

GREENE TOWNSHIP
ORDINANCE NO. 54
SIGN ORDINANCE OF 1991
AN ORDINANCE OF THE TOWNSHIP OF GREENE,
PIKE COUNTY, PENNSYLVANIA
REGULATING THE ERECTION, CONSTRUCTION, REPAIR, ALTERATION,
MAINTENANCE AND LOCATION OF SIGNS AND ADVERTISING DEVICES,
AND PROVIDING PENALTIES FOR THE VIOLATION OF SAID ORDINANCE
PROVIDING FOR THE HEALTH, SAFETY AND WELFARE OF THE SAID TOWNSHIP AND
ITS RESIDENTS BY REGULATING THE SIGNS,
ADVERTISING AND OTHER DEVICES AND LICENSING THEREOF

WHEREAS, Greene Township, is a second-class township organized and existing under the laws of the Commonwealth of Pennsylvania including but not limited to the Second-Class Township Code, has the power to legislate for the health, welfare and safety of the Township; and

WHEREAS, the Township desires to promote, protect and preserve the public health, general welfare and safety of the citizens of Greene Township by regulating existing and proposed outdoor advertising signs and devices of all types; and

WHEREAS, it is the desire of the Township to regulate the erection, construction, repair, alteration, maintenance and location of signs and advertising devices:

NOW, THEREFORE, be it ORDAINED AND ENACTED by the Township of Greene, of Pike County, Pennsylvania, as follows:

ARTICLE I—GENERAL PROVISIONS

Section 1. SHORT TITLE:

This ordinance shall be known and may be cited as the "Greene Township Sign Ordinance."

Section 2. DECLARATION OF POLICY:

It is hereby declared to be the purpose of this ordinance to promote, protect and preserve the public health, general welfare and safety of the citizens of the Township of Greene by regulating existing and proposed outdoor advertising signs of all types. It is intended to thereby reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, to reduce hazards that may be caused by signs overhanging or projecting over the public rights of way, and to curb littering and the deterioration of the environment; and to protect the general public from hazardous conditions which exist because of deteriorated, weakened or abandoned signs, in order to protect the public safety, health and welfare of the people of Greene Township, hereinafter referred to as the Township.

Section 3. VALIDITY AND SEVERABILITY: If any article, section or provision of this ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, such decision

or finding shall not affect the validity of this ordinance as a whole or any part thereof other than the part so decided or found to be unconstitutional or invalid.

Section 4. EFFECTIVE DATE: This Ordinance shall become effective five (5) days after the date of enactment.

ARTICLE II: SIGN REGULATIONS

Section 1. PERMITTED SIGNS. Subject to other conditions in this ordinance, the following signs shall be permitted within the Township:

A. Name Plates, name Occupational Signs, No Trespassing Signs, Private Driveway Signs and Dangerous Condition Signs, which signs shall require no permit if they conform as follows:

1. (a) One sign per dwelling unit indicating name and/or address of the occupant, post office box number, street number other identification of the property, not exceeding two (2) square feet in total area per side. Included in the square footage allowance may be a designation of the address or box number on a separate marker either free-standing or attached to the house.

(b) One sign per commercial building, indicating the name and/or address of the building, not exceeding six (6) square feet per side. In the instance of a building located at the corner of two streets, two signs, one facing each street, each sign not exceeding six (6) square feet and limited to one side for each sign, shall be permitted.

2. Signs indicating a Private Driveway or No trespassing shall be permitted provided they do not exceed one (1) square foot provided that they do not obscure vision and are not otherwise illegal.

3. Signs indicating a dangerous health hazard or emergency shall be permitted, providing they do not exceed six (6) square feet or as provided by State or Federal law.

B. Institution Signs. Permits are required for all signs having an area greater than four (4) square feet per side for the following:

1. Signs or bulletin boards of religious institutions, schools, colleges, hospitals, nursing homes, libraries, membership clubs, social clubs, and other civic organizations shall be permitted subject to the following:

(a) One on-premises sign not exceeding thirty-two (32) square feet in area per side or two (2) signs with an area not exceeding sixteen (16) square feet per side for each sign, provided such signs are not placed closer than fifteen (15) feet to any road right of way or twenty-five (25) feet to any lot line or closer than as provided by state or federal law.

(b) The total illumination for any such sign shall not exceed the equivalent of that given by a seventy-five (75) watt incandescent light source.

C. Temporary signs for which permits are required:

A temporary sign shall be permitted to stand as long as the activity designated by the sign actively and substantially continues. A temporary sign shall be permitted to stand for a period of thirty (30) days after substantial completion of the activity designated by the sign. Substantial completion as referred to in this subsection shall mean ninety (90%) per cent completed, except where it is

impossible to quantify the percentage, in which case the sign permit officer shall make a determination.

No free-standing temporary signs shall be illuminated, and all signs shall be kept in good repair and be of a safe design.

1. Construction Signs.

(a) One (1) sign denoting the architect, engineer or contractor, placed on the lot where construction, repair, alteration or renovation is in progress. Such sign may not exceed thirty-two (32) square feet in area per side. Such sign is not to be placed closer than ten (10) feet to any road right of way or lot line, or to be in violation of any state or federal law.

(b) Not more than two (2) directional signs, each not exceeding three (3) square feet per side may be located on approach routes to the lot on which the construction is being done.

2. Real Estate Signs.

(a) Not more than one (1) sign not exceeding six (6) square feet per realtor, advertising the sale, lease or rental of the property on which the sign is located, will be permitted. Such signs shall not be erected on or project over any road right of way or be in violation of state or federal law.

3. Special Events signs for which a special event permit is required:

a). Political signs, posters, flyers, other election materials, carnival signs, posters or any similarly-related signs, shall not exceed four (4) square feet in area per side, and such signs shall not be attached to fences, trees or utility poles. The signs referred to in this sub-section shall not be erected closer than fifteen (15) feet to any road right of way or lot line, or in violation of state or federal law. There shall be a distance of at least one hundred fifty (150) feet between signs. Any sign referred to in this sub-section shall not be erected or displayed earlier than thirty (30) days prior to the scheduled date of the activity referred to on the sign.

(b) The Township shall collect from each applicant in advance, and the applicant shall pay, the sum of fifty (\$.50) cents per sign as defined in Article II, Section 1 (C) (3) (a) or such fee as may be determined by resolution of the governing body of the Township. The applicant may obtain a refund of such fees if, within one (1) week after the scheduled date of the activity or event designated by the sign, he presents the signs to the Township Sign Permit Officer or other designated person for disposal. The costs of such disposal shall be paid by the Township from the fees collected.

(c) The applicant for signs in this section shall submit a list of the places in which it is intended to post or erect the signs, prior to erecting such signs.

4. Security signs. Security signs not to exceed 160 square inches per side shall be permitted upon payment of a fee of Five (\$5.00) Dollars per side or such fee as may be set or amended by resolution of the Supervisors; and compliance with the requirements of Article II(1)A.

Section 2. Business Signs Permitted.

A. All business signs described under this section shall be subject to the provisions of Article III, concerning permit and license requirements, unless otherwise provided.

B. On-premise signs: Free-standing. On-premise signs, advertising a business or other activity that is permitted, shall be permitted subject to the following:

1. One sign not exceeding sixty (64) square feet or two (2) separate signs with an area not exceeding thirty-two (32) square feet each, shall be permitted.

(a) If the property fronts upon more than one (1) public road, a sign or two (2) signs not exceed the total area in 1. above may be erected on each road frontage.

Provided, however, that nothing hereinabove shall prohibit on-premises business signs from having an area greater than sixty-four (64) square feet, provided further, however, that such signs shall be subject to all requirements for Billboards, as set forth in Article II, Section 3, hereinbelow, and provided, further, that all such signs shall be subject to the license fee requirements in Article III, Section 6 hereinbelow.

2. Such signs shall not be placed within twenty-five (25) feet of any property line or within fifteen (15) feet of any road right of way.

3. The total illumination for any such sign shall not exceed the equivalent of that given by a seventy-five (75) watt incandescent light source.

4. If such signs are illuminated at night, all light sources must be shielded from the view of adjacent lots and roads.

C. Business Directional and Business Advertising Signs.

1. Off-premises, free-standing signs indicating the name and location of a business, or other activity, may be erected, provided that:

(a) The area of such sign is not in excess of sixty-four (64) square feet;

(b) Not more than one such sign per business shall be erected on each five thousand (5,000) feet of road frontage;

(c) Such signs shall not be erected within fifteen (15) feet of any road right-of-way nor project over any road right-of-way;

(d) Signs shall not be located closer than fifty (50) feet from any property line;

(e) If such signs are illuminated at night, such illumination shall be indirect, with all light sources shielded from the view of adjacent lots and roads and shall be such as shall not cause a dangerous traffic condition;

(f) The total illumination for any such sign shall not exceed the equivalent of that given off by a two hundred (200) watt incandescent light source unless determined otherwise by the Township Engineer or the Pennsylvania Department of Transportation, as applicable; and no such signs may be located within one thousand feet of each other.

Section 3. Billboards:

Any advertising sign, structure or symbol erected and maintained by an individual or corporation engaged in the sale of rental for profit advertising space thereon, may be erected and permitted subject to the following:

A. One sign not exceeding 300 sq. ft on each side or two single-faced or double faced signs not exceeding 300 sq. ft. on each side, shall be permitted.

B. No billboard shall be placed within twenty-five (25) feet of any property line nor within twenty-five (25) feet of any road right-of-way.

C. The total illumination for any such sign shall not exceed 200 watts.

Section 4. Multi-Business Premises:

A maximum of seven (7%) per cent of the front of a multi-business building, mall or mini-mall or an allowance of twelve (12) square feet per tenant, whichever is less, shall be permitted upon payment of the permit fees established for business signs, it being understood that each sign shall be considered for fee purposes as a separate sign. One free-standing sign containing the name of the multi-business complex, mall or mini-mall, not exceeding sixty-four (64) square feet, shall be permitted in addition to the directory sign. The directory sign shall not affect the square footage contained in this sub-section. The front of the premises may be reasonably designated by the owner, but there can only be one front. In no case shall any one directory sign exceed sixty-four (64) square feet in area.

Section 5. Prohibited Signs

The sign prohibitions contained in this section shall apply to all signs and all artificial lighting within the Township.

A. Except for an official sign, no sign (including projecting signs) shall be located in, or project over, any right of way.

B. No advertisement, advertising structure, billboard, building, structure or other object shall be erected, used or maintained if same shall in any way violate any official, directional or warning signs or devices erected or maintained by the State, County or Township, or any other governmental body, or by any railroad, public utility or similar entity concerned with the protection of public safety.

C. No sign or advertising device shall be erected or maintained at or on the intersection of roads or along any road in such a manner as to obstruct free and clear vision of the intersection or road. For the purpose of this sub-section, a sign obstructing free and clear vision shall mean any sign which will obstruct from the view of an approaching driver of a motor vehicle, or the view of any person in a vehicle, or on a bicycle or other means of transportation who is approaching from any intersecting road.

D. The following advertisements are specifically prohibited: Any advertisement which uses a series of two (2) or more free-standing signs placed in a line parallel to the road or highway, or in similar fashion, where one or more signs carries a letter, word or words which are part of a single advertising message.

E. No sign or part thereof shall consist of banner, posters, pennants, ribbons, streamers, spinners, or other similar moving, fluttering or revolving devices.

F. Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity and no sign shall be illuminated by, or contain, flashing, intermittent, rotating or moving lights. In no event shall an illuminated sign or lighting device be so placed as to permit beams and illumination therefrom to be directed or beamed upon a public road, highway or adjacent light or structure of any type so as to cause glare or reflection or otherwise obscure vision; and in no event shall any illumination exceed the standards of the state or federal government, whichever is more stringent.

G. No free-standing signs shall be placed on the roof of any building.

H. No free-standing signs shall be higher than twenty-five (25) feet from the ground, except

H. No free-standing signs shall be higher than twenty-five (25) feet from the ground, except that no other structure below the sign will be permitted.

Section 6. Non-Conforming Signs. In the event that a sign is erected prior to the effective date of this ordinance or any amendments to this ordinance, and said sign does not conform to the provisions and standards of this ordinance, such signs or advertising structure may be continued in use, provided that the subject sign or structure is properly repaired and maintained. Such signs may be temporarily removed for maintenance and repairs providing they are not enlarged or relocated. When a non-conforming sign is damaged by fire, flood, windstorm or other cause, it shall be deemed to be abandoned unless measures are instituted immediately to restore the sign within a period of three (3) months following receipt of a write-in notice from the Township that such action will be required for the sign to continue to exist. If such measures are not taken to restore the sign within the prescribed period, arrangements shall be made for its removal by the owner or by the Township at the expense of the owner. Non-conforming signs which are relocated or voluntarily replaced must comply immediately with all provisions of this ordinance. Furthermore, nothing herein shall be deemed to permit any unsafe sign, device or structure whatsoever, whether existing prior to this ordinance or its amendment.

All owners of non-conforming signs shall be liable for the license fee as described in Article III, Section 7 hereinbelow; and in connection therewith said owners shall file with the Township Sign permit Officer or other designated person information as set forth in Section 3 hereinabove, but no permit fee shall be required.

ARTICLE III: ADMINISTRATION AND ENFORCEMENT

Section 1. Enforcement: This ordinance shall be enforced by the Greene Township Board of Supervisors and/or such other person(s) as the Board of Supervisors may from time to time appoint by resolution.

Section 2. Permit Requirements: After the effective date of this Ordinance and except as otherwise provided in this ordinance, a permit shall be required for all signs.

Section 3. Application for Permit: Written application for the permit shall be made to the Township Sign Permit Officer on the form provided by the Township and shall contain the following:

- A. Name, address and telephone number of the applicant.
- B. Location of the building, structure or land to which or upon which the sign is to be erected.
- C. Size of sign, including all dimensions, and size and dimensions of support structures.
- D. A description and drawing of the construction details of the sign, showing the lettering and/or pictorial matter composing the sign, the position in relation to nearby buildings or structures and to any public road or highway.

E. Applicant shall submit a sworn statement (notarized) by the owner of the land where the sign is to be located stating that permission is granted for the off-premise sign to be located there.

Section 4. Permit Fee: Each permit application shall be accompanied by an application fee in an amount to be established by the governing body. The fee for signs with two sides shall be Fifteen (\$15.00) Dollars, and the fee for one side shall be \$10.00. Fees may be established or amended by resolution of the Township Supervisors.

Section 5. Issuance of Permit: Permits may be issued by the Township permit Officer (Sign

Permit Officer) or other person whom they shall appoint. Upon receipt of an application for a permit to erect a sign, he shall examine the plans, specifications and other information submitted with the application and, where deemed necessary, the building and lot upon which it is proposed to erect the sign or other advertising structure. If it shall appear that the proposed sign is in compliance with all of the requirements of this ordinance and any other applicable laws or regulations and acceptable construction standards, the Township shall, within thirty (30) days after receipt issue a permit for the erection of the proposed sign, device or structure. Proper recording and reporting of the sign permits issued shall be noted at the next regularly scheduled Supervisors meeting.

Section 6. Permit exemptions: The following operations shall not be considered as creating a sign and shall not require a permit:

A. Replacing copy. The changing of the advertising or message of an approved painted or printed sign which is specifically designed for the use of replaceable copy.

B. Normal maintenance, painting, repainting, cleaning and other normal maintenance and repair of a sign or structure.

Section 7. License fees: All off-premises signs described in Article II, Section 2 (c) (1) (except directional signs) shall be subject to an annual license fee established by the governing body.

This license fee shall be assessed against all signs, both new and existing, and shall be utilized for the purpose of periodic inspections of said signs, administration and enforcement of this ordinance and its amendments.

Failure to pay the annual license fee described in this Ordinance by the end of the calendar year in which it is due shall result in the filing of a municipal lien for said fee, together with interest, costs and attorneys fees, said lien to be assessed against the property owner or owners upon whose land the sign structure or symbol is erected, and/or such other persons who may be liable for same. Reserving to the Township, however, all other rights which it may have in law or in equity.

Section 8. Violations: No sign or advertising device or structure, whether new or existing, shall hereafter be erected or altered, except in conformity with the provisions of this ordinance. In addition, the sign, device or structure shall be kept clean, neatly painted and free from all hazards including but not limited to faulty wiring and loose fastenings; and all signs must be maintained at all times in a safe condition so that they are not detrimental to the public health and safety.

A. In the event of a violation of any of the provisions of this Ordinance, the provisions of Article III, Section 9, shall apply in addition to any other sanctions which may be provided for in this Ordinance. Notice under this section shall contain all of the requirements of notice under Article III, Section 9 and shall also cite the particular section(s) of this Ordinance with which the sign does not comply.

B. In addition, any person violating any of the provisions of this ordinance, or any amendments thereto, shall upon conviction be liable to a fine of not less than One Hundred (\$100.00) Dollars nor more than Three Hundred (300.00) Dollars, plus costs, and, upon default of such fine and costs shall be subject to imprisonment for a period not exceeding thirty (30) days. Each day of a violation shall constitute a separate offense.

Section 9. Abandoned Signs: Any sign which designates an activity that is no longer in existence or any sign which is not maintained in good repair shall be deemed an abandoned sign. A sign

shall be deemed to be not in good repair if the paint, paper, wood, metal or other substances of which it is constructed is rotted, deteriorated, rusted, weatherworn, weakened or defaced. Abandoned signs shall be removed by the Township after notice to the owner and advertisement of same and the Township Supervisors or designated person are authorized to file a municipal lien against the real estate on which the sign is located for the cost of such removal. Before removing an abandoned sign, the Township Sign Permit Officer or other designated person shall attempt notification by publication of the Township's intent to remove such sign in a newspaper of general circulation at least thirty (30) days prior to its removal. The notice shall generally identify the sign and its approximate location and state that if the sign is not removed or repaired within thirty (30) days, the Township will undertake its removal and file a municipal lien against the real estate upon which it is located. This notice shall also indicate the last-known owner of the real estate on which the sign is located. In the event that the owner shall repair or otherwise make the necessary improvements to the sign as directed by the Permit officer, any costs, including but not limited to the costs of publication, Enforcement Officer's time and expenses, shall be paid before a permit will be issued or enforcement attempts shall cease.

ARTICLE IV: TEMPORARY PERMIT:

Section 1. The Township Supervisors may, upon application, grant a temporary permit waiving the requirements of Article II, Section

I (B) (1) (a), relating to the location of signs close to property lines, providing all adjoining landowners and lessors consent with a written sworn (notarized) statement to the location of the sign within the restricted area and provided that the sign is otherwise in compliance with this Ordinance and any applicable laws or regulations of any applicable governmental or regulatory body.

Section 2. A temporary permit shall expire on January 1 of each year unless sooner revoked by the Supervisors or their designee.

Section 3. A temporary permit may be revoked at any time by the Township Supervisors or their designee upon the withdrawal of consent by any adjoining landowner or lessees.

Section 4. A temporary permit may not be renewed unless a new application for a temporary permit is made pursuant to this Ordinance.

ARTICLE V: DEFINITIONS: Unless otherwise expressly stated, the following terms and definitions shall be interpreted or defined, and have meanings, as follows:

Advertisement: The outdoor display of any writing, printing, picture, painting, emblem, drawing, sign or similar device, merchandize, property, business, service, entertainment, amusement or industrial activity or establishment.

Advertising Structure: Any rigid or semi-rigid material with or without advertising displayed thereon situated upon or attached to or which is part of real property for the purpose of furnishing a background, base surface or support on which an advertisement may be posted or displayed outdoors.

Back-up: A structure containing an advertisement on the opposite surface of the sign.

Billboard: An advertising sign, structure, or symbol erected and maintained by an individual, partnership or corporation in the sale or rental for profit of advertising space thereon to a clientele of manufacturing, sales, service or other type of business enterprise upon which there is displayed by

painting, posting or other method, advertising copy describing products or services which are not necessarily made, produced, assembled, stored or sold from the lot or premises upon which the advertisement is displayed; said sign, structure or symbol having an area in excess of sixty-four (64) square feet.

Building: Any combination of materials forming any construction which requires location on the ground or attachment to include the term "structure" as well as signs, fences, swimming pools, porches, garages and similar structures.

Building, face of: The terms "front" or "face" of a building shall mean the outer surface of a building, which is visible from any private or public road or highway. If the building is at an intersection of two or more thoroughfares, the owner of the building may designate one side as the front or face.

On-Premise Sign: A business sign which is either free-standing or attached to a building, which advertises a business enterprise, or a product or service available therefrom, and which business is located on the same premises as that on which the said sign is located.

Off-Premise sign: Any free-standing sign, structure, or symbol advertising a product, service, or other type of business, charitable, profit-making or non-profit enterprise, when the said sign, structure or symbol is located on a property which is neither the same location where the business is located nor the same location where the product or service is made, produced, stored, sold or provided.

Political Sign: A sign announcing the candidacy of a person(s) seeking election or re-election to public office.

Sign: Any material, structure or device, or part thereof, composed of lettered or pictorial matter placed or located out-of-doors for display, or an advertisement, announcement, notice, directional matter or name, including sign frames, billboards, sign boards, painted wall signs, hanging signs, and illuminated signs. However, the following signs shall be excluded from the application of the Ordinance:

A. Signs not exceeding one (1) square foot in area and bearing only property numbers, post office box numbers, names of occupants of lots, or other identification of lots not having connotations other than residential.

B. Flags and insignias of an governmental or governmental agency.

C. Legal notices, identification, informational or directional signs erected or required by governmental bodies.

D. Integral decorative or architectural features of buildings except letters, trademarks, moving parts or moving lights.

E. Signs directing and guiding traffic and parking on any property, but not bearing any advertising matter.

F. Signs which are solely devoted to prohibiting trespassing, hunting or fishing.

Sign area: Sign area shall include all faces of a sign measured as follows:

A. When such sign is on a plate or framed or outlined, all of the area of such plate or the area enclosed by such frame or outline shall be included.

B. When such sign consists only of letters, designs or figures engraved, painted, projected or in any manner affixed on a wall, the total area of such sign shall be deemed the area within which all of the matter of which such sign consists may be inscribed.

C. Structural members and supports required by building codes or other regulations and not bearing advertising matter shall be excluded from sign area.

Sign, Directional: An advertising sign or device intended to direct or point toward a place, or, one that points out the way to either an unfamiliar or known place that could not be easily located without such a sign or device. The sign must be an off-premise sign.

Sign, Directory: An on-premise sign or device denoting the businesses in a multi-business complex, mall or mini-mall.

Sign, Illuminated: Any signs illuminated by electricity, gas or other artificial light including reflective or phosphorescent light. An illuminated sign shall include lighting devices such as any light or group of lights located or arranged so as to cause illumination on a sign.

Sign, Official: Any sign, symbol or device erected and maintained by a state, county or municipal governmental agency for the purpose of informing or guiding the public or for the protection and promotion of health, safety, convenience or general welfare.

Sign, Projecting: Any sign which projects from exterior any building.

Structural: See Building.

ARTICLE VI: REPEALER CLAUSE: This Ordinance is intended to repeal such prior ordinances, resolutions, and regulations of the Township which are specifically inconsistent herewith.

ORDAINED AND ENACTED this 25 day of February
1991.

Chairman, Board of
Supervisors

Mary O. Hulland

Vice Chairman, Board of
Supervisors

Edward Glosky

Supervisor

Attest:

Judy L. Aheist

Secretary

Michelle A. Miller

GREENE TOWNSHIP SUPERVISORS

POST OFFICE BOX 243
GREENTOWN, PENNSYLVANIA 18426
717 676 - 9325

RESOLUTION 91-5

BE IT RESOLVED THAT the following fee schedule applies to signs of over 64 square feet in area. (Per Ordinance #54) Such signs are defined as a "Billboard" in ARTICLE V. The fee shall be paid on an annual basis.

All billboards: \$.40 per square foot for the first fifty (50) square feet, plus \$.10 per square foot for all sign area in excess of fifty (50) square feet.

When signs are double sided, the fee applies to only one side of the sign.

That any Resolution, or part of Resolution, conflicting with this Resolution be and the same is repealed insofar as the same affects this Resolution.

Edward Cykosky
Ed Cykosky

Judy L. Obert
Judy Obert

ATTEST:

Michele Milliken
Michele Milliken

MaryAnn Hubbard