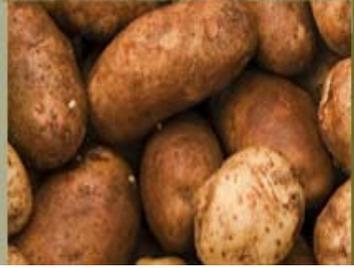


# Ebensburg

MAIN STREET PARTNERSHIP



## Ebensburg Borough Signage Guidelines



## **HISTORIC CHARACTER OVERLAY DISTRICT SIGNS**

### **A. Introduction**

These design guidelines apply to all exterior signs within the Historic Character Overlay District (HCOD) in Ebensburg Borough. The HCOD is defined in the Ebensburg Borough Zoning Ordinance. A map identifying the HCOD as well as all sections of the Zoning Ordinance relative to signs is provided at the end of this document. The HCOD applies to the entire Central Business District, and those residential districts with historic significance.

The goal of the regulations is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed signs, while at the same time, allowing for reasonable changes to individual signs and sites that meet current needs. For property owners, architects, designers and contractors, they provide guidance in planning and designing future projects. For Borough staff and the Main Street Partnership, they provide an outline through which projects can be evaluated for compliance with Zoning Ordinance standards. Further, they provide the community as a whole with an idea of what to expect when signs are proposed in historic districts or landmark sites.

### **B. Applicability**

These design regulations apply to the exterior signs, including window signs, within the HCOD in Ebensburg Borough, including new signs and the rehabilitation of existing signs. The Ebensburg Main Street Partnership has the authority to regulate signs to ensure that new and altered signs are appropriate for the historic setting and the character of the neighborhood.

All signs in the HCOD must meet the provisions of the Ebensburg Borough Zoning Ordinance, as well as receive a Certificate of Appropriateness from the Ebensburg Main Street Partnership. Certificate of Appropriateness review will determine whether a sign proposal meets the context of these regulations. A building permit review will determine whether the sign complies with the International Building Code.

If aggrieved by the decision of the Ebensburg Main Street Partnership, the applicant may request a hearing before the Zoning Hearing Board.

### **C. Objectives**

These regulations are intended to help both private and public projects preserve and enhance the form, scale, and visual character that make Ebensburg Borough unique. These regulations have been adopted to achieve the following objectives:

1. To ensure that all signs within the HCOD or on landmark sites are compatible with the special character of Ebensburg Borough's historic past.

2. To help convey the sense of excitement and vitality envisioned for the HCOD.
3. Encourage signs which, by their appropriate design, are integrated with and harmonious to the buildings and sites which they occupy.
4. Preserve and improve the appearance of the Borough as an historic community in which to live and work.
5. Allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner.
6. To promote signs as pedestrian oriented rather than automotive, which is consistent with the historic character.
7. Ensure that the installation of a sign does not damage the historic fabric, nor detract from the historic character of the HCOD or landmark site.

D. Certificate of Appropriateness

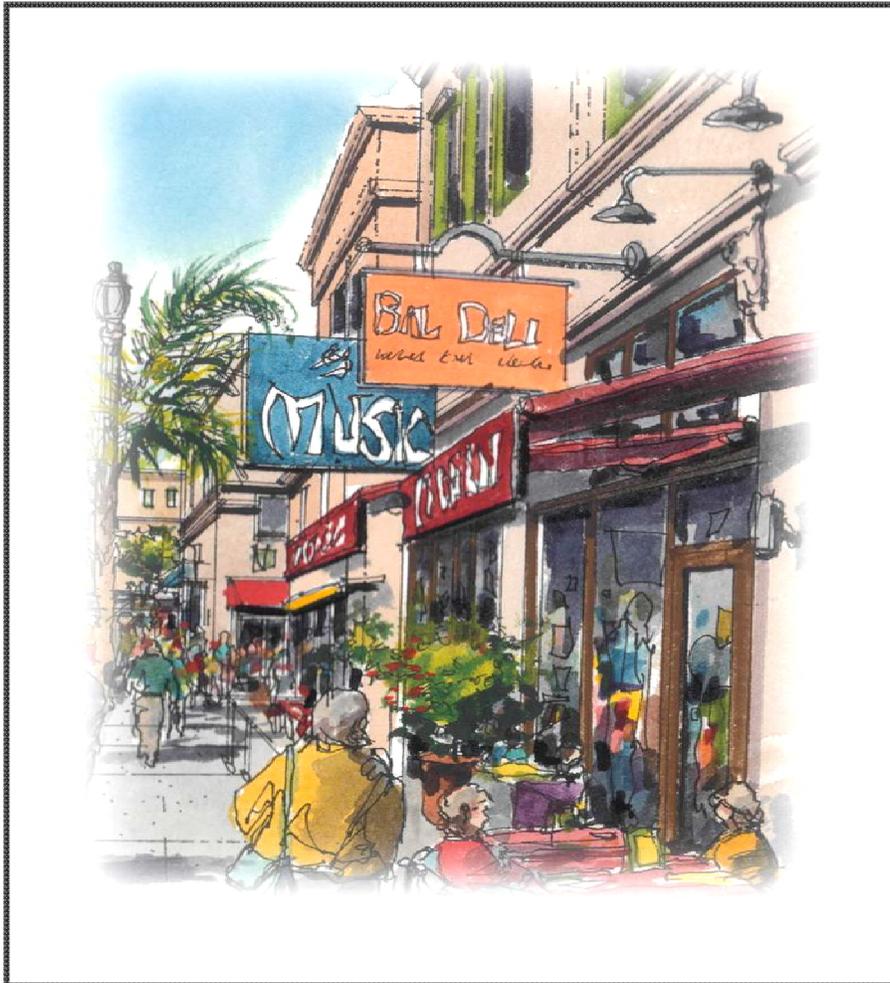
A Zoning Permit shall be required for all new and altered signs. Prior to the Zoning Officer issuing a permit, a Certificate of Appropriateness must be obtained from the Ebensburg Main Street Partnership. In order to obtain a Certificate of Appropriateness, the new or altered sign must comply with these Ebensburg Borough Signage Guidelines.

## Sign Regulation

Downtown Ebensburg is the symbolic center of the community that has an active flow and attractive pedestrian environment. Signs reflect the overall image and success of a business and can contribute color, variety, and detail to the character of our downtown area. Successful signage has the power to create a vibrant public place that benefits both community and business. Signs in the downtown area should have a pedestrian orientation and scale. Sign design should incorporate an artistic quality that utilizes creative design and reflects the individual character of the business without intruding on the surrounding area.

### ***Goals of Signage Guideline Program***

- Improve pedestrian visibility of downtown businesses
- Improve motorist's visibility of downtown businesses
- Improve the appearance of our downtown area



## **Façade Grants**

The Ebensburg Façade Improvements Grant Program is designed to encourage commercial property owners and tenants of downtown Ebensburg to improve the appearance of their business through structural rehabilitation and restoration. The Grant program will utilize monies to facilitate the preservation and rehabilitation of commercial structures within the Commercial zoning districts of Ebensburg.

The Borough will provide eligible applicants with matching finances not to exceed \$2,500. Each applicant is required to contribute cash equal to the amount provided by the Borough. In certain cases the committee may consider an application requesting an amount not to exceed \$5,000, based on square footage, visibility, and cost of project. To find out more about Ebensburg Façade Improvements Grant Program visit [www.ebensburgmainstreet.com](http://www.ebensburgmainstreet.com).

## **Sign Permits**

Signage construction and/or replacement requires approval from Ebensburg Borough and a sign permit from the Laurel Municipal Inspection Agency before construction can begin.

Ebensburg Borough has enacted a Zoning Ordinance that outlines regulations concerning size, location, type, and placement of signs. Construction of signage is subject to the Ebensburg Borough Zoning Ordinance and requires approval from Ebensburg Borough to ensure compliance with the Zoning Ordinance. The Ordinance can be found online at [www.ebensburgpa.com](http://www.ebensburgpa.com). For further information, contact the Ebensburg Borough Office.

Ebensburg Borough has adopted and strictly enforces the Uniform Construction Code. All work performed must be in accordance with state regulations. To ensure compliance with code, a permit is required. For more information, contact Laurel Municipal Inspection Agency or Ebensburg Borough.

### **For Certificate of Appropriateness in Historic Character Overlay District, submit design to:**

Ebensburg Main Street Partnership  
300 West High Street  
Ebensburg, PA 15931

Office: 814-472-8414  
Website: [www.ebensburgmainstreet.com](http://www.ebensburgmainstreet.com)  
E-Mail: [dkoss@ebensburgpa.com](mailto:dkoss@ebensburgpa.com)

### **For zoning approval, submit design to:**

Ebensburg Borough  
300 West High Street  
Ebensburg, PA 15931

Office: 814-472-8780  
Website: [www.ebensburgpa.com](http://www.ebensburgpa.com)  
E-Mail: [eburg@ebensburgpa.com](mailto:eburg@ebensburgpa.com)

### **For building/sign permit, submit design to:**

Laurel Municipal Inspection Agency  
140 E. Carroll Street  
Suite 202  
PO Box 375  
Carrolltown, PA, 15722

Office: 814-471-0424  
Website: [www.lmiagency.org](http://www.lmiagency.org)  
E-Mail: [info@lmiagency.org](mailto:info@lmiagency.org)

## **General Signage Guidelines**

- Businesses that encourage public walk-in trade should utilize a projecting sign or an awning that is visible for pedestrians looking up the street.
- Projecting signs and awnings should not project more than 4' from the building, and should have a minimum clearance of 9'.
- Projecting signs and awnings should have two identical sides so the sign can be viewed from both sides of the building.
- Projecting signs should be located above the public entrance to the building.
- Frame work of signage should be part of the sign design.
- Awnings and projecting signs should be at a right angle to the wall.
- Additional window signage is recommended.
- Signage should not obscure the architectural features of the building.
- Signage language should be simplistic, easy to read, and an accurate representation to the practice of the building.
- Historic features of the building must be retained and visible.
- All signage should be in tune with the areas historic materials, features, and proportions.
- Window signs should not obscure the view into the building.
- Sign colors should complement the colors of the building and surrounding area.
- Internally illuminated signs are discouraged. Goose neck lighting is recommended if additional lighting is required.
- Flashing signs are prohibited.
- Awnings without side signage should be accompanied by a projecting sign.
- All signage should be made with durable materials.
- A freestanding street sign is encouraged to increase public visibility of businesses.
- Freestanding signs should be artistically crafted to be a representation of the business and the downtown area.
- Handmade paper signs should be avoided.
- Newspaper should never be used to block visibility in windows.
- The business is responsible for ensuring all signs are clean, visible, and in working condition.

Discouraged signs include:

- Internally illuminated signs
- Plastic signs
- Neon signs
- Banners
- Handmade signs

## Window Signage

Window signage is an effective method of signage for both pedestrian and motorist traffic. Window signage serves as good secondary signage to complement wall signs, awnings, and projective signs.

- Graphics and displays should be a tasteful representation of the business.
- Window displays should look professional and should not be handwritten.
- Simplistic design helps encourage a pedestrian-friendly business.
- Window signs should not obscure complete visibility into the building.
- Flashing signs are prohibited and internally illuminated signs are discouraged.
- Newspaper should never be put up in windows, even if the building is unoccupied.

### **Encouraged Window Signs**



- ✓ Artistic design that is appealing to public eye
- ✓ Window graphic does not restrict visibility
- ✓ Simple and effective representation of business
- ✓ Flowers complement the window graphic
- ✓ Adhesive graphic is durable



- ✓ Incorporation of logo in window design
- ✓ Attractive colors
- ✓ Simplistic design
- ✓ Good visibility into restaurant

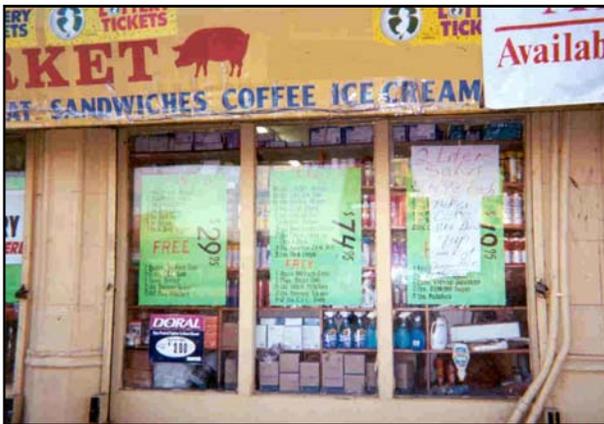


- ✓ Color scheme matches the window display
- ✓ Quirky design that is representative of the business
- ✓ A good balance of display and visibility into the building

***Discouraged Window Signs***



- × Signage limits visibility into the store
- × Excessive illuminated window signs
- × Colors are bright and intrusive to the environment



- × Signs are handmade
- × Signs are made from neon color cardboard
- × Display limits visibility into the store



- × Avoid newspapering windows
- × Property looks rundown
- × Storefront is unattractive to the downtown area

## Wall Signage

Wall signage includes types of signage attached flush to the face of a building. Wall signage should be accompanied with pedestrian friendly signage such as projecting signs or awnings with signage on the sides.

- Compatible in size, color, and theme with the building and surrounding area.
- Securely fixed on building surface and not overlapping building walls.
- Wall signs should not project more than 12 inches from the wall.
- One wall sign per a publicly visible wall is permitted.
- Wall signs should utilize architectural features, and signs should never obscure or damage features.
- Flashing signs are prohibited; the use of gooseneck lighting is encouraged to illuminate the signage.

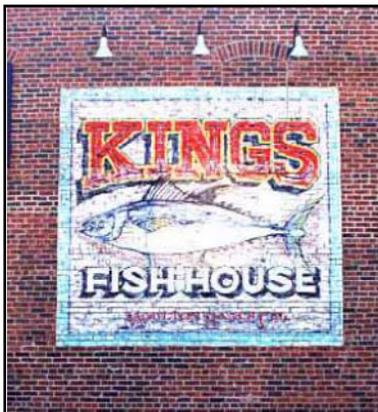
### ***Encouraged Wall Signs***



- ✓ Gooseneck lights used to provide lighting
- ✓ Wall sign is in good proportion with building and area
- ✓ Wall sign colors match the storefront
- ✓ Wooden features utilized in storefront design



- ✓ Clearly displays store name
- ✓ Good color scheme
- ✓ Gooseneck lighting
- ✓ Building's brick wall is utilized in storefront design



- ✓ Signage has a historic feel
- ✓ Gooseneck lighting
- ✓ Sign has been well maintained but still retains its character

***Discouraged Wall Signs***



- ✘ Flashing signs are prohibited
- ✘ Too big for area and building



- ✘ Banners have a cheap and temporary feel
- ✘ Banner is sagging and has not been maintained



- ✘ Wall sign is obscured and not visible to public
- ✘ Bad planning in signage design

## Projecting Signage

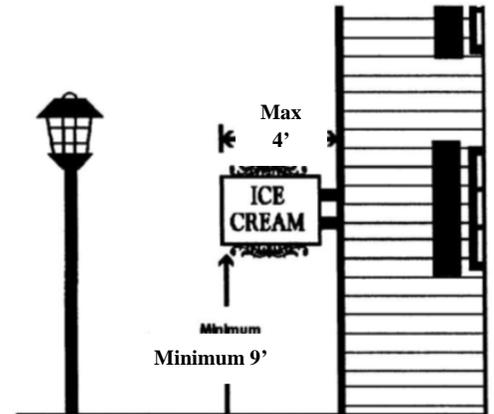
Projecting signage includes signs that project at more than 12 inches from the wall. Projecting signs are pedestrian orientated and designed to allow pedestrians to see signage looking down a street. Projecting signage is strongly encouraged in a downtown area to improve walk-in trade. Projecting signage should be accompanied with signage that is visible from the front of the building such as wall signs, window signs, or awnings.

- Projecting signs must be at 90 degree angle from the wall. Signs should face pedestrian traffic; not automobiles.
- Should have two identical faces for sign visibility from both sides.
- Should not project more than 4' from the building, and should have a minimum clearance of 9'.
- Mounting and framing should be a part of the artistic design.
- Should not be self-illuminated. If additional lighting is required, gooseneck lighting should be used.

### Encouraged projecting signs



- ✓ Artistic design of mounting
- ✓ Same colors for frame and sign
- ✓ Gooseneck lighting



- ✓ Sign positioning does not obscure building's window
- ✓ Signage complements building's features
- ✓ Mounting, framing, and sign are all the same color



- ✓ Store signage is visible for pedestrians looking up the street
- ✓ Signage creates a more pedestrian friendly environment
- ✓ Signs are proportionate, simplistic, and do not dominate pathway

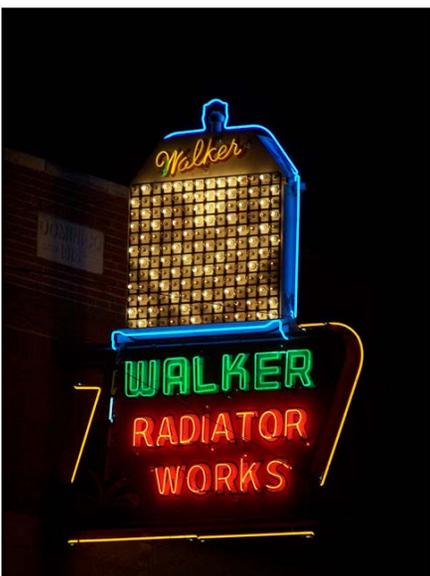
***Discouraged Projecting Signs***



- ✘ Projecting sign is disproportionate to building and area
- ✘ Sign extends above the property
- ✘ Color of sign does not match the building or area



- ✘ Sign is poorly mounted and framed
- ✘ Orientation of projecting sign is aimed at vehicles.
- ✘ Wire and metallic framing is not part of the sign design



- ✘ Illuminated sign is inappropriate for the downtown area
- ✘ Sign is too big
- ✘ Conflicts with historic feel of a downtown area.

## **Awning Signage**

Awnings can add a sophisticated look to a store-front providing signage that is visible for both pedestrians and motorists. An awning that has signage on its sides can replace the need for a projecting sign because the awning sides are visible for pedestrians looking up the street.

- Awning design should complement the storefront.
- Awnings should be made with durable materials and be maintained by the business.
- Awnings should be in good proportion to business and area.
- Awning should not exceed a maximum projection of 4' and have a minimum clearance height of 9'.

### ***Encouraged awnings***



- ✓ Simple design
- ✓ Color scheme complements building
- ✓ Side of awning is visible for pedestrians looking up the street



- ✓ Awning provides character to the building
- ✓ Business is visible to pedestrians and motorists
- ✓ Projecting sign and awning use the same color scheme



- ✓ Awnings provide attractive areas for customers to sit outside

***Discouraged Awnings***



- ✘ Awnings contain no signage
- ✘ Unable to identify business identity
- ✘ Colors do not match storefront



- ✘ No second floor awnings unless historically accurate.
- ✘ First floor awnings have no sides



- ✘ Awnings are poorly maintained and color has faded
- ✘ Awnings cover the frontal wall signage of buildings
- ✘ Big awning makes it hard to identify the building

## Free-standing and Sidewalk Signage

Free-standing signs include all signage placed outside that is not attached to the building store-front. Free-standing signs are an effective method of pedestrian friendly signage that makes a great addition to store-front. Free-standing signs should be an artistic representation of the business and can help promote special offers.

- Free-standing signs should have two sides so the sign can be viewed from both sides.
- One free-standing sign allowed per building with content limited to businesses immediately adjacent to the sign.
- Free-standing signs should be placed close to the public entrance of the building without restricting public pathway.
- Free-standing signs should be artistically designed and not contain simplistic handmade signage.

### ***Encouraged Free-standing and Sidewalk Signs***



- ✓ Sign has a professional feel
- ✓ Clearly describes the business
- ✓ Made from durable materials



- ✓ Personalized chalkboards are permanent and professional
- ✓ Method of advertizing daily specials
- ✓ Chalkboard message should be artistically designed.



- ✓ Sidewalk signs can help promote specials
- ✓ Looks professional
- ✓ Well maintained

***Discouraged Free-standing and Sidewalk Signs***



- ✗ Florescent lighting is inappropriate for downtown area
- ✗ Size is not proportionate to business
- ✗ Businesses should avoid large plastic signs



- ✗ Excessive street signs can restrict pedestrian traffic
- ✗ Businesses are restricted to one street sign



- ✗ The sign is made with non-durable materials
- ✗ The sign has a temporary feel that can discourage business
- ✗ Signs should include name of business
- ✗ Handwritten signs can lack artistic design

**BILLBOARD SIGN OVERLAY DISTRICT**

A. Description of District

The Billboard Sign Overlay District is comprised of four distinct areas of the Borough. Those are:

1. Route #422 (Ben Franklin Highway) between West High Street and the borough boundary.
2. Route #22 (Rowena Drive) between the Route #22 westbound entrance ramp and the borough boundary.
3. North Center Street between Fairview Street and the borough boundary.
4. Route #22 (Admiral Peary Highway) between South Center Street and New Germany Road.

B. Rules Relative to Billboards

Billboards may be erected only within the Billboard Sign Overlay District, provided that they must meet all of the following conditions. For purposes of these conditions, double-faced billboards (i.e., structures with back-to-back faces containing or able to contain advertising) and V-shaped billboards having only one face visible to traffic proceeding from any given direction on a street shall be considered as one (1) billboard. Otherwise, billboards having more than one (1) face, including billboards with tandem (side-by-side) or stacked (one-above-the-other) faces, shall be considered as multiple billboards and shall be prohibited in accordance with the minimum spacing requirement set forth below. A billboard's surface display area containing or able to contain advertising shall be considered to be the billboard's face(s).

1. Not more than three (3) billboards may be located per any given linear mile of street, regardless of the fact that such billboards may be located on different sides of the street. The linear mile measurement shall not be limited to the Borough's boundaries if the particular street extends beyond such boundaries.
2. No billboard may be located within one thousand three hundred twenty (1,320') feet of another billboard, regardless of the fact that any two (2) such billboards may be located on opposite sides of the street from each other. The one thousand three hundred twenty (1,320') feet measurement shall not be limited to the Borough's boundaries.
3. No billboard may be located within two hundred fifty (250') feet of any residential zoning districts, of a pre-existing dwelling, of a pre-existing church or of a pre-existing school. If the billboard is illuminated, the required distance shall be increased to three hundred fifty (350') feet.
4. No billboard may be located closer to a street than seventy-five (75') feet from the front lot line adjoining the street. No billboard may be located closer than ten (10) feet or the height of the

billboard from any other property line of the lot on which the billboard is located, whichever is greater.

5. A billboard's face may not exceed three hundred (300) square feet. Double-faced billboards and V-shaped billboards may have two (2) faces, but neither one may exceed three hundred (300) square feet.
6. The bottom of the billboard's face must be at least twenty (20') feet above the grade of the ground upon which the billboard sits, or above the grade of the abutting street, whichever is higher. The top of the billboard's face may not be more than thirty five (35') feet above the grade of the ground upon which the billboard sits, or above the grade of the abutting street, whichever is higher.
7. Where an interpretation is needed as to exact location of the boundaries of the Billboard Sign Overlay District in relation to a given parcel, the Zoning Officer shall make an initial determination. Any person seeking such a determination may submit a survey of the property and any pertinent documentation for consideration.
8. Any person aggrieved by any such determination of the Zoning Officer may appeal to the Zoning Hearing Board. The person contesting the location of the Billboard Sign Overlay District boundary shall have the burden of proof in case of any such appeal.
9. The owner of any billboard shall be required to obtain a Highway Occupancy Permit from PennDOT for the billboard, and comply with all PennDOT regulations relative to erection of billboards along State highways.
10. The owner of any billboard sign shall be required to have it properly painted at least once every two years; all parts and supports of said sign, unless the same are galvanized or otherwise treated to prevent rust.
11. Any billboard which no longer advertises a bona fide business conducted, or a product sold, shall be taken down and removed by the property owner, agent or person having the beneficial use of the property within ten days after written notification from the building inspector. Upon failure to comply with such notice within the time specified in such order, the Building Inspector may cause the removal of such billboard and any expense incident thereto shall be paid by the owner of the property to which sign is located.

## **DEFINITIONS RELATIVE TO SIGNS**

**Animated Sign:** A sign, excluding an electronic changeable copy sign, which involves motion or rotation of any part by mechanical or artificial means or which displays flashing or intermittent lights.

**Awning Sign:** A sign that is painted on or otherwise made part of the awning material. Signage is limited to the vertical portions of the awning; the sides and the front valance. No signage shall protrude beyond the vertical face.

**Billboard:** A form of an off-premises sign. A freestanding ground sign located on industrial, commercial or residential property if the sign is designed or intended to direct attention to a business, product or service that is not sold, offered or existing on the property where the sign is located.

**Directory Sign:** A sign on which the names and locations of occupants or the use of a building or property are identified, but which does not include any advertising message.

**Flashing Sign or Lights:** A sign that contains an intermittent or flashing light source that may also include the illusion of intermittent or flashing light by means of animation or externally mounted intermittent light sources.

**Ghost Sign:** A sign painted on an exterior building wall, which has been weathered and faded to the extent that it has lost its original brightness of color and visibility.

**Historic Replication Sign:** A sign, which is an exact replication, including materials and size, of a historic sign which once existed in the same location.

**Historic Sign:** A sign that by its construction materials, age, prominent location, unique design, or craftsmanship, provides historic character, individuality, and a sense of place or orientation regarding clues to a building's history.

**Inflatable Sign or Display:** Any inflatable object used for signs or promotional purposes.

**Internally Illuminated Sign:** A sign which has characters, letters, figures, designs or outlines internally illuminated by electric lights, luminous tubes or other means as a part of the sign itself.

**Menu Board:** Small scale sign boxes containing menus generally located near the primary entrance to a restaurant.

**Monument Sign:** A sign that is supported by one or more uprights or braces which are fastened to, or embedded in the ground or a foundation in the ground and not attached to any building or wall.

**Mural:** A work of art, such as a painting applied directly to a wall, fence, pavement, or similar surface that is purely decorative in nature and content, and does not include advertising by picture or verbal message.

**Pole Sign:** A freestanding sign other than a monument sign erected and maintained on a mast(s) or pole(s) and not attached to any building.

**Projecting Sign:** A sign attached to a building or other structure whose sign face is displayed perpendicular or at an angle to the building wall.

**Projection Sign:** A sign which projects a visual image or message onto a surface.

**Sign Area:** Includes all visible components including support material from bottom to top and/or on both sides.

**Temporary Sign:** Any exterior sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without light frames, intended to be displayed for a short period of time. Examples of temporary signs include: an A-frame sign; balloon; secured banner; unsecured banner; public event banner; garage/yard sale sign; political sign; real estate sign; special event sign.

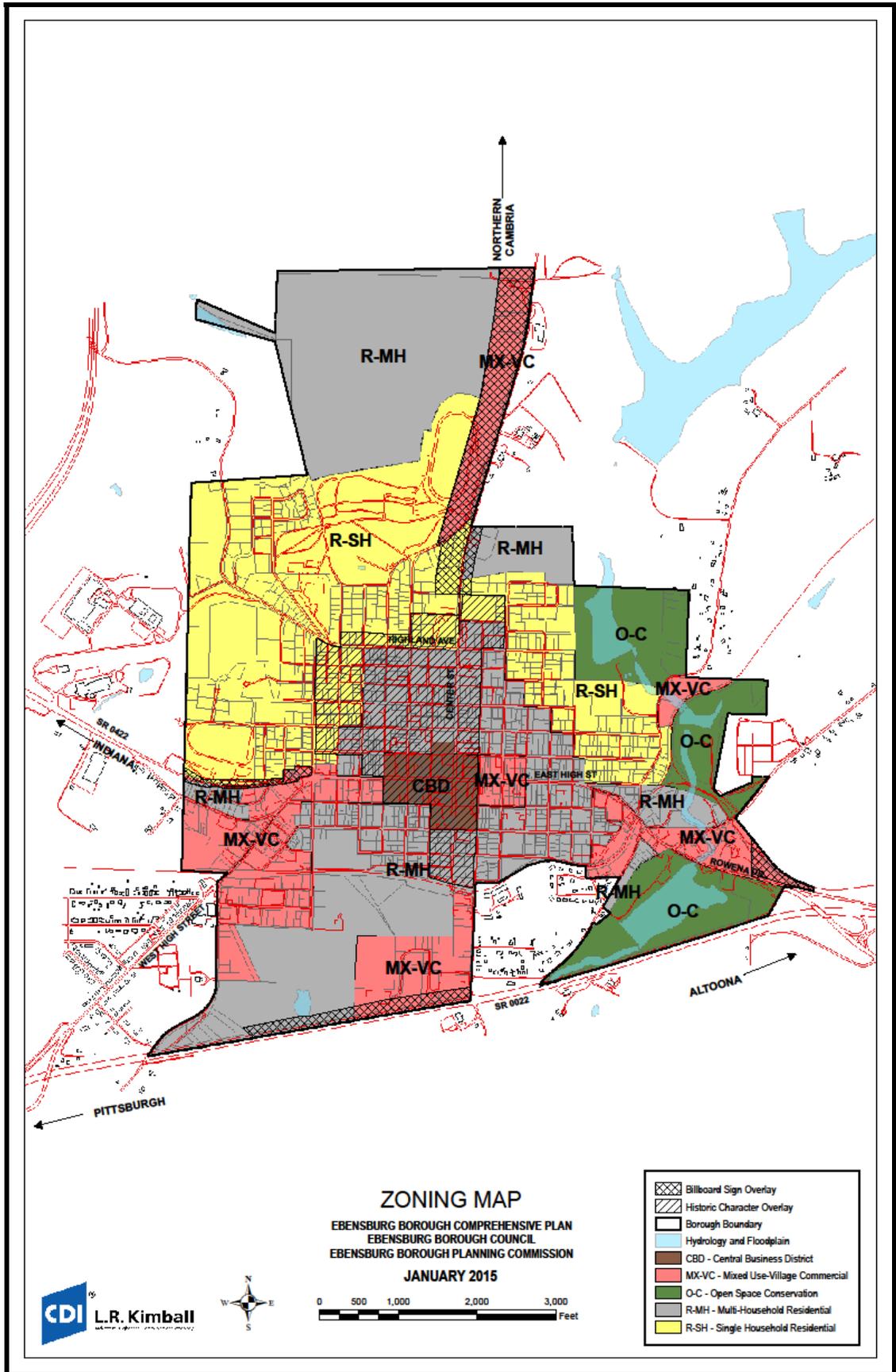
**Video Sign:** Animated visual messages that are projected on a screen.

**Wall Sign:** A sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building.

**Wall Plaque:** A small-scale sign often embedded into the wall covering of a building that displays information pertaining to the building.

**Wind Sign:** Any propeller, whirling, or similar device that is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include “pennant flags”, or banners.

**Window Sign:** A sign inside of or attached to the interior of a transparent glazed surface (window or door) oriented to the outside of the building. A display window that does not include signs shall not be considered a sign.



## SECTION OF ZONING ORDINANCE RELATIVE TO SIGNS

### CHAPTER 20, ARTICLE VII - SIGNS

#### **Section 701.** SIGN PERMITS AND FEES

No person, firm, corporation or organization shall affix any poster, sign, notice, billboard or other similar item to any public utility pole, sign pole or post, fire hydrant, tree, public building or any other structure in any public place in the Borough of Ebensburg without first having obtained a Permit from the Borough. (unless otherwise exempted in this Article)

The application for all Permits shall state the length of time for which the permit is desired to be issued and the name of the person, firm, corporation or organization responsible therefore, and such other complete information as the Borough shall deem necessary to issue any permit. Application to the Zoning Officer shall be processed within two (2) weeks upon receipt of the written request to erect a sign and payment of a fee as predetermined from a fee schedule adopted by Ebensburg Borough Council (provided the size and design of the sign is in conformity with the provisions of this Article and all other effective and applicable Ordinances). Refusal to issue a Permit shall include a written statement to the applicant containing the reasons for denial.

Negligence to apply for a sign permit is punishable by a fine as prescribed by the Ebensburg Borough Council and payable to said Council. Payment of said fine does not grant approval to erect a sign.

Nothing in this Article/Ordinance shall be interpreted as meaning that the Borough of Ebensburg conveys or gives to any person, firm, corporation or organization, the right to use any pole, post, fire hydrant, tree, public building or other structure without first obtaining permission from the owner or owners thereof.

#### **Section 702.** SIGNS EXEMPT FROM SIGN PERMIT "APPLICATION AND FEES"

- A. Signs erected or required by the local, state, or federal government.
- B. On or off-site signs erected for public information, safety, or direction by any public utility.
- C. Temporary signs such as real estate for sale or rent, political candidate signs, auction sale signs; common, temporary residential signs (i.e. birth announcement, graduation party or similar type event) but only for a maximum of seven (7) consecutive days.
- D. Temporary signs for retail business establishments running a special sale/event for very limited time only;
- E. Holiday signs and decorations with no commercial message; and
- F. Traffic control signs on private property, such as "stop" or "yield" and similar signs, the face of which must meet the PA Department of Transportation standards and which contain no commercial sign of any sort.

#### **Section 703.** VIOLATION IF SIGN REMAINS BEYOND PERMIT TIME LIMIT

If any person, firm, corporation or organization shall leave any poster, sign, notice, billboard or any similar item affixed to any public utility pole, sign pole or post, fire hydrant, tree, public building, or other structure in any public place in the Borough of Ebensburg beyond the length of time specified in the permit, such person, firm, corporation or organization shall be in violation of this Article/Ordinance.

Any person, firm, corporation or organization who shall violate any of the provisions of this Article/Ordinance shall, upon conviction, be sentenced to pay a fine of not more than twenty-five (\$25) dollars per each day the violation continues plus costs of prosecution, and, in default of payment of such fine and costs, to be subject to imprisonment for not more than ten (10) days. Each day any such violation shall be permitted to exist shall constitute a separate offense.

**Section 704. FORFEITURE OF SIGNS LOCATED IN PUBLIC RIGHTS-OF-WAY**

Any sign installed or placed on public property, except in conformance with the requirements of this Article, shall be forfeited to the Borough and subject to confiscation. The Borough shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of the sign.

**Section 705. REPAIR OR REPLACEMENT OF A CONFORMING SIGN**

A sign that conforms with the requirements of this Ordinance may be; 1) repaired, 2) repainted, 3) removed for repair and then re-mounted, or 4) replaced with an identical sign without any permits. Note that this ordinance considers replacing a sign with a non-identical sign to be the same as erecting a new sign. Thus, such a replacement may or may not require a Zoning Permit, depending on the type and location of the involved sign.

**Section 706. CALCULATING SQUARE FOOTAGE FOR BUILDING FRONTAGE**

Calculating the square footage for signage use for commercial buildings shall be based upon the "Building Frontage", which is measured from end-to-end of the building's foundation that is exposed to any abutting streets.

A building on an "interior lot" may have only one (1) abutting street (the front street) or it may be a "through lot" abutting two (2) streets (the front street and a rear street).

A building on a corner lot will have a minimum of two (2) or three (3) abutting streets, the front, the side and the rear street. (It may not have a rear street if the parcel directly abuts another parcel).

A building contained within the entire block would obviously have four (4) abutting streets.

Examples of how to calculate the square footage for signs on a typical corner lot is as follows:

**Front Street:** If the "Building Frontage" (width of the building at the "front" street) is fifty (50') feet then the total combined square footage for all signs that may be placed on that front wall is fifty (50) square feet maximum.

**Side Street:** If the "Building Frontage" (width of the building at the "side" street) is sixty (60') feet then the total combined square footage for all signs that may be placed on that side wall is sixty (60) sq. ft. maximum.

**Rear Street:** If the "Building Frontage" (width of the building at the "rear" street) is fifty (50') feet then the total combined square footage for all signs that may be placed on that rear wall is fifty (50) sq. ft. maximum.

The total combined square footage for this example building is 160 square feet of signage.

If the above example business did not want to put ALL of it's signage on the building walls, then it would simply reduce the signage maximums all around (or eliminate one or more walls/sides) as it sees appropriate, and utilize the saved square footage as a freestanding sign. However, no freestanding sign may exceed forty (40) square feet in the CBD District.

**Section 707. PROHIBITED SIGNS**

- A. All signs that are not expressly permitted under this Ordinance are prohibited in the Borough.
- B. Off-premise advertising signs are prohibited in all Zoning Districts, except as provided for billboards under Section 716.

(Ord. 574. 6/28/2010; as amended by Ord. 617, 01/26/2015)

**Section 708. ABANDONED SIGNS**

If a conforming use has been discontinued for a total of twelve (12) months, then all signs that are related to that use, as well as any structures that support these signs, shall be known as "abandoned signs." Likewise, if a non-conforming use has been abandoned as described in Article III, Section 306, "Non-conforming Use of Land", paragraph "2", then all signs that are related to that use, as well as any structures that support these signs, shall be known as "abandoned signs." All abandoned signs shall be removed at the expense of their owners. If such a sign is not removed, the Zoning Officer shall enforce the requirements of this Section via the procedure given in Section 206 Enforcement".

**Section 709. NON-CONFORMING SIGNS**

**A. Applicability**

The requirements of this Section only apply to non-conforming signs. A non-conforming sign is defined as a sign that; 1) was legally established before the effective date of this Ordinance's enactment (see Section 110, "The Effective Date of This Ordinance's Enactment") and 2) due to said Ordinance enactment no longer conforms to the requirements of this Article or any other provision of this Ordinance. Because the said non-conforming signs are not illegal, they have a right to remain in place and to be maintained. However, they must adhere to the requirements of this Section.

**B. Non-conforming Status**

The following rules apply to or concern all non-conforming signs.

1. The Zoning Officer may keep and maintain a list of all non-conforming signs that exist in the Borough as of the date of this Ordinance's enactment and on the effective dates of any relevant amendments to either this Ordinance or its Map.
2. Any sign that was illegally erected or painted under a previous Zoning Ordinance or land use regulation, because a permit was not issued, shall remain illegal under this Ordinance, even if it conforms to this Ordinance's regulations.

3. Any sign that becomes a non-conforming sign due to any Amendment made after the effective date of this Ordinance's enactment shall be subject to the regulations of this Section.

**C. Maintaining Legal Non-conforming Signs**

The following rules apply to all non-conforming signs.

1. If any legal, non-conforming sign deteriorates to an unsightly or hazardous condition, the owner of that sign shall repair, repaint or remove it for repair. If the Borough Zoning Officer finds that such a sign has not been repaired, repainted or removed for repair, he or she shall enforce this requirement via the procedures given in Section 206, "Enforcement".
2. A legal, non-conforming sign may be; 1) repaired, 2) repainted, or 3) removed for repair and then re-mounted without obtaining a Zoning Permit.
3. Nothing in this section grants the right to technological upgrades. Technological upgrades are the same as erecting a new sign.

**D. Replacing Non-conforming Signs**

1. Replacing a temporary non-conforming sign with an identical temporary non-conforming sign does not require any permits. However, replacing a permanent, non-conforming sign with an identical permanent, non-conforming sign does require a Zoning Permit. Section 202, "Zoning Permits", explains how to obtain a Zoning Permit. Note that this Ordinance considers replacing a non-conforming sign with a non-identical sign to be the same as erecting a new sign. Thus, such a replacement may or may not require a Zoning Permit, depending on the type and location of the involved sign.

**E. Enlarging, Relocating, or Altering Non-conforming Signs**

1. A non-conforming sign shall not be enlarged or relocated within the Borough.
2. A non-conforming sign shall not be altered in any aspect except; a) to make safety improvements, b) to keep the sign maintained in accordance with the requirements of this Section or other Borough Ordinances, or c) to bring the sign into conformance with the requirements of this Ordinance.
3. Nothing in this section grants the right to technological upgrades. Technological upgrades are the same as erecting a new sign.

**F. Bringing a Non-conforming Sign into Conformance**

If a non-conforming sign is altered so that it becomes a conforming sign, it shall not be subsequently altered back to a non-conforming state. Likewise, if a non-conforming sign is replaced with a conforming sign, that conforming sign shall not be subsequently replaced with another non-conforming sign.

**G. Abandoned Non-conforming Signs**

If a conforming use has been discontinued for a total of twelve (12) months, then all non-conforming signs that are related to that use, as well as any structures that support these signs, shall be known as "abandoned non-conforming signs." Likewise, if a non-conforming use has been abandoned as described in Article III, Section 306, "Non-conforming Use of Land", paragraph "2", then all non-conforming signs that are related to that use, as well as any structures that support these signs, shall be known as "abandoned non-conforming signs." All abandoned non-conforming signs shall be removed at the expense of their owners. If such a sign is not removed, the Zoning Officer shall enforce this requirement via the procedures given in Section 206, "Enforcement".

**Section 710-714. SIGNS REGULATIONS IN SPECIFIC ZONING DISTRICTS**

See following pages for regulations applicable to signs in each zoning district.

Section 710 - R-SH DISTRICT SIGNS		
<i>PERMANENT AND TEMPORARY SIGNS</i>		
<i>Principal Use of Property</i>		
<b>Maximum  Sign Area  for all signs  combined</b>	<b>Not permitted</b>	<b>Residential dwelling uses, No-Impact Home Based Business</b>
	<b>Six (6) Sq. feet</b>	<b>Bus shelters, forestry activities, open spaces</b>
	<b>Six (6) Sq. feet</b>	<b>Minor-impact home based businesses</b>
	<b>Twelve (12) Sq. feet</b>	<b>Other uses by special exception</b>
<b>Number of Signs</b>	<b>One</b>	
<b>Location on Lot</b>	No sign shall be closer than four (4') feet to a property line if no sidewalk exists AND no closer than three (3') feet from the inside edge of an existing sidewalk.	
<b>Free-Standing Signs</b>	The bottom of any sign shall not be more than two (2') feet above ground grade.	
<b>Projecting or Extending from a Bldg.</b>	Shall not extend further than two (2') feet and shall be a minimum of eight (8') feet above ground/sidewalk level	
<b>Illuminated Signs</b>	Not permitted	
<b>Reflective Signs</b>	Not permitted	
<b>Traffic - Directional Type Signs</b>	Common signs guiding or directing traffic and/or parking, but bearing no advertising matter may be permitted as determined by the Zoning Officer that they do not interfere with official Ebensburg Borough signs of a similar nature.	
<b>Other Prohibited</b>	Animated, Billboard, Directory, Flashing, Ghost, Inflatable, Illuminated, Mural, Pole, Projection, Video, Wall Sign, Wind, or Window prohibited	

<b>Signs</b>	
<p><b>Note:</b> In addition to the other requirements of this section, every sign referred to herein:</p> <ol style="list-style-type: none"> <li>1) <b>Must NOT</b> be located within a public right-of-way;</li> <li>2) <b>Must NOT</b> be located in the “clear-sight-triangle” of a corner lot if exceeding three and one-half (3 ½ ) feet in height above the finished paved area at the center of the roadway;</li> <li>3) <b>Must NOT</b> extend over onto the public sidewalk or right of way;</li> <li>4) <b>Must BE</b> constructed of durable materials, kept in good repair and not permitted to become dilapidated; and</li> <li>5) <b>Must BE</b> removed when the circumstances leading to its erection no longer applies.</li> </ol>	

(Ord. 574. 6/28/2010; as amended by Ord. 617, 01/26/2015)

Section 711 - R-MH DISTRICT SIGNS		
<i>PERMANENT AND TEMPORARY SIGNS</i>		
<i>Principal Use of the Property</i>		
<b>Maximum Sign Area for all signs combined</b>	<b>Not permitted</b>	<b>Residential dwellings, No-Impact Home Based Businesses</b>
	<b>Twelve (12) Sq. ft.</b>	<b>Residential (over 3 units ) multi-households, apartments, low rise dwelling</b>
	<b>Six (6) Sq. feet</b>	<b>Bus shelters, forestry activities, open spaces, essential services and public utility buildings</b>
	<b>Six (6) Sq. feet</b>	<b>Minor-impact home based businesses and Day care facilities in-home</b>
	<b>Twelve (12) Sq. feet</b>	<b>Other uses by special exception</b>
<b>Number of Signs</b>	<b>One</b>	
<b>Location on Lot</b>	<b>No sign shall be closer than four (4') feet to a property line if no sidewalk exists</b> <b>AND no closer than three (3') feet from the inside edge of an existing sidewalk.</b>	
<b>Free-Standing Signs</b>	<b>The bottom of any sign shall not be more than two (2') feet above ground grade.</b>	
<b>Projecting or Extending from a Bldg.</b>	<b>Shall not extend further than two (2') feet and shall be a minimum of eight (8') feet above ground/sidewalk level.</b>	
<b>Illuminated Signs</b>	<b>Not permitted</b>	

<b>Reflective Signs</b>	<b>Not permitted</b>
<b>Traffic - Directional Type Signs</b>	<b>Common signs guiding or directing traffic and/or parking, but bearing no advertising matter may be permitted as determined by the Zoning Officer that they do not interfere with official Ebensburg Borough signs of a similar nature.</b>
<b>Other Prohibited Signs</b>	<b>Animated, Billboard, Directory, Flashing, Ghost, Inflatable, Illuminated, Mural, Pole, Projection, Video, Wall Sign, Wind, or Window prohibited</b>
<p><b>Note: In addition to the other requirements of this section, every sign referred to herein:</b></p> <ol style="list-style-type: none"> <li><b>1) Must NOT be located within a public right-of-way;</b></li> <li><b>2) Must NOT be located in the “clear-sight-triangle” of a corner lot if exceeding three and one-half (3 ½) feet in height above the finished paved area at the center of the roadway;</b></li> <li><b>3) Must NOT extend over onto the public sidewalk or right of way;</b></li> <li><b>4) Must BE constructed of durable materials, kept in good repair and not permitted to become dilapidated; and</b></li> <li><b>5) Must BE removed when the circumstances leading to its erection no longer applies.</b></li> </ol>	

(Ord. 574. 6/28/2010; as amended by Ord. 617, 01/26/2015)

<b>Section 712 – MX-VC DISTRICT SIGNS</b>		
<i>PERMANENT AND TEMPORARY SIGNS</i>		
<i>Principal Use of the Property</i>		
<b>Maximum Sign Area for all signs combined</b>	<b>Not Permitted</b>	<b>Residential dwellings, No-impact Home Based Business</b>
	<b>Twelve (12) sq. ft.</b>	<b>Residential (over 3 units) multi-households, apartments, low rise dwelling</b>
	<b>Six (6) sq. ft.</b>	<b>Bus shelters, essential services and public utility buildings, forestry activities, open spaces</b>
	<b>See Section 706</b>	<b>Other uses by right or special exception</b>
<b>Number of signs</b>	<b>Maximum of two</b>	
<b>Location on lot</b>	<b>No sign shall be closer than four (4') feet to a property line if no sidewalk exists, AND no closer than three (3') feet from the inside edge of an existing sidewalk.</b>	
<b>Free-Standing Signs</b>	<b>No sign shall exceed the height of the associated building or twenty-eight (28) feet, whichever is greater.</b>	
<b>Projecting or Extending from a building</b>	<b>Shall not extend further than four (4') feet and shall be a minimum of eight (8') feet above ground/sidewalk level.</b>	
<b>Illuminated Signs</b>	<b>Permitted.</b>	
<b>Reflective Signs</b>	<b>Permitted.</b>	
<b>A-Frame Signs</b>	<b>Permitted. May be placed upon a sidewalk or within a right-of-way. Shall be within ten (10') feet of the front door of the business. Maximum of one sign per storefront. The sign location shall not block or restrict passageway along the sidewalk to less than four (4') feet. Limited to a maximum area of 10 sq. ft. and maximum height of four (4') feet. Sign limited to entity's business hours and shall be moved inside after hours. The Borough is authorized to remove any A-Frame sign without prior notice, within the sole discretion of the Borough, where such sign is impeding pedestrian traffic, is not well maintained, is not deemed appropriate for the neighborhood, or is otherwise utilized in a manner contrary to public safety.</b>	

<p><b>On-Premise Electronic Message Center/Digital Sign</b></p>	<p>Permitted. Moving, flashing, scrolling or intermittent lights are prohibited.</p> <p>All messages/displays shall remain unchanged for a minimum of eight (8) seconds.</p> <p>The transition period between messages shall be one (1) second or less. There shall be no appearance of a visual dissolve or fading.</p> <p>There shall be no appearance of flashing or sudden bursts of light, and no appearance of animation, movement, or flow of the message/display.</p> <p>Must possess automatic brightness control keyed to ambient light levels.</p> <p>The maximum brightness level shall not exceed 0.2 foot candles measured at the distance recommended by the ISA, depending upon sign size.</p> <p>Certification must be provided to the Borough demonstrating that the sign has been preset to automatically adjust the brightness to these levels. Re-inspection and recalibration may be periodically required by the Borough in its reasonable discretion, at the permittee's expense, to ensure that the specified brightness levels are maintained at all times.</p>
<p><b>Traffic-Directional Type Signs</b></p>	<p>Common signs guiding or directing traffic and/or parking, but being no advertising matter may be permitted as determined by the Zoning Officer that they do not interfere with official Ebensburg Borough signs of a similar nature.</p>
<p><b>Other Prohibited Signs</b></p>	<p>Animated, Billboard, Directory, Flashing, Ghost, Inflatable, Projection or Video prohibited</p>
<p><b>Note: In addition to the other requirements of this section, every sign referred to herein:</b></p> <ol style="list-style-type: none"> <li>1) <b>Must NOT be located within a public right of way;</b></li> <li>2) <b>Must NOT be located in the "clear site triangle" of a corner lot if exceeding three and one half (3 ½) feet in height above the street center line;</b></li> <li>3) <b>Must NOT extend over onto the public sidewalk or right of way;</b></li> <li>4) <b>Must BE constructed of durable materials, kept in good repair and not permitted to become dilapidated; and</b></li> <li>5) <b>Must BE removed when the circumstances leading to its erection no longer applies.</b></li> </ol>	

(Ord. 574. 6/28/2010; as amended by Ord. 617, 01/26/2015)

Section 713 - CBD DISTRICT SIGNS		
<i>PERMANENT AND TEMPORARY SIGNS</i>		
<i>Principal Use of the Property</i>		
Maximum Sign Area for all signs combined	<b>Not Permitted</b>	Residential dwellings, No-impact Home Based Business
	<b>Twelve (12) square feet</b>	Residential (over 3 units) multi-households, apartments, low rise dwelling
	<b>See Section 706</b>	Other uses by right or special exception
<b>Number of Signs</b>	Maximum of two (2)	
<b>Location on Lot</b>	No sign shall be closer than two (2') feet to a property line if no sidewalk exists AND no closer than two (2') feet from the inside edge of an existing sidewalk, unless mounted on a building that is closer to said property line or sidewalk.	
<b>Free-Standing Signs</b>	No sign shall exceed the height of the associated building or twenty-eight (28') feet whichever is greater.	
<b>Projecting or Extending from a Bldg.</b>	Shall not extend further than four (4') feet and shall be a minimum of eight (8') feet above the ground/sidewalk level.	
<b>Illuminated Signs</b>	Permitted. See Section 715.	
<b>Reflective Signs</b>	Permitted	
<b>A-Frame Signs</b>	Permitted. May be placed upon a sidewalk or within a right-of-way. Shall be within ten (10') feet of the front door of the business. Maximum of one sign per storefront. The sign location shall not block or restrict passageway along the sidewalk to less than four (4') feet. Limited to a maximum area of 10 sq. ft. and maximum height of four (4') feet. Sign limited to entity's business hours and shall be moved inside after hours. The Borough is authorized to remove any A-Frame sign without prior notice, within the sole discretion of the Borough, where such sign is impeding pedestrian traffic, is not well maintained, is not deemed appropriate for the neighborhood, or is otherwise utilized in a manner contrary to public safety.	

<b>On-Premise Electronic Message Center/Digital Sign</b>	<b>Prohibited.</b>
<b>Traffic - Directional Type Signs</b>	<b>Common signs guiding or directing traffic and/or parking, but bearing no advertising matter may be permitted as determined by the Zoning Officer that they do not interfere with official Ebensburg Borough signs of a similar nature.</b>
<b>Other Prohibited Signs</b>	<b>Animated, Billboard, Directory, Flashing, Ghost, Inflatable, Pole, Projection, Video, Wind, or Electronic Message Board/Digital prohibited.</b>
<p><b>Note: In addition to the other requirements of this section, every sign referred to herein:</b></p> <ol style="list-style-type: none"> <li><b>1) Must not be located within a public right-of-way;</b></li> <li><b>2) Must NOT be located in the “clear site triangle” of a corner lot if exceeding three and one half (3 ½) feet in height above the street center line;</b></li> <li><b>3) Must be constructed of durable materials, kept in good repair and not permitted to become dilapidated; and</b></li> <li><b>4) Must be removed when the circumstances leading to its erection no longer applies.</b></li> </ol>	

(Ord. 574. 6/28/2010; as amended by Ord. 617, 01/26/2015)

<b>Section 714 - O-C DISTRICT SIGNS</b>		
<i>PERMANENT AND TEMPORARY SIGNS</i>		
<i>Principal Use of the Property</i>		
<b>Maximum Sign Area for all signs combined</b>	<b>Not permitted</b>	<b>Residential uses and no-impact home based businesses</b>
	<b>Eighteen (18) sq. feet</b>	<b>Other permitted uses</b>
<b>Number of Signs</b>	<b>Maximum of two (2)</b>	
<b>Location on Lot</b>	<b>No sign shall be closer than four (4') feet to a property line if no sidewalk exists AND no closer than three (3') feet from the inside edge of an existing sidewalk.</b>	
<b>Free-Standing Signs</b>	<b>The bottom of any sign shall not be more than two (2') feet above ground grade.</b>	
<b>Projecting or Extending from a Bldg.</b>	<b>Shall not extend further than four (4') feet and shall be a minimum of eight (8') feet above the ground/sidewalk level.</b>	
<b>Illuminated Signs</b>	<b>Not Permitted</b>	
<b>Reflective Signs</b>	<b>Not permitted.</b>	
<b>Traffic - Directional Type Signs</b>	<b>Common signs guiding or directing traffic and/or parking, but bearing no advertising matter may be permitted as determined by the Zoning Officer that they do not interfere with official Ebensburg Borough signs of a similar nature.</b>	
<b>Other Prohibited Signs</b>	<b>Animated, Billboard, Directory, Flashing, Ghost, Inflatable, Illuminated, Mural, Pole, Projection, Video, Wall Sign, Wind, or Window prohibited</b>	

**Note: In addition to the other requirements of this section, every sign referred to herein:**

- 1) Must not be located within a public right-of-way, nor in the “clear-sight-triangle” of a corner lot;**
- 2) Must not extend over or onto the public sidewalk or right of way;**
- 3) Must be constructed of durable materials, kept in good repair and not permitted to become dilapidated; and**
- 4) Must be removed when the circumstances leading to its erection no longer applies.**

(Ord. 574. 6/28/2010; as amended by Ord. 617, 01/26/2015)

**Section 715. HISTORIC CHARACTER OVERLAY DISTRICT SIGNS**

**A. Introduction**

These design guidelines apply to all exterior signs within the Historic Character Overlay District in Ebensburg Borough. The goal of the regulations is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed signs, while at the same time, allowing for reasonable changes to individual signs and sites that meet current needs. For property owners, architects, designers and contractors, they provide guidance in planning and designing future projects. For Borough staff and the Main Street Partnership, they provide an outline through which projects can be evaluated for compliance with Zoning Ordinance standards. Further, they provide the community as a whole with an idea of what to expect when signs are proposed in historic districts or landmark sites.

**B. Applicability**

These design regulations apply to the exterior signs, including window signs, within the Historic Character Overlay District in Ebensburg Borough, including new signs and the rehabilitation of existing signs. The Ebensburg Main Street Partnership has the authority to regulate signs to ensure that new and altered signs are appropriate for the historic setting and the character of the neighborhood.

All signs in the Historic Character Overlay District must meet the provisions of the Ebensburg Borough Zoning Ordinance, as well as receive a Certificate of Appropriateness from the Ebensburg Main Street Partnership. Certificate of Appropriateness review will determine whether a sign proposal meets the context of these regulations. A building permit review will determine whether the sign complies with the International Building Code.

If aggrieved by the decision of the Ebensburg Main Street Partnership, the applicant may request a hearing before the Zoning Hearing Board.

**C. Objectives**

These regulations are intended to help both private and public projects preserve and enhance the form, scale, and visual character that make Ebensburg Borough unique. These regulations have been adopted to achieve the following objectives:

1. To ensure that all signs within the Historic Character Overlay District or on landmark sites are compatible with the special character of Ebensburg Borough's historic past.
2. To help convey the sense of excitement and vitality envisioned for the Historic Character Overlay District.
3. Encourage signs which, by their appropriate design, are integrated with and harmonious to the buildings and sites which they occupy.
4. Preserve and improve the appearance of the Borough as an historic community in which to live and work.
5. Allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner.

6. To promote signs as pedestrian oriented rather than automotive, which is consistent with the historic character.
7. Ensure that the installation of a sign does not damage the historic fabric, nor detract from the historic character of the Historic Character Overlay District or landmark site.

**D. Certificate of Appropriateness**

A Zoning Permit shall be required for all new and altered signs. Prior to the Zoning Officer issuing a permit, a Certificate of Appropriateness must be obtained from the Ebensburg Main Street Partnership. In order to obtain a Certificate of Appropriateness, the new or altered sign must comply with the Ebensburg Borough Signage Guidelines, a document hereby made part of the Ebensburg Borough Zoning Ordinance.

(Ord. 574. 6/28/2010; as amended by Ord. 617, 01/26/2015)

**Section 716. BILLBOARD SIGN OVERLAY DISTRICT**

**A. Description of District**

The Billboard Sign Overlay District is comprised of four distinct areas of the Borough. Those are:

1. Route #422 (Ben Franklin Highway) between West High Street and the borough boundary.
2. Route #22 (Rowena Drive) between the Route #22 westbound entrance ramp and the borough boundary.
3. North Center Street between Fairview Street and the borough boundary.
4. Route #22 (Admiral Peary Highway) between South Center Street and New Germany Road.

**B. Rules Relative to Billboards**

Billboards may be erected only within the Billboard Sign Overlay District, provided that they must meet all of the following conditions. For purposes of these conditions, double-faced billboards (i.e., structures with back-to-back faces containing or able to contain advertising) and V-shaped billboards having only one face visible to traffic proceeding from any given direction on a street shall be considered as one (1) billboard. Otherwise, billboards having more than one (1) face, including billboards with tandem (side-by-side) or stacked (one-above-the-other) faces, shall be considered as multiple billboards and shall be prohibited in accordance with the minimum spacing requirement set forth below. A billboard's surface display area containing or able to contain advertising shall be considered to be the billboard's face(s).

1. Not more than three (3) billboards may be located per any given linear mile of street, regardless of the fact that such billboards may be located on different sides of the street. The linear mile measurement shall not be limited to the Borough's boundaries if the particular street extends beyond such boundaries.

2. No billboard may be located within one thousand three hundred twenty (1,320') feet of another billboard, regardless of the fact that any two (2) such billboards may be located on opposite sides of the street from each other. The one thousand three hundred twenty (1,320') feet measurement shall not be limited to the Borough's boundaries.
3. No billboard may be located within two hundred fifty (250') feet of any residential zoning districts, of a pre-existing dwelling, of a pre-existing church or of a pre-existing school. If the billboard is illuminated, the required distance shall be increased to three hundred fifty (350') feet.
4. No billboard may be located closer to a street than seventy-five (75') feet from the front lot line adjoining the street. No billboard may be located closer than ten (10) feet or the height of the billboard from any other property line of the lot on which the billboard is located, whichever is greater.
5. A billboard's face may not exceed three hundred (300) square feet. Double-faced billboards and V-shaped billboards may have two (2) faces, but neither one may exceed three hundred (300) square feet.
6. The bottom of the billboard's face must be at least twenty (20') feet above the grade of the ground upon which the billboard sits, or above the grade of the abutting street, whichever is higher. The top of the billboard's face may not be more than thirty five (35') feet above the grade of the ground upon which the billboard sits, or above the grade of the abutting street, whichever is higher.
7. Where an interpretation is needed as to exact location of the boundaries of the Billboard Sign Overlay District in relation to a given parcel, the Zoning Officer shall make an initial determination. Any person seeking such a determination may submit a survey of the property and any pertinent documentation for consideration.
8. Any person aggrieved by any such determination of the Zoning Officer may appeal to the Zoning Hearing Board. The person contesting the location of the Billboard Sign Overlay District boundary shall have the burden of proof in case of any such appeal.
9. The owner of any billboard shall be required to obtain a Highway Occupancy Permit from PennDOT for the billboard, and comply with all PennDOT regulations relative to erection of billboards along State highways.
10. The owner of any billboard sign shall be required to have it properly painted at least once every two years; all parts and supports of said sign, unless the same are galvanized or otherwise treated to prevent rust.

11. Any billboard which no longer advertises a bona fide business conducted, or a product sold, shall be taken down and removed by the property owner, agent or person having the beneficial use of the property within ten days after written notification from the building inspector. Upon failure to comply with such notice within the time specified in such order, the Building Inspector may cause the removal of such billboard and any expense incident thereto shall be paid by the owner of the property to which sign is located.

(Ord. 574. 6/28/2010; as amended by Ord. 617, 01/26/2015)

**Section 717. DEFINITIONS RELATIVE TO SIGNS**

**Animated Sign:** A sign, excluding an electronic changeable copy sign, which involves motion or rotation of any part by mechanical or artificial means or which displays flashing or intermittent lights.

**Awning Sign:** A sign that is painted on or otherwise made part of the awning material. Signage is limited to the vertical portions of the awning; the sides and the front valance. No signage shall protrude beyond the vertical face.

**Billboard:** A form of an off-premises sign. A freestanding ground sign located on industrial, commercial or residential property if the sign is designed or intended to direct attention to a business, product or service that is not sold, offered or existing on the property where the sign is located.

**Directory Sign:** A sign on which the names and locations of occupants or the use of a building or property are identified, but which does not include any advertising message.

**Flashing Sign or Lights:** A sign that contains an intermittent or flashing light source that may also include the illusion of intermittent or flashing light by means of animation or externally mounted intermittent light sources.

**Ghost Sign:** A sign painted on an exterior building wall, which has been weathered and faded to the extent that it has lost its original brightness of color and visibility.

**Historic Replication Sign:** A sign, which is an exact replication, including materials and size, of a historic sign which once existed in the same location.

**Historic Sign:** A sign that by its construction materials, age, prominent location, unique design, or craftsmanship, provides historic character, individuality, and a sense of place or orientation regarding clues to a building's history.

**Inflatable Sign or Display:** Any inflatable object used for signs or promotional purposes.

**Internally Illuminated Sign:** A sign which has characters, letters, figures, designs or outlines internally illuminated by electric lights, luminous tubes or other means as a part of the sign itself

**Menu Board:** Small scale sign boxes containing menus generally located near the primary entrance to a restaurant.

**Monument Sign:** A sign that is supported by one or more uprights or braces which are fastened to, or embedded in the ground or a foundation in the ground and not attached to any building or wall.

**Mural:** A work of art, such as a painting applied directly to a wall, fence, pavement, or similar surface that is purely decorative in nature and content, and does not include advertising by picture or verbal message.

**Pole Sign:** A freestanding sign other than a monument sign erected and maintained on a mast(s) or pole(s) and not attached to any building.

**Projecting Sign:** A sign attached to a building or other structure whose sign face is displayed perpendicular or at an angle to the building wall.

**Projection Sign:** A sign which projects a visual image or message onto a surface.

**Sign Area:** Includes all visible components including support material from bottom to top and/or on both sides.

**Temporary Sign:** Any exterior sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without light frames, intended to be displayed for a short period of time. Examples of temporary signs include: an A-frame sign; balloon; secured banner; unsecured banner; public event banner; garage/yard sale sign; political sign; real estate sign; special event sign.

**Video Sign:** Animated visual messages that are projected on a screen.

**Wall Sign:** A sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building.

**Wall Plaque:** A small-scale sign often embedded into the wall covering of a building that displays information pertaining to the building.

**Wind Sign:** Any propeller, whirling, or similar device that is designed to flutter, rotate, or display other movement under the influence of the wind. This shall include "pennant flags", or banners.

**Window Sign:** A sign inside of or attached to the interior of a transparent glazed surface (window or door) oriented to the outside of the building. A display window that does not include signs shall not be considered a sign.

(Ord. 574. 6/28/2010; as amended by Ord. 617, 01/26/2015)