations by sign type (limited duration, temporary and portable signs).
- B. The total area of all wall, awning/canopy, freestanding, and projecting signs on lots with nonresidential uses shall not exceed an area equal to two square feet for every one linear foot of building wall parallel to, and facing, any particular street. The sign area for each street frontage shall be computed separately, and any allowable sign area not used on one frontage may not be used on another street frontage.
- C. Wall signs on lots with commercial and industrial uses shall be permitted subject to the following regulations.
 - (1) Number: one sign per tenant per street frontage, up to a maximum of two 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: The total area for all wall signs are subject to the regulations in § 170-1806A(2).
 - (3) Height: Signs shall have a maximum height equal to the eave line of the structure where it is placed.
 - (4) Illumination. The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) Internal illumination.

- (b) External illumination, lit from above.
 - (c) Halo illumination or backlit letters.
 - (d) Neon lighting.
- D. Awning or canopy signs on lots with commercial and industrial uses shall be permitted subject to the following regulations.
 - (1) Height: Signs shall have a maximum height equal to the eave line.
 - (2) Illumination. The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) External illumination, lit from above.
- E. Projecting signs on lots with commercial and industrial uses shall be permitted subject to the following regulations.
 - (1) Number: one sign per ground floor establishment, plus one sign per building entrance serving one or more commercial tenants without a ground floor entrance.
 - (2) Area: Each sign shall have a maximum area of 20 square feet per sign face.
 - (3) Height: Signs shall have a maximum height equal to the eave line.
 - (4) Illumination. The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) External illumination, lit from above.
 - (b) Neon lighting.
- F. Window signs on lots with commercial and industrial uses shall be permitted subject to the following regulations.
 - (1) Area: A maximum of 25% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or permanently affixed to the window. A maximum of 35% of the total window area of any single storefront may be covered by a combination of permanent and temporary window signs.
- G. Marquee signs on lots with commercial and industrial uses shall be permitted subject to the following regulations.
 - (1) Number: one marquee sign per building.
 - (2) Area: The total area of signs on a single marquee structure shall not exceed 200 square feet in area.
 - (3) Height: Signs shall have a maximum height equal to the eave line.
 - (4) Illumination. The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) Internal illumination.
 - (b) Message center sign.

(c) Digital display.

H. In addition to building signs, freestanding signs on lots with commercial and industrial uses shall be permitted subject to the following regulations.

- (1) Number: one sign per street frontage, up to two signs per property held in single and separate ownership.
 - (a) For permitted gas stations, one additional freestanding sign per street frontage shall be permitted, up to two additional signs per property.
 - (b) For permitted drive-through establishments, one additional freestanding sign shall be permitted next to the drive-through lane only.
- (2) Area: Each sign shall have a maximum area of 50 square feet plus an additional 10 square feet per tenant up to a maximum of 100 square feet.
- (3) Height: Signs shall have a maximum height of 15 feet.
- (4) Illumination. The following illumination types shall be permitted subject to the regulations in § 170-1805F, Sign illumination:
 - (a) Internal illumination.
 - (b) Message center sign.
 - (c) Digital display.

I. The following additional requirements shall apply to signs located in the Planned Office Campus (POC) District.

- (1) Area: ground sign, 24 square feet; wall sign, 40 square feet.
- (2) Height: ground sign, 3.5 feet.

§ 170-1814. Removal of unsafe, unlawful, or abandoned signs.

A. Unsafe or unlawful signs.

- (1) Whenever a sign becomes structurally unsafe and/or poses a potential threat to the safety of a building or premises or endangers the public safety, and such condition becomes known to the Zoning Officer, he/she shall give written notice to the owner of the premises on which the sign is located that such sign must be made safe within five days, unless the Zoning Officer shall deem appropriate a more extended period for compliance.
- (2) Where in the opinion of the Zoning Officer upon careful inspection by him/her and the Township building official, any sign as described above constitutes an imminent hazard to public safety necessitating immediate action, he/she shall be empowered to take those measures he/she deems appropriate to secure, stabilize, or remove such sign without the written notice to the owner of the premises otherwise required by that section. Any expense directly incurred to secure, stabilize, or remove such sign shall be charged to the owner of the property. Where the owner fails to pay, Westtown Township may file a lien upon the property on which such sign was situated in the amount of the costs incurred by the Township to secure, stabilize, or remove the sign.

- (3) Failure of the Zoning Officer to remove, or require the removal of, any unsafe sign as described in this section shall create no liability upon, nor any cause of action against, the Zoning Officer or any other Township official or employee for damage or injury that may occur as a result of such sign.

B. Abandoned signs.

- (1) It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within 180 days of the sign becoming abandoned as defined in this section. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, structural trim, and all associated electrical components when applicable.
- (2) Where the owner of the property on which an abandoned sign is located fails to remove such sign in 180 days, Westtown Township may remove such sign after the Zoning Officer gives written notice to the sign owner. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, Westtown Township may file a lien upon the property for the purpose of recovering all reasonable costs, including reasonable attorney fees incurred by the Township, associated with the removal of the sign.

§ 170-1815. Permits and applications.

- A. It shall be unlawful for any person, firm, or corporation to erect, alter, repair, or relocate any sign within Westtown Township without first obtaining a sign permit, unless the sign is specifically exempt from the permit requirements as outlined in § 170-1804, Exempt signs.
- B. In order to apply for a sign permit, the applicant must provide the following information, in writing, to Westtown Township:
 - (1) Name of organization and location.
 - (2) Name, address, and telephone number of the property owner, and the signature of the property owner or duly authorized agent for the owner.
 - (3) Contact person and contact information.
 - (4) Description of the activities occurring on the site where the sign will be installed.
 - (5) Description of any existing signage that will remain on the site.
 - (6) Identification of the type of sign(s) to be erected by the applicant.
 - (7) Site plan depicting the locations of proposed signage and existing remaining signage.
 - (8) Two copies of a plan drawn to scale depicting:
 - (a) Lot dimensions, building frontage, and existing cartways, rights-of-way and driveways.
 - (b) The design of each sign face and sign structure, including dimensions, total area, sign height, depth, color scheme, structural details, materials, lighting scheme and proposed location.

- (c) Building elevations, existing and proposed facades, parapet walls, eave line and the location and size of all proposed and existing permanent signage.
 - (d) Current photographs showing existing signs on the premises and certifying the date on which photographs were taken.
- (9) In the case of a message center sign and digital display, contact information for the controller/operator of the sign and a copy of an annual maintenance contract.
- (10) A permit fee, to be established from time to time by resolution of Westtown Township, shall be paid.
- C. Westtown Township shall have 15 business days from the receipt of a complete application to review the application.
- D. A permit shall be issued on or before the end of the fifteen-business-day review period if the application for a new sign or renewal complies with the regulations contained herein.
- E. If Westtown Township does not issue a determination within the fifteen-business-day period, the sign permit is deemed approved.
- F. An application for a sign permit may be denied by Westtown Township within the fifteen-business-day review period if the application fails to comply with the standards contained herein. Westtown Township shall inform the applicant of the reasons for denying the application for sign permit by certified mail.
- G. Upon denial of an application for a sign permit, the applicant has 30 business days to revise and resubmit the application for review by Westtown Township. In the alternative, the applicant may also appeal the decision of Westtown Township to the Zoning Hearing Board within the thirty-business-day time period.
- H. With the exception of lighting permits for digital signs, these permits shall not expire provided that such signs are not abandoned or destroyed. In the instance that substantial repair or replacement becomes necessary (i.e., repairs that cost more than 50% of the replacement cost of the damaged sign), the organization must apply for a new sign permit, and pay an additional fee, if required.

§ 170-1816. Nonconforming signs.

- A. Signs legally in existence at the time of the adoption of this article, which do not conform to the requirements of this article, 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 article.
 - (3) The property on which the nonconforming sign is located submits a subdivision or land

development application requiring municipal review and approval.

- (4) 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 Westtown Township.
- C. To determine the legal status of existing signs in each of the cases listed in § 170-1816B, the applicant shall submit the following information to the Westtown Township Zoning Officer:
- (1) Type(s) of existing sign(s) located on the property.
 - (2) The area and height of all signs.
 - (3) For freestanding signs, the distance between the curblineline or shoulder and the nearest portion of the sign.
 - (4) Type of sign illumination.
 - (5) The material of which the sign is constructed.
 - (6) The building frontage.
 - (7) If a billboard sign, the applicant shall also submit the plan requirements listed in § 170-1807M.
- D. Prior to the events listed in § 170-1816B, nonconforming signs may be repainted or repaired up to 50% of the replacement cost of the sign, the sign copy may be changed, and sign faces may be replaced provided that these actions do not increase the dimensions of the existing sign, and do not in any way increase the extent of the sign's nonconformity.
- E. Nonconforming signs shall be exempt from the provisions of § 170-1816B under the following conditions:
- (1) The nonconforming sign possesses documented historic value.
 - (2) The nonconforming sign is of a unique nature or type by virtue of its architectural value or design, as determined by the National Park Service, Pennsylvania Historical and Museum Commission, or local historical commission.
 - (3) When a nonconforming sign is required to be moved because of public right-of-way improvements.
- F. All nonconforming temporary signs, portable signs, and banners must be permanently removed within 90 days of the effective date of this article, unless specific approval is granted as provided for herein.

§ 170-1817. Signs located on lot with legally nonconforming uses.

- A. Signs on the premises of legally nonconforming uses (such as an office in a residential area) may remain until the existing use of the premises is discontinued.
- B. If a sign wears out or is damaged (including rust, faded colors, discoloration, holes, or missing parts or informational items), or is changed for any other reason, the number, size, and area of all signs relating to the premises shall not be increased beyond the characteristics of the sign or signs that existed on that property at the time this article was adopted.

§ 170-1818. Substitution clause.

Notwithstanding any provision of this chapter to the contrary, to the extent that this chapter allows a sign containing commercial copy, it shall allow a noncommercial sign to the same extent. The noncommercial message may occupy the entire sign area or any portion thereof, and may substitute for or be combined with the commercial message. The sign message may be changed from commercial to noncommercial, or from one noncommercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited and the sign continues to comply with all requirements of this chapter.

§ 170-1819. Violations and penalties.

The placement of a sign that requires a sign permit without a sign permit shall be unlawful. Violations of this article shall be treated as prescribed within Article XXIII of the Zoning Ordinance for Violations Remedies; Fees; Liability.