

Ordinance 99-24

Zoning Ordinance

ORDINANCE NO. 99-4

An Ordinance of the Township of Hopewell, a First Class Township, Pursuant to the Laws of the Commonwealth of Pennsylvania Amending The Hopewell Township Zoning Ordinance No. 95-2, Article XVIII, SIGNS, Section 1800 et seq., Regulating and Restricting the Installation, Design, Construction, Location and Maintenance of Signs, Requiring Permits Therefore and Establishing Penalties For Violations Hereof

1800(1) (a)

PURPOSE

The sign regulations, controls and provisions set forth herein are made in accordance with an overall plan and program for public safety, economic and community development, and the general welfare of the Township of Hopewell. It shall be the purpose of these sign regulations to control and promote the erection of exterior signs which preserve the wholesome and attractive character of the Township; preserve and protect property values; preserve the architectural character and environmental context of the Township; avoid the uncontrolled proliferation of exterior signs; encourage and support business activity through reasonable standards for advertising signs; and avoid undue concentrations of exterior signs which distract and endanger traffic safety. No interior sign shall be required to conform to these regulations.

(1) (b)

GENERAL DEFINITIONS

Abandoned. A sign erected on and/or related to the use of a property which becomes vacant and unoccupied for a period of six (6) months or more, or any sign which no longer advertises a bona-fide business conducted or product sold on the premises, or which relates to a time, event or purpose which has passed.

Exterior. Any sign affixed to the exterior of any premises, building or structure, or to the windows or doors of the same or placed in or mounted on the ground, which can and is intended to be seen by the general public.

Interior. Any sign mounted within a building which can and is primarily intended to be seen from only within the building and is in no manner an exterior sign.

Off-Premises Advertising. A billboard or free standing sign which contains a message unrelated to a business or profession conducted upon the premises where such sign is located or which is unrelated to a commodity, activity, person, service or entertainment sold or offered upon the premises where such sign is located.

Permanent. A sign intended to be used for a period greater than thirty (30) days.

Premises. The area occupied by a business, residence, lot (vacant or otherwise) or other enterprise. When more than one business or enterprise occupies a single building on the ground floor, each business area shall be considered a separate premises. Businesses or other enterprises which occupy other floors shall be considered separate premises.

Sign. A sign is a structure, device, display, light, figure, painting, drawing, message, plaque, poster, billboard or natural object (including the ground itself or any device attached thereto or painted or represented thereon) which shall be used to identify, inform, advertise, or attract attention to any object, product, place, activity, person, institution, organization, firm, group, commodity, profession, enterprise, industry, or business, or which shall display or include any letter, word, model, number, banner, flag, pennant, insignia, device, or representation used as an announcement, direction, or advertisement.

Sign Area. The sign area shall be considered to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.

1800(2)

Signs Restricted To Certain Districts

Signs listed and defined in this Section are restricted only to certain districts as provided herein and require a sign permit before erection. Such signs shall conform with the general regulations and design standards for the types of signs provided for and required by the provisions hereof.

(a) Billboards (Conditional Use in R1 and RID Districts Only)

A billboard sign may contain off-premises advertising. Billboards shall be permitted only as Conditional Uses in the R1 and RID Districts following recommendation by the Planning Commission and a public hearing by the Board of Commissioners, provided all of the following requirements are met:

- (a) (1) Billboards shall not be erected within 500 feet of the boundary line of any R2, R3 or R4 District or within 500 feet of any public or private school, church or cemetery, said 500 feet being measured along the radius of a circle from the center-most point of the billboard structure extending in all directions.
- (a) (2) On interstate and limited access highways, billboards shall not be erected within 500 feet of an interchange or safety rest area measured along the interstate or limited access highway from the beginning or ending of the pavement widening at the exit from or entrance to the main-travelled way.
- (a) (3) Billboards shall maintain a lateral minimum spacing between any existing or proposed billboard structure of 1,000 feet. Required spacing shall be measured along both sides of the same roadway frontage from the center-most point of the billboard structure along a line extending from the centermost point of the billboard which is parallel to the centerline of the roadway to which the billboard is oriented.
- (a) (4) No billboard shall be located closer than twenty (20) feet to any public street right of way.
- (a) (5) The minimum side and rear yard requirements applying to a principal structure as set forth within the Zoning District in which the billboard is to be located shall apply to each billboard structure.
- (a) (6) No billboard shall be erected in such a manner as to block the view from the road or street, of any existing business identification sign, residential or non-residential structure, or

limit or reduce the light and ventilation requirements.

- (a) (7) No billboard shall be constructed within the clear sight triangle of the public street or road on which it is situated and shall not in any case obstruct or impede traffic safety.
- (a) (8) No billboard shall be erected over any sidewalk or public right of way.
- (a) (9) Billboards shall not be part of a roof or wall nor shall they be mounted on the roof, wall, or other part of a building or any other structure.
- (a) (10) Size and Height: A billboard shall have a maximum allowable Gross Surface Area of 450 square feet per sign face. This Gross Surface Area shall be permitted, provided all of the following additional requirements are met:
 - (i) A billboard shall have no more than two (2) sign faces per billboard structure which may be placed back to back or in a V-shaped configuration having an interior angle of 90° or less.
 - (ii) The dimensions of the Gross Surface Area of the billboard's sign face shall not exceed 20 feet in total height or 25 feet in total length, provided the total allowable Gross Surface Area for the sign face is not exceeded.
 - (iii) A billboard structure shall have a maximum height above the curb of the roadway from which it is intended to be viewed of 40 feet.
- (a) (11) Construction Methods: Billboards shall be constructed in accordance with applicable provisions of the Hopewell Township Building Code, as now or hereafter adopted, and shall meet all of the following additional requirements:
 - (i) A billboard structure shall have a maximum of one vertical support being a maximum of three (3) feet in diameter or width and without additional bracing or vertical supports.
 - (ii) A billboard sign face shall be independently supported and have vertical supports of metal which are galvanized or constructed of approved

corrosive-resistant, noncombustible materials. Structures constructed with galvanized metal shall be painted.

- (iii) The one (1) vertical support shall be capable of enabling the entire sign face to be able to withstand a minimum 100 mile per hour wind load. Structural design computations shall be made and certified by a Registered Engineer and shall be submitted to the Township with the application for conditional use.
- (iv) The base shall be installed using a foundation and footings approved by the Township Engineer for the type of construction proposed.
- (v) The entire base of the billboard structure parallel to the sign face shall be permanently landscaped with suitable shrubbery and/or bushes of minimum height of three (3) feet placed in such manner as to screen the foundation of the structure.
- (vi) Landscaping shall be maintained by the sign owner in an attractive and healthy manner in accordance with accepted conservation practices.
- (vii) No bare cuts shall be permitted on a hillside.
- (viii) All cuts or fills shall be permanently seeded or planted.
- (ix) A billboard with display lighting shall be constructed so that it does not glare upon adjoining property and shall not exceed a maximum foot candle of 1.5 upon the adjoining property.
- (x) Display lighting shall not operate between 12:00 Midnight and 5:00 A.M., prevailing local time.
- (xi) No billboard structure, sign face, or display lighting shall be a moving sign. No display lighting shall cause distraction, confusion, nuisance, or hazard to traffic, aircraft or other properties.
- (xii) The use of colored lighting shall not be permitted.
- (a) (12) Maintenance:
 - (i) A billboard structure shall be entirely painted every three (3) years, unless

constructed of an approved corrosive-resistant material.

- (ii) Every ten (10) years, the owner of the billboard shall have a structural inspection made of the billboard by a qualified Pennsylvania Registered Engineer and shall provide to the Township a certificate from the Engineer certifying that the billboard is structurally sound.
 - (iii) Annual inspections of the billboard shall be conducted by the Township to determine compliance with this Ordinance.
 - (iv) Billboards found to be in violation of this Ordinance shall be brought into compliance or removed within thirty (30) days upon proper notification by the Township.
 - (v) Billboards using removable paper or other materials shall be maintained in such condition as to eliminate loose or frayed material protruding or hanging from the structure. All paper and other waste materials shall be removed from the site and disposed of properly whenever any sign face is changed.
- (a) (13) Liability Insurance: The applicant for a Sign Permit to erect a billboard shall provide a Certificate of Insurance for public liability and property damage which indemnifies and holds the Township harmless. The amount of insurance to be maintained shall be determined and adjusted from time to time by Resolution of the Board of Commissioners. The insurance certificate shall contain a clause stating that the insurance shall not be cancelled or reduced without first giving ten (10) days notice to the Township.
- (a) (14) Permits: Prior to submission of an application for a Sign Permit, the applicant for a billboard shall obtain and submit with the application, approvals from the Allegheny County Department of Aviation or the United States Federal Aviation Administration (FAA), when applicable.

(a) (15) Approval:

(i) Approval of the conditional use shall be valid for six (6) months from the date of action by the Board of Commissioners granting the conditional use. If the applicant fails to obtain a Sign Permit for the approved billboard within the six (6) month period, approval of the conditional use shall expire automatically, without written notice to the applicant.

(ii) The issuance of a Sign Permit for a billboard which has been granted approval of a conditional use shall be conditioned upon the approval of the Pennsylvania Department of Transportation (PennDOT) for billboards along State Highways. If the applicant fails to submit evidence of the required approval by PennDOT within thirty (30) days of the issuance of the conditional Sign Permit, the Sign Permit shall be revoked by the Township Zoning Officer who shall provide written notice to the applicant.

(iii) The applicant may reapply for the required Sign Permit, upon submission of evidence of PennDOT approval, without payment of any additional Sign Permit Fee, provided the application is filed within the six (6) month period during which the conditional use approval is valid.

(a) (16) Application Fees: Said application shall be accompanied by an Application Fee in an amount equal to that set from time to time by Resolution of the Board of Commissioners.

(a) (17) Destruction: Any billboard which is damaged or destroyed by more than fifty one percent (51%) of its replacement value at the time of damage or destruction shall be reconstructed only in compliance with all provisions of this Section.

(b) Free Standing Sign (C-1, C-2, IP, I, RC, RID, M-U, R-1 and NSD Districts Only) A sign supported by one or more uprights, poles, posts, monolithic wall structure or braces placed in or upon the ground in a fixed location, and not attached to any

building or structure. A free-standing sign may contain off-premises advertising.

- [1] The free standing sign shall have no more than two (2) sides.
- [2] The maximum sign area shall not exceed two hundred and fifty (250) square feet per side if there is only one (1) business on the lot and shall not exceed four hundred (400) square feet per side if there is more than one (1) business on the lot. Neither dimension of such sign shall be less than five (5) feet.
- [3] No portion of any sign shall project over any public right-of-way nor shall it be located within the clear sight triangle of any street intersection. All free standing signs shall be set back at least ten (10) feet from every property line, except where property abuts on a public right-of-way, the sign shall be set back at least ten (10) feet from the right-of-way or at least fifteen (15) feet from the edge of the cartway if the right-of-way is not contiguous with the front lot line.
- [4] The top of the free-standing sign shall not exceed a height of forty feet (40') above grade level and the bottom shall not be less than nine (9) feet from ground level.
- [5] A premises may erect and maintain one free-standing sign per lot except as otherwise permitted in this section. However, no individual business or other individual enterprise within a shopping plaza may erect or maintain its own free-standing sign, but shall use sign area contained on the one (1) shopping plaza sign which is permitted.
- [6] One free-standing sign may be permitted for and toward each public right-of-way for a corner lot provided, however, that such signs shall not be closer, one to the other, than one hundred and fifty (150) feet and one (1) entrance to the parcel from each right-of-way exists.
- [7] A lot with frontage of three hundred feet (300') or more on a public right-of-way may have a total of two (2) free-standing signs on

that frontage; provided, however, that such signs shall not be closer, one to the other, than one hundred and fifty (150) feet and two (2) entrances to the parcel from that right-of-way exist.

(c) Marquee or Canopy (C-1, C-2, IP, I, RC, RID, M-U and NSD Districts Only). A sign painted onto or attached to a permanent overhanging structure which projects from the wall or surface of a building, but does not include a projecting roof. Only two (2) such signs are permitted per premises.

- [1] The marquee sign may be painted on or attached flat against the surface of the marquee, but shall not project beyond the marquee or be attached to its underside.
- [2] The bottom of the marquee sign shall have a minimum clearance of nine feet (9') above the sidewalk.
- [3] These signs may be internally or externally illuminated and may be moving.
- [4] All exterior illuminated signs shall have concealed connecting wires.
- [5] All electrically illuminated signs shall conform to all building and electrical codes of the Township.

(d) Moving (C-2 District Only). Any sign which may fall under any sign classification in this ordinance but which in addition is also animated, flashes, blinks, oscillates, rotates, revolves or in any way moves or provides an electronic or digital message, display, action or color change including lasers. Only one (1) such sign is permitted per premises.

(e) Portable Sidewalk (C-1, C-2, MU, IP, I, RC, NSD and RID Districts only). Any sign intended to advertise merchandise, events, specials or sales, and is not fastened to a building, structure or to the ground, and is readily moveable.

- [1] Portable sidewalk signs shall be erected or displayed only during the course of normal daylight business hours. No such sign shall

be illuminated or moving, erected or displayed after sunset, or during hours when the business or businesses are closed.

- [2] Portable sidewalk signs shall not unreasonably impede pedestrian traffic or obstruct the vision of motorists.
- [3] The dimensions of such signs shall not exceed twenty-four inches (24") by forty-two inches (42") high when measured perpendicular to the sidewalk.
- [4] Only one such sign shall be permitted per premises. Where more than one business occupies a building, the portable sign may be shared.
- [5] Merchants using portable sidewalk signs within the public right-of-way shall provide the Township Zoning Officer with a certificate of liability insurance for a minimum of \$500,000.00. Additionally, a hold harmless agreement, as provided by the Township, shall be executed and filed with the Township prior to issuance of a sign permit.

(f) Projecting (C-1, C-2, MU, IP, I, RC, NSD and RID Districts only). A sign which projects at an angle from and is supported by a wall of a building.

- [1] Each face of a two (2) sided projecting sign shall not exceed nine (9) square feet.
- [2] The area of a three-dimensional object or symbol sign shall not exceed nine (9) square feet. The area shall be computed by enclosing the largest cross section of the sign in a geometric shape, e.g., rectangle, square, circle, triangle or parallelogram, and calculating the area of the enclosed shape.
- [3] Projecting signs may be internally or externally illuminated.
- [4] No form of illumination that is flashing, moving, animated or intermittent shall be permitted.
- [5] All exterior illuminated signs shall have concealed connecting wires.

- [6] All electrically illuminated signs shall conform to all building and electrical codes of the Township.
- [7] The horizontal projection of the projecting sign shall not exceed forty-two inches (42") from the building face.
- [8] The projecting sign shall be mounted at a right angle to the building face, or may be mounted diagonally to the right angle corner of the building.
- [9] The projecting sign shall be hung so as to maintain a minimum clearance of nine feet (9') between any sidewalk and the bottom of the sign.
- [10] There shall be no more than one (1) projecting sign for any premises unless the premises is located on a corner lot or has public entrances on two or more public ways, in which case one projecting sign may be erected for and toward each public way.

(g) Roof (C-1, C-2, MU, IP, I, RC, NSD and RID Districts only). Any sign erected and maintained wholly upon and projecting over the roof surface or parapet of any building. Only one (1) roof sign shall be permitted per premises regardless of the number of businesses or establishments located thereon. Roof signs may be illuminated, but not moving. Roof signs shall be permitted only in place of a wall sign and are not permitted in a shopping plaza. The surface area of a roof sign shall not exceed one and one half (1 1/2) square feet for every two (2) lineal feet of width of the front wall of the building or a maximum of two hundred (200) square feet, whichever is less. Roof signs shall not project more than eight (8) feet above the highest point of the roof on which they are erected.

(h) Shopping Plaza (C-2 District only). A shopping plaza is a cohesive unit of stores or other commercial businesses arranged and constructed according to a plan and contained within the same parcel of land.

- [1] The shopping plaza sign shall display the name of the shopping plaza only and/or the tenants, lessees or permittees thereof. It must be a free-standing sign subject to the provisions

of this Ordinance relating to free-standing signs.

- [2] All other signs identifying individual premises located within the shopping plaza shall be erected in accordance with the applicable provisions hereof.

(3) Signs Permitted In All Districts

Signs listed and defined in this Section are permitted in all districts; except as otherwise provided herein they shall not be counted when calculating the total number of signs on a premises and shall not require permits. Such signs shall conform with the general regulations and design standards for the types of signs provided for and required by the provisions hereof.

Holiday decorations displayed for recognized Federal or State holidays, provided they do not interfere with traffic safety or do not in any other way become a public safety hazard or nuisance are exempt from this ordinance and permitted in all zoning Districts.

- (a) Awning. A sign painted on or attached to a fixed or moveable framework, which is attached directly to a building wall.

- [1] The awning sign shall be painted on or printed flat against the surface of the awning.

- [2] The bottom of the awning sign shall have a minimum clearance of nine (9) feet above the sidewalk.

- (b) Banners, Pennants and Flags. Temporary or permanent decorative banners, pennants, or flags made of fabric or fabric-like material which may be freely hanging or attached at all corners bearing the insignia of any government, religious, charitable or fraternal organization maintained in a serviceable condition and limited to a maximum area of twenty-four (24) square feet.

- [1] A banner sign may overhang a Township public right-of-way, provided that the sign is firmly attached to a supporting structure.

- [2] Any organization or individual erecting a banner sign over a Township public right-of-way shall first secure the written approval of the affected property owners and the Township.
 - [3] Any organization or individual erecting a banner sign over a Township public right-of-way shall agree in writing to assume all liability for any damages resulting from the placement and use of the sign. Additionally, a hold harmless agreement, as provided by the Township, shall be executed and filed with the Township prior to erecting any banner sign over a Township public right-of-way.
- (c) Community Directory. An accessory bulletin or announcement board describing the public events of a community organization, institution, or public facility, or describing the names and locations of community businesses.
- [1] The community directory sign, excluding any frame or enclosing structure, shall not exceed fifty (50) square feet in area.
 - [2] The community directory sign shall not exhibit commercial advertising. Church and civic organization sponsored directory signs shall not be considered commercial advertising.
 - [3] Only one (1) community directory sign shall be allowed for each street frontage of a premises.
- (d) Construction Project. A sign located on a construction site which identifies the project name and which provides other information pertinent to the project developer(s), contractor(s), consultant(s), and lender(s). These signs are not to exceed sixteen (16) square feet in residential districts and thirty-two (32) square feet in sign area in all other districts.
- [1] One (1) construction project sign shall be permitted for and toward each public right-of-way for a corner lot or lot having public entrance to two (2) or more public right-of-ways.

- [2] The construction project sign shall be located not less than twenty (20) feet from a right-of-way line nor less than fifteen (15) feet from a property line and shall not exceed eight (8) feet in height from ground level.
 - [3] The construction project sign shall be maintained on the building or site only for the actual period of construction and shall be removed within fifteen (15) days following the completion of construction.
 - [4] Failure to remove a construction project sign within such time period shall authorize the Zoning Officer to remove the sign at the owner's expense.
 - [5] Notwithstanding any other provision of this ordinance, a maximum of three (3) Directional signs may be permitted on the premises only while a construction project sign is lawfully erected on a premises.
- (e) Directional. A sign that indicates the distance and direction to any business, institution, public building, hospital or parking area.
- [1] A single directional sign may be erected along roadways to direct vehicles or pedestrians to premises not located on such roadways, but the access to which is from such roadways.
 - [2] Directional signs shall be mounted on a post with a maximum area of three (3) square feet on a single face or three (3) square feet on each face of a double-faced sign. If more - than one sign is erected on one premises, each sign must be uniform in size and design.
 - [3] The content of directional signs shall be limited to the name of the establishment and direction and distance information.
 - [4] The maximum height of any directional sign shall not exceed a height of nine feet (9') above grade level and shall be located not less than five (5) feet from the paved edged of a cartway.
 - [5] A maximum of three (3) directional signs are permitted to be erected by any one person,

agency or business.

- [6] Any directional sign to be located in a right-of-way must have the written permission of the abutting property owners of said right-of-way.

(f) Historical & Memorial Markers. Plaques, signs, tablets or markers which document or honor historical events, or the historical or memorial significance of persons or buildings.

(g) Identification Signs for Places of Worship. Signs identifying places of worship, when located on the premises thereof, and not more than twenty-four (24) square feet in sign area.

(h) Illuminated. A sign that is artificially illuminated, either internally, indirectly or externally, by means of electricity or gas. An internally illuminated sign is one which is lighted by means of lamps or devices internal to the sign, which is either behind the face of the sign or is an integral part of the sign structure and advertising effect. An indirectly or externally illuminated sign is one which is lighted by means of lamps or devices external to, and reflected on, the sign, which lighting is stationary and constant in intensity and color at all times and which is shielded so that the illumination is concentrated on the face of the sign and there is no spillover of illumination or glare beyond the face of the sign.

- [1] Illuminated signs in all Residential districts shall be limited to a maximum top to bottom height of twenty-four inches (24"). In all other districts, an illuminated sign shall be restricted according to its classification as otherwise defined in this ordinance.
- [2] No form of illumination from a moving sign shall be permitted except in the C-2 District.
- [3] All exterior illuminated signs shall have concealed connecting wires.
- [4] All electrically illuminated signs shall conform to all building and electrical codes of the Township.

- (i) Individual Letters or Symbols. Identifying letters, symbols, designs or characters attached to an awning, marquee, roof, building surface, wall or signboard, which provide identification to the premises.
- [1] Sign area shall be computed by measuring the area which encompasses all of the individual letters or symbols.
 - [2] Individual letters or symbols shall not project more than twelve inches (12") from the building surface at the point of attachment.
 - [3] Individual letters and symbols shall not extend above the building facade or roof cornice, or project beyond the ends of the wall to which they are attached.
- (j) Municipal signs. Signs erected by the Board of Commissioners of Hopewell Township or under the direction of the Board, the Pennsylvania Department of Transportation or the County of Beaver which bear no commercial advertising, including but not limited to, traffic control or advisory signs, railroad crossing signs, safety signs, signs identifying public schools, public roads and playgrounds, etc.
- (k) Name and Address signs. A sign displaying the name and street number of the resident, business or building for each premises, but not to include any commercial advertising.
- [1] Two (2) address signs shall be allowed for each premises or one (1) for each building located upon a premises.
 - [2] The address sign may be attached to the building or affixed to a post and may be illuminated or non-illuminated. Post mounted signs shall not exceed five feet (5') in height above grade level.
 - [3] The address sign shall not exceed two (2) square feet and shall not be located less than five (5) feet from a right-of-way or property line.

[4] A sign identifying by name or address a residential or commercial development shall fall under this classification and shall meet the following additional requirements:

(i) One (1) development sign shall be permitted on each premises provided the total area of the sign shall not exceed seventy (70) square feet.

(ii) A development sign shall only contain the street address and/or name of the development or plan and shall be either a wall or free-standing sign.

(iii) A development sign shall be non-illuminated or indirectly illuminated and, depending on the design, must meet any other applicable requirements pursuant to this Ordinance.

(l) No Trespassing Signs. "No Trespassing" signs or other such signs regulating the use of a property not to exceed two (2) square feet in sign area in residential districts and five (5) square feet in all commercial and industrial districts.

(m) On-Premises Signs for Home Occupations. On-Premises signs identifying professional and home occupation uses including names and credentials. Such signs shall be limited to three square feet and shall contain no commercial advertising.

[1] The home occupation sign shall denote only the name, office hours, symbol, credentials and/or profession of the occupant.

[2] The home occupation sign shall not exceed three (3) square feet.

[3] The home occupation sign may be attached to the building or affixed to a free standing post. Post mounted signs shall not exceed nine feet (9') in height above grade level.

(n) On-Premises Information Signs. Signs regulating on-premises traffic, parking, or other functional information, e.g., "Lubrication", "Sales

Department", "Exit" etc. bearing no commercial advertising.

[1] On any premises which contains two (2) or more multifamily or nonresidential buildings and/or on any lot which provides more than twenty (20) parking spaces, on-premises information signs shall be permitted provided that the sign area of any one (1) sign shall not exceed thirty-two (32) square feet.

[2] On lots with areas less than one (1) acre, a maximum of four (4) such signs shall be permitted. On lots with areas of one (1) acre or more, a maximum of six (6) such signs shall be permitted on the first acre. For each additional acre or fraction thereof over one (1) acre, two (2) additional such signs shall be permitted.

(o) Political. A sign designed and intended to influence the vote of the electorate on a law, statute, ordinance, amendment, rule, regulation or other measure, or on the nomination or election of a candidate for any public office. Such signs shall be stationary, temporary, and unlighted except where otherwise permitted.

[1] Political signs are permitted in all districts if stationary and non-illuminated. This section does not apply to political signs which are also billboards.

[2] Non-illuminated temporary political signs erected during a political campaign shall be permitted provided that the surface area of such signs shall not exceed thirty-two (32) square feet. The signs shall not be erected before twenty (20) days prior to the election and shall be removed within ten (10) days after the election for which they were erected. The Township may immediately remove and destroy any political sign which is not removed within ten (10) days after the election for which it was erected notwithstanding section 8 hereof regarding removal.

[3] Political signs shall not be attached to

street signs or poles

- (p) Public Service. A sign located for the purpose of providing a public service message or directions toward a use not readily visible from a public street, e.g., public restrooms, telephone, parking, business district, hospital, school.

- [1] The public service sign necessary for public safety and convenience shall not exceed four (4) square feet in area.
- [2] The public service sign shall not exhibit commercial advertising.

- (q) Real Estate Management Signs. Such signs may include the name, address, and telephone number of a real estate management company but shall not include any commercial advertising; they shall be not more than six (6) square feet in sign area, and there shall be not more than two (2) such signs per premises.

- (r) Real Estate Signs. A sign advertising a property for sale, for rent, or having been sold or rented and erected by a broker or other person interested in the sale or rental. These signs are not to exceed six (6) square feet in residential districts and thirty-two (32) square feet in all other districts. Such signs shall be maintained in a serviceable condition and shall be removed within ten (10) days after the premises advertised has been sold, rented, or leased. Such signs shall be located not less than ten (10) feet from a right-of-way.

- [1] The real estate sign shall not be illuminated.
- [2] Only one (1) real estate sign shall be allowed for each 150' of street frontage. The sign content shall be limited to the property being sold or rented and the identity of the broker, agent, tenant, developer or owner of the premises.
- [3] All real estate signs shall be removed within ten (10) days after the closing of the sale of

the real estate or the rental of the real estate.

- [4] The Zoning Officer is empowered to remove real estate signs when the period required for removal has expired at the owner's expense.

(s) Temporary Advertising Community Activities, Auctions, Garage or Yard Sales, Special Events of Charitable or Public Service Groups. Such signs shall be limited to a maximum area of six (6) square feet. Signs shall not be erected earlier than thirty (30) days prior to the advertised event or activity and shall be removed within forty-eight (48) hours following the event or activity. A Temporary sign is one which is intended to be used for a period of thirty (30) days or less, announcing an event or advertising a special limited time offer not normally available on the premises.

- [1] Temporary signs pertaining to special sales or events may be displayed for a period of thirty (30) days or less.

- [2] The cumulative area of temporary window sign(s) shall not exceed fifty percent (50%) of the area of each display window or public entrance on the building site. For purposes of this subsection, any display window that faces a separate public right-of-way or which is separated from any other display window by a public entrance shall be considered a single display window.

- [3] Holiday messages and decorations are excluded from the restrictions under this section.

(t) Wall. A sign which is mounted to an exterior wall or vertical surface of a building or structure, or which is painted directly upon a building or structure.

- [1] The wall sign shall not project more than twelve inches (12") from the building surface.
- [2] The wall sign shall not extend above the building facade or roof cornice, or project beyond the ends of the wall or surface to which it is attached.

(u) Window. A permanent sign painted on or attached to the inside or outside glass of a window or glass-panelled door, including decals, or suspended within a window.

[1] The total area of any permanent window sign shall not exceed 30% of the total glass area of the display window. For purposes of this subsection, any display window that faces a separate public right-of-way or which is separated from any other display window by a public entrance shall be considered a separate display window.

[2] The contents of the window sign shall only advertise an on-premise use.

[3] The total area of a permanent window sign shall be included in computing the total area of signs on the building frontage.

[4] The area of a window sign shall be computed by measuring the area which encompasses all of the individual letters or symbols thereof.

(4) Signs Prohibited in All Districts

Signs listed in this Section are prohibited in all districts:

(a) Any Moving sign except those permitted in the C-2 District.

(b) Any sign which, by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, or detracting from the visibility of any traffic sign or control device on public streets and roads. No sign shall exceed a height of three and one half (3 1/2) feet above ground level at any right-of-way intersection so as to obstruct the clear sight triangle.

(c) Any sign which obstructs free ingress to or egress from a public right-of-way or required door, window, fire escape or other required exit way or which interferes with the proper function of the building.

- (d) Any sign or sign structure which is structurally unsafe; constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation; is not kept in good repair; or is capable of causing electrical shocks to persons likely to come in contact with it; and any abandoned sign.
- (e) With the exception of Municipal signs, signs which make use of words such as STOP, LOOK, DANGER, etc., or any phrases, symbols or characters which may interfere with, obstruct, mislead, or confuse traffic.
- (f) Flashing, blinking or pulsating string lights used in connection with commercial premises for commercial purposes except those permitted in the C-2 District and except temporary holiday decorations which are permitted in all districts.
- (g) Searchlights, commercial advertising banners, flags, pennants, spinners and streamers except for use as a temporary sign.
- (h) Signs which are affixed to street signs, posts or traffic signs except temporary holiday decorations.
- (i) Any sign not expressly permitted in a given district by this Ordinance is prohibited by this Ordinance as is any sign which violates any other provision of any Hopewell Township Ordinance or Federal or State law.
- (j) No sign shall be erected, placed or constructed in any district on a movable or portable base, sled, trailer vehicle or other device of any type where the principal use of the same is for the purpose of displaying a sign which is capable of being moved or transported from one location to another except as expressly permitted by this Ordinance.
- (k) No signs are permitted which are affixed to vehicles and/or trailers which are parked on a public right-of-way, public property or private property, other than temporarily for overnight storage on the site of a business or for maintenance, repair, loading, unloading or rendering a service at any location, which are visible from the public right-of-way and where the apparent purpose is to advertise a product

or direct people to a business or activity located on the same or nearby property.

- (1) No person shall maintain an abandoned nonconforming sign or permit an abandoned sign to be maintained on a premises under their ownership or control. Any such abandoned sign shall be removed by the landowner or person controlling the property within thirty (30) days of the abandonment.

(5) Sign Restrictions In All Districts

- (a) General Requirements. All signs shall conform to the general regulations and design standards for the types of signs provided for and required by this Ordinance and any other applicable Federal law or law of the Commonwealth of Pennsylvania. No signs, except portable sidewalk signs shall be located in or upon a public right-of-way where the same interferes with public use. Unless otherwise provided herein, no sign, or any part thereof, including braces, supports, or lights shall exceed a height of twenty (20) feet measured from grade level to the highest part of the sign area.
- (b) Limit on Number of Signs. Except as otherwise provided herein, there shall be a total of no more than two (2) signs regardless of classification permitted on a single premises.
- (c) Limit on Sign Area. The maximum sign area permitted for buildings within all commercial districts, regardless of the number of premises contained therein and regardless of the number of signs located thereon, shall not exceed one and one-half (1-1/2) square feet for every two (2) lineal feet of building face parallel to or substantially parallel to a public right-of-way. If a building fronts on two or more streets, the maximum sign area for each street frontage shall be computed separately. A lot without a building situated thereon shall be entitled to a maximum sign area of twenty-four (24) square feet.
- (d) Limit on Content of Signs. Trademarks that are registered for a specific commodity may occupy no more than ten (10%) percent of the maximum sign area, unless the commodity is the principal product sold or manufactured on the premises, except for 1) off-premises signs, which shall be regulated by the

standards for off-premises advertising signs, and
2) sponsor signs placed on recreational facilities or fences surrounding recreational areas which are not visible from a public right-of-way.

- (e) Safety and Maintenance. Every sign and all structural parts thereof shall be constructed of durable materials and maintained in a secure and safe condition. If, in the opinion of the Zoning Officer, a sign is not secure, safe and in good state of repair or otherwise not in compliance with this Ordinance, the Zoning Officer shall give written notice of this fact to the owner, lessor, tenant, lessee and permit holder as applicable. If the sign is not made compliant within ten (10) days of said notice, the Township shall remove the sign at the owner's expense.
- (f) Any sign which no longer serves a useful purpose shall be immediately removed by the owner, lessor, tenant, lessee and/or permit holder as applicable. If the sign is not removed within ten (10) days of notice to do so, the Township shall remove the sign at the owner's expense.
- (g) Except for billboards, free-standing, directional and political signs, all signs shall be located on the premises which they are intended to serve.
- (h) In the event that any given sign may meet the definition of more than one classification under this ordinance, it must meet the design requirements of all applicable classifications. In the event that any design requirement under two or more classifications is in direct contradiction with another, the more restrictive requirement shall apply.

(6) Administration and Enforcement of the Ordinance

(a) Sign Inspection and Enforcement

- [1] The Zoning Officer shall inspect signs and enforce the provisions hereof.
- [2] The Zoning Officer shall receive and examine all applications for permits to erect signs and shall issue permits for all signs which conform to the requirements hereof.

- [3] The Zoning Officer shall record and file all applications, conduct and annual inspection of all signs, and make such reports as the Township may require.
- [4] Enforcement of these provisions regulating signs in the Township of Hopewell shall be in accordance with Sections Seven (7) and Eight (8) hereof.
- [5] The Township Zoning Officer, Manager or Board of Commissioners may designate an individual to exercise the duties and obligations of the Zoning Officer as provided herein to effectuate the provisions of this ordinance.

(b) General Provisions for All Sign Permits

- [1] All signs except those specifically permitted in Section Three (3) hereof shall require a permit.
- [2] All sign approval permits shall be filed on application forms provided by the Township and administered by the Zoning Officer.
- [3] One application form may be used to describe and permit multiple sign installations on the same property, provided that complete information is provided for each sign as required by Section Six (6) (c) hereof.
- [4] Sign approval permits are valid until the sign is replaced, remodeled or structurally altered, in which case a new permit shall be required.

(c) Permits to Erect New Signs or to Alter or Move Existing Signs.

- [1] No sign shall be erected, structurally altered, or moved until a permit has been obtained from the Zoning Officer. A permit shall only be issued when the Zoning Officer determines that the sign plans comply with all applicable provisions hereof.
- [2] Any person desiring a sign permit shall file an application on a form provided by the

Township and administered by the Zoning Officer.

- [3] The sign permit application form shall contain the following information:
 - [a] Applicant name, address, and telephone number.
 - [b] A plan, drawn to scale, showing the location of the building, structure or lot to which the sign is to be attached or erected, and showing the position of the sign in relation to the property lines, adjoining or nearby buildings, streets, or highways.
 - [c] A description of the dimensions, shape, color, material, supports, anchoring and height of the sign, and the intensity of illumination.
 - [d] A sketch of the sign, drawn to scale, illustrating the style of letters, words, symbols, or other graphics.
 - [e] Name of the person or firm constructing, altering, or moving the sign.
 - [f] Written consent of the property owner, if different from the applicant.
 - [g] Any other conditions which the Zoning Officer may require to demonstrate full compliance with this Ordinance and other applicable laws of the Township.
- [4] The Zoning Officer shall process applications for sign approval permits within thirty (30) days from the date of the filing of a complete application with the required fee.
- [5] Approval to erect, alter, or move a sign shall be granted subject to the provisions hereof or other applicable ordinances and any other specific conditions which may be stipulated on the permit application form, as may be required by the Zoning Officer.
- [6] The Zoning Officer shall inspect the sign installation for conformance to all applicable

requirements and conditions. Signs deemed to be in compliance with the terms and conditions of the permit application shall be granted a permit. The permit shall be validated by the signature of the Zoning Officer. A copy of the validated sign permit shall be provided to the sign owner.

[7] The sign owner shall notify the Zoning Officer upon the removal of any permitted sign.

[8] All requests for a permit for signs which have a vertical height which exceeds the horizontal distance to any highway or right-of-way or property line shall be accompanied by stress sheets and calculations showing the sign structure is designed for dead load and wind pressure in any direction in accordance with the Building Officials and Code Administrators Code specifications for wind pressure on signs.

(d) Nonconforming Signs. All signs existing at the time the Sign Ordinance is enacted which do not conform to one or more applicable provisions hereof shall be deemed to be nonconforming signs and shall be subject to the following requirements:

[1] Any sign heretofore legally erected may continue to be maintained. However, no such sign shall be enlarged, added to or replaced by another nonconforming sign.

[2] A nonconforming sign may be temporarily removed for repair and maintenance, and re-erected if restored within six (6) months. Signs not restored within a six-month period shall be deemed abandoned and the use of the nonconforming sign shall terminate.

[3] Nonconforming signs or sign locations which are discontinued or not used for a period of at least six (6) months shall be deemed abandoned and the use of the nonconforming sign shall terminate.

[4] Any nonconforming sign that becomes unsafe or which is destroyed or damaged beyond repair shall be removed. Nonconforming signs which are unsafe, destroyed or damaged beyond repair for a period of six (6) months or more shall

be deemed abandoned and the use of the nonconforming sign shall terminate.

- [5] Failure to comply with the approved permit provisions for removal of nonconforming signs shall result in penalties for noncompliance as set forth in Sections Seven (7) and Eight (8) hereof.

(e) Fees for Sign Permit

- [1] Applications for erecting, altering, or moving a sign or signs, as well as the filing of a request for variance with the Zoning Hearing Board, shall be accompanied by the fees established in the Schedule of Fees adopted by the Township.
- [2] No fee shall be charged for resubmitting an application which adopts the suggested modifications of the Zoning Hearing Board.
- [3] No fee shall be charged for the painting or repair of a sign that is an exact duplicate of the existing approved sign.
- [4] No permit shall be issued nor variance granted without the payment of required fees.

(7) Removal Of Prohibited Advertising Devices

In addition to the penalties prescribed in this Ordinance, the Township may institute any appropriate action or proceeding after thirty (30) days written notice of a violation of this ordinance to the person or persons maintaining or allowing to be maintained such sign, to prevent, restrain, correct or abate a violation or to cause the removal of any sign erected or maintained in violation of the provisions of this Ordinance, or the Township may have any such sign corrected or removed by its employees. In the event of such removal, the person or persons responsible for the erection or maintenance of such sign and the person or persons allowing such sign to be maintained shall be liable to the Township for the cost of removal or correction of such sign. Neither the Township nor any other employee acting at its direction shall be liable in any criminal or civil action for damages for any action authorized by this Ordinance.

(8) Penalties For Violation

Whoever violates or fails to comply with any of the provisions of this chapter shall, upon summary conviction thereof, be fined not less than one hundred (\$100.00) dollars nor more than one thousand (\$1,000.00) dollars paid to Hopewell Township for each and every offense and in default of the payment thereof, shall undergo imprisonment for thirty days. Each day a sign is maintained in violation of this act after conviction shall constitute a separate offense. Enforcement of this Ordinance shall be charged to the Township Zoning Officer or any designee of the Township.

(9) Repealer

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

(10) Severability

The provisions of this act shall be severable. If any provision of this act is found by a court of record to be unconstitutional and void, the remaining provisions of the act shall nevertheless, remain valid, unless the court finds the valid provisions of the act are so essentially and inseparably connected with, and so depend upon, the void provision that it cannot be presumed the General Assembly would have enacted the remaining valid provisions without the void one, or unless the court finds that the remaining valid provisions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

(11) Interpretation

Nothing in this act shall be construed to abrogate or affect the provisions of any lawful ordinance, regulation, or resolution which are more restrictive than the provisions of this act.

This Ordinance shall become effective immediately.

This ordinance is enacted this 29th day of March, 1999.

ATTEST:

John M. Bates
Manager/Secretary

Daisy A. O'Erane, Jr.
President,
Board of Commissioners
Township of Hopewell

Beaver County Times

P.O. BOX 400
BEAVER, PA 15009-0400
AREA CODE 412 775-3200



LEGAL ADVERTISING INVOICE

TOWNSHIP OF HOPEWELL
1700 CLARK BOULEVARD
ALIQUIPPA PA 15001-4298

94249600

03/22/99 72.00

PROOF CHARGE IS \$3.00 FOR AFFIDAVIT, \$7.00 FOR CLERICAL FEE

ACCOUNT	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
94249600	03/18/99	PUB HRG ZONE ORD	31	1	10.00	↓
03/18/99						72.00
DATES APPEARED						

PROOF OF PUBLICATION

The **Beaver County Times**, a daily newspaper of general circulation, published by BEAVER NEWSPAPERS, INC., a Pennsylvania corporation, 400 Fair Avenue, West Bridgewater, Beaver County, Pennsylvania, was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on

03/18/99

BEAVER NEWSPAPER, INC.

By

STATE OF PENNSYLVANIA, }
COUNTY OF BEAVER, } SS:

Before me, a Notary Public in and for such county and state, personally appeared

EDWIN METZGER
CONTROLLER

, who being duly sworn according to law says that he is
of BEAVER NEWSPAPERS, INC.; that neither affiant

nor said corporation is interested in the subject matter of the attached advertisement; and that all of the allegations of the foregoing statement including those as to the time, place and character of publication are true.

Sworn to and subscribed before me
this 22ND day of MARCH 1999

The costs of advertising and proof,
has been paid.

72.00

PUBLIC NOTICE OF PUBLIC MEETING FOR THE ADOPTION OF AN ZONING ORDINANCE AMENDMENT

The Hopewell Township Board of Commissioners will hold a public hearing on March 29, 1999 at 8:00 P.M. in the Hopewell Township Municipal Building, 1700 Clark Boulevard, Aliquippa, PA 15001 to hear comments from all interested parties, and consider adoption of a Zoning Ordinance Amendment to Hopewell Township Zoning Ordinance No. 95-2, Article XVIII-Signs. Said Ordinance Amendment pertaining to regulations, controls and provisions for the construction and placement of signs in accordance with an overall plan for public safety, economic and community development, and the general welfare of the Township. Any and all interested parties wishing to make comment should appear at the time and place noted above.

3/18/99

Notarial Seal
Gladys L. Hays, Notary Public
Waterford, Beaver Co.
Notary Expires M

BEAVER NEWSPAPERS, INC.

By



Beaver County Times

P.O. BOX 400
BEAVER, PA 15009-0400
AREA CODE 412 775-3200



LEGAL ADVERTISING INVOICE

TOWNSHIP OF HOPEWELL
1700 CLARK BOULEVARD
ALIQUIPPA PA 15001-4298

94249600

03/08/99 72.00

PROOF CHARGE IS \$3.00 FOR AFFIDAVIT, \$7.00 FOR CLERICAL FEE

ACCOUNT	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
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By

STATE OF PENNSYLVANIA, }
COUNTY OF BEAVER, } SS:

Before me, a Notary Public in and for such county and state, personally appeared

EDWIN METZGER
CONTROLLER

, who being duly sworn according to law says that he is
of BEAVER NEWSPAPERS, INC.; that neither affiant

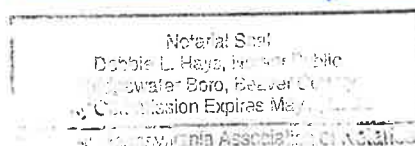
nor said corporation is interested in the subject matter of the attached advertisement; and that all of the allegations of the foregoing statement including those as to the time, place and character of publication are true.

Sworn to and subscribed before me

this 08TH day of MARCH 1999

The costs of advertising and proof,
has been paid.

72.00



BEAVER NEWSPAPERS, INC.

By

BEAVER COUNTY TIMES

P.O. BOX 400

BEAVER, PA. 15009

PUBLIC NOTICE OF PUBLIC MEETING FOR THE ADOPTION OF AN ZONING ORDINANCE AMENDMENT

The Hopewell Township Board of Commissioners will hold a public hearing on March 15, 1999 at 8:00 PM in the Hopewell Township Municipal Building, 1700 Clark Boulevard, Aliquippa, PA 15001 to hear comments from all interested parties, and consider adoption of a Zoning Ordinance Amendment to Hopewell Township Zoning Ordinance No. 95-2, Article XVIII-Signs. Said Ordinance Amendment pertaining to regulations, controls and provisions for the construction and placement of signs in accordance with an overall plan for public safety, economic and community development, and the general welfare for the Township. Any and all interested parties wishing to make comment should appear at the time and place noted above.

3/3/99