

ARTICLE XI.I
GATEWAY SIGN OVERLAY DISTRICT

20-11.101. PURPOSE

The purpose of this district is to provide areas at the perimeter of the Township with frontage on collector or arterial roadways for the erection of off-premises advertising signs.

20-11.102 LOCATION OF DISTRICT BOUNDARIES

All that land currently zoned M-1, Light Industrial District and M-2, Heavy industrial District, and having recorded frontage on State Route 8 and State Route 38, shall be included in this Gateway Sign Overlay District.

20-11.103. PRINCIPAL PERMITTED USES

- A. Off-premises signs. (Billboards)

20-11.104. DIMENSIONAL STANDARDS

- A. Maximum height - forty feet (40').
- B. Maximum length - thirty feet (30').
- C. Maximum area - three hundred feet (300') per side.
- D. Minimum separation - three hundred (300) linear feet measured from the closest point of one off-premises sign to another off-premises sign.

20-11.105. ACCESSORY USES AND STRUCTURES

- A. Business signs.
- B. Signs.

20-11.106. APPLICABLE PROVISIONS

- A. Off-premises signs (Billboards).
 - 1. Advertising signs, including electronic message signs, with an advertisement or information pertaining to business conducted off the property, shall be located on property with frontage abutting the rights-of-way of State Route 8 or State Route 38, and within the Gateway Sign Overlay District.
 - 2. An applicant for such sign shall provide a site plan to the Township which plan shall show the location of the proposed sign, the principal building on the property, where applicable, and a written certification provided by a Professional Engineer

as to wind load, structural performance, lighting characteristics, and orientation.

3. Any display in conflict with the provisions of Chapter 20, Article XIV, Section 1408, Subsection 16.b(10) shall be considered a public nuisance and subject to immediate enforcement.
 4. Any sign permitted under these provisions shall comply with the following dimensional standards:
 - a. The total area of single face of the sign shall not exceed three hundred (300 square feet.
 - b. Double faced signs shall not exceed six hundred (600) square feet of sign faced combined.
 - c. Maximum height shall not exceed forty feet (40').
 - d. Maximum length shall not exceed thirty feet (30').
 - e. Minimum separation of three hundred feet (300') between the closest points of two (2) off-premises signs shall be required.
 - f. Specific methods and characteristics of proposed internal and external lighting shall be provided in relation to the area of the sign allocated for such treatment.
- B. Signs: On certain properties where pre-existing nonconforming sign structures were installed for the erection of on-premises or off-premises signs, those sign posts may be re-used as follows:
1. Only the business currently operating on the property where the sign post exists may use the sign post.
 2. Prior to re-use of the existing sing post, an inspection by a Professional Engineer shall be prepared and presented to the Township.
 3. When in the opinion of the professional engineer, the sign post cannot support the weight of the proposed sign, or other similar signage, the sign post shall be removed at owner's expense.
 4. Existing sign posts in need of repair or additional support shall be renovated prior to the issuance of a sign permit.
 5. Existing sign posts shall not be leased or offered to off-premises business for use.

6. All signs proposed to be attached to the existing sign post shall comply with the applicable provisions of this Article and Chapter 20, Article XVI, where applicable, specifically the dimensional standards and wind loads.
7. All Commonwealth and Federal permits for outdoor advertising devices (Chapter 445, PA B. 845, 5-12-72) shall be secured prior to issuance of a Township sign permit.

C. Sign Measurement

1. Sign face area.

- a. The area of sign face enclosed in frames or cabinets shall be determined based on the outer dimensions of the frame or cabinet surrounding the sign face. Sign area shall not include foundations, supports, and other essential structures that do not serve as a backdrop or border to the sign.
- b. When a sign shall be on a base material and attached without a frame, such as a wood or plastic panel, the dimensions of the base material shall be used unless it is clear that part of the base contains no sign, related display, or decoration.
- c. When signs shall be constructed of individual pieces or letters attached to a building wall, sign area shall be determined by a perimeter drawn around all the pieces or letters.

2. Double-faced signs

- a. Any sign may be doubled-faced, provided that it has two (2) parallel surfaces that are opposite and matching in size, shape, and message and are not over twelve inches (12") apart.
- b. The sign shall be considered as one (1) sign and only one (1) face shall be used to calculate the total size of the sign.
- c. Should the two (2) surfaces deviate from being parallel or should they differ in size or shape, the sign shall be considered as two (2) signs and both signs shall be used to calculate the total size of the sign.

3. Multiple slats or panel signs.
 - a. A sign face that changes by means of flipping slats or panels encased in a stationary frame or cabinet is permitted.
 - b. The sign shall be considered as one (1) sign and only one (1) face shall be used to calculate the total size of the sign.
4. Digital display panel signs.
 - a. Digital display panels which abruptly change an entire surface (300 square feet) shall be considered safety hazards and are not permitted.
 - b. Digital display panels which transition integral design elements, colors, and configurations over a period of five (5) seconds or more, shall be permitted.

D. Permits.

1. A separate zoning/sign permit shall be required for the erection of signs under this Article except that no permit shall be required for the exclusions listed in Section 20-1608 of this Chapter.
2. A zoning/sign permit waiver may be applied for on a written form provided by the Township for the replacement of an existing permitted sign face, after submission and review by the Zoning Officer. The sign face area to be replaced shall be identical to the square footage approved on the original permit.
3. Each application for a permit shall be accompanied by a drawing to scale showing the proposed sign, the size, general characteristics, method of internal and external illumination, and digital display components, where applicable, the exact location of the sign in relation to the lot and structure involved and other data as may be required by the Zoning Officer.
4. A fee shall accompany each application for a permit. Fees shall be established, from time to time by resolution of the Board of Supervisors.