

**SANDY LAKE BOROUGH  
SIGN ORDINANCE #350  
FEBRUARY 2, 2022**

# SIGN ORDINANCE FOR THE BOROUGH OF SANDY LAKE

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# SIGN ORDINANCE FOR SANDY LAKE BOROUGH

## SECTION 100: STATEMENT OF PURPOSE, INTENT AND JURISDICTION

Signs constitute a separate and distinct use of the premises upon which they are placed and also affect the use of adjacent roads, streets, walkways and other properties. The provisions of this Sign Ordinance are made to establish reasonable and objective regulations for all signs which are visible to the public in the Borough of Sandy Lake, in order to protect the general public health, safety, welfare, convenience and aesthetics. The Ordinance is also intended to serve the public's need to be given helpful directions, and to be informed of available products, businesses, and services. All signs in the Borough of Sandy Lake which are visible to the public shall be subject to this Ordinance.

## SECTION 101: DEFINITIONS

**Abandoned Sign** - A sign located on a property which is vacant and/or unoccupied for a period of ninety (90) days; a sign which is damaged, in disrepair, or vandalized and not repaired within ninety (90) days; a sign which contains an outdated message for a period exceeding thirty (30) days.

**Amenity Identification Sign** - A sign which directs attention to a community facility, service, recreational area, or other amenity.

**Awning Sign** - A sign with its copy on a shelter made of any non-rigid material, such as fabric or flexible plastic, that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure.

**Banner Sign** - A sign with its copy on non-rigid material such as cloth, plastic, fabric or paper with no supporting framework.

**Billboard** - a sign indicating a business conducted, a commodity sold, or a service rendered, somewhere other than on the premises, on which advertising matter of any character is printed, posted or lettered by any means and is designed for such purposes. A billboard may be either free standing or attached to a surface of a building or other structure.

**Bulletin Board** - A particular type of changeable copy sign that displays copy in a casement made of glass, Plexiglas or other materials.

**Canopy Sign** - A sign on a rigid multi-sided structure attached to a building or on any other freestanding structure that may have a roof with support but no walls.

**Changeable Sign** - A sign that is designed so that its characters, letters, illustrations or other content can be changed, altered or rearranged without physically altering the permanent physical face or surface of the sign. This includes manual, electrical, electronic, or other variable message signs.

**Construction Sign** - A temporary sign identifying individuals or companies involved in design, construction, wrecking, financing or development work when placed upon the premises where that work is under way, but only for the duration of the work.



**Directional/Informational Sign** - An on-premises sign for the convenience of the public giving directions, instructions, facility information or other assistance around a site, such as location of exits, entrances, parking lots, amenities, and housing units, to encourage proper circulation. It may contain the logo of an enterprise but no other advertising or changeable copy.

**Directory Sign** - A sign which displays the names and/or addresses of the establishments, housing units, amenities, or uses of a building or group of buildings.

**Facade** - Any structure or part of a structure attached or otherwise mounted parallel, to a wall or other vertical part of the structure.

**Flashing Sign** - Any sign which has intermittent or changing lighting or illumination of a duration less than thirty (30) seconds shall be deemed a flashing sign.

**Free-standing Sign** - The general term for any sign which is permanently affixed to the ground and on a foundation. It is supported on a foundation by one or more upright poles or braces, and is not attached to a building or any other structure.

**Housing and Community Unit Identification Sign** – A sign within a commercial community or common interest community (condo, co-op or planned community) identifying individual units, as well as groupings of units within the community.

**Gross Surface Area** - The entire area within a single continuous perimeter composed of a single face enclosing the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display including the frame.

**Illegal Sign** - A sign which does not meet the requirements of this ordinance or which is not a registered nonconforming sign. This specifically includes a sign that remains standing when the time limits set by the permit are exceeded and any sign not removed after notification from the zoning officer to remove the sign.

**Illuminated Sign** - A sign illuminated in any manner by an artificial light source, whether internally or externally lit, including but not limited to neon signs and any sign which has characters, letters, figures, designs or outlines illuminated by artificial lighting.

**Informational Sign** - Public or private directional, street or traffic signs, address numbers, names of buildings, rooms, etc. and other signs of a similar nature.

**Instructional Sign** - A sign which provides direction or instruction to guide persons to facilities intended to serve the public (e.g., restrooms, public telephones, public walkways, parking areas, maps, housing units, or transportation schedules).

**Marquee Sign** - Any sign attached to a covered structure projecting from and supported by a building with independent roof and drainage provisions and which is erected over a doorway or doorways as protection against the weather.

**Monument Sign** - A freestanding sign with a base affixed to the ground, where the length of the base is at least two-thirds the horizontal length of the monument.

**Nonconforming Sign** - A sign that met all legal requirements when constructed but is not in compliance with current sign regulations. A registered nonconforming sign is not an illegal sign.



**Off-Premises Sign\*** - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, or services conducted, sold or offered somewhere other than upon the same premises where the sign is located, and whose purpose is to sell or identify a product, service or activity.

**On-Premises Sign\*** - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, uses or services conducted, sold or offered upon the same premises where the sign is located, and whose purpose is to sell or identify a product, service or activity.

**\*Premises** - In the context of these sections the word premises shall be interpreted as being a separate tract or parcel of land that has been or may be conveyed by deed or has otherwise been specified as a separate lot on an approved land development plan.

**Personal Sign** - A sign including name plates, home-occupation signs, and other signs of a similar nature.

**Plaza, Sign** - A one or two-sided structure displaying smaller signs, each of equal size.

**Pole Sign** - A freestanding sign with a base supported from the ground by a pole or a similar support structure of narrow width.

**Political Sign, Political Yard Sign** - A temporary sign larger than four (4) square feet identifying, either singly or combined, a political candidate, slate of candidates, issue, or party. These signs are used or intended to be used for the display of any announcement, advertisement or notice of any individual candidate or slate of candidates for any public office or similar political purposes.

**Portable Sign** - Sign, graphic or display for commercial, industrial, institutional, service, entertainment or informational purposes which can be readily moved from place to place and which is not affixed to a building, to another permanent structure or to the ground. MAY NOT OBSTRUCT PUBLIC ACCESS, VEHICLE OR VISIBILITY.

**Projecting Sign** - A sign which is supported by an exterior wall of a building or other structure and which is constructed and displayed perpendicular to the face of the building or other structure so that both sides of the sign are visible.

**Public** - The members of the community as a whole or any particular part of the community.

**Real Estate Sign** - A temporary sign which is used to offer for sale, lease or rent the premises upon which the sign is placed.

**Roof Sign** - A sign which is erected, constructed, and maintained on the roof of a building.

**Roof** - The roof slab or deck with its supporting members, not including vertical supports.

**Roofline** - The top edge of a roof or building parapet, whichever is higher, but excluding any mansards, cupolas, pylons, chimneys or any minor projections.

**Roof Ridge** - The horizontal lines formed by the juncture of two sloping planes formed by upper juncture of two sloping planes of a roof.

**Roof Eaves** - The projecting overhang at the lower edge of a roof.

**Roof Structure** - An enclosed structure on or above the roof of any part of a building.

**Sign** - A name, identification, description, emblem, display or device which is affixed to, printed on, or represented directly or indirectly upon a building, structure, or parcel of land; which is illuminated or non-illuminated; visible or intended to be visible from any public place; and, which directs or calls attention to a person, place, product, institution, business, organization, activity or service. Signs shall also include any permanently installed or situated merchandise, including any banner, pennant, placard, statue, vehicle or temporary sign. Categories of signs are defined as follows and elsewhere in this ordinance.

**Suspended Sign** - A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

**Temporary Sign** - A sign displayed for a fixed, limited length of time. Temporary signs are intended to be removed after temporary purpose has been served. Included are for sale, lease or rent signs, political signs, service signs, special-event signs, construction signs, directional signs to special or temporary events and signs of a similar nature.

**Wall Sign** - A sign painted on, or attached to, a wall or window of a building or other structure and which is mounted parallel to the surface so that only one side is visible to the public.

**Warning Sign** - A sign containing no advertising material but which warns the public of the existence of danger.

## **SECTION 102: ADMINISTRATION**

- 102.01. The Administrator of this Sign Ordinance shall be the Zoning Officer or other person designated by the Borough Council; such Administrator shall have the responsibility and authority to administer and enforce all provisions of this Ordinance, other than those provisions with powers specifically reserved to the Borough Council or the Zoning Hearing Board.
- 102.02. No sign, except as provided by Section 106 (Exempt Signs) and Section 114 (Nonconforming Signs) shall be erected, displayed, altered, relocated, or replaced until the municipality issues a sign permit.

## **SECTION 103: PROTECTION OF FIRST AMENDMENT RIGHTS**

Any sign, display or device allowed under this Ordinance may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated for profit or to a commodity or service for sale, and that complies with all other requirements of this Ordinance.

## **SECTION 104: GENERAL PROVISIONS**

The following sign regulations shall be observed in all districts:



- 104.01. No signs shall be permitted within public rights-of-way, except traffic signs and similar regulatory notices placed by a duly constituted governmental body.
- 104.02. No sign shall be emplaced where it would block the line of sight for a public street or lawful service drive.
- 104.03. No signs shall be permitted which are posted, stapled or otherwise attached to public utility poles or trees.
- 104.04. Emergency 9-1-1 addressing must be located on the Structure of Property as indicated in the Sandy Lake Borough 9-1-1 Ordinance #242 as Adopted and amended 3/5/1992.

## **SECTION 105: PERMIT PROCEDURES**

A sign permit shall be required prior to the placement or alteration of any sign, except those signs specifically exempted from this requirement by Ordinance.

### 105.01. Permit Application

Applications for sign permits shall be submitted on forms provided by the Borough, completed as required; at a minimum, they shall have attached the following information, in either written or graphic form.

- A. Location of the sign on the premises in relation to lot lines, buildings, sidewalks, streets, public rights-of-way and street intersections of the surrounding property.
- B. Type of sign (e.g., freestanding, pole, monument, wall) and general description of structural design and construction materials.
- C. It shall be demonstrated that the sign meets any structural or electrical code requirements as necessary for safety.
- D. Drawing(s) of the proposed sign containing specifications indicating height, perimeter, area, dimensions, type of lettering proposed, means of support, method of illumination, and any other significant characteristics.
- E. Any other information requested by the Zoning Officer/Administrator in order to carry out the purpose and intent of this Ordinance.
- F. The sign permit fee is to be established by resolution of Borough Council. Permit fees will cover the cost for administering this Ordinance for compliance with its purpose. The fee shall accompany the sign permit application.

### 105.02. Permit Review and Action

The Zoning Officer/Administrator shall review the sign permit application and issue or deny the permit, in conformance with the following standards. No sign permit shall be issued except in conformity with the regulations of this Ordinance, except after written order from the Zoning Hearing Board or the courts.

- A. Official Date. The official date of submission shall be the day the Zoning Officer/Administrator determines that the completed application, with all required or necessary data, has been properly prepared and submitted, together with the application fee.
- B. Time to Decide. The Zoning Officer/Administrator shall determine whether the proposed sign will or will not be in compliance with the requirements of this Ordinance, including confirmation of building code approval, and within thirty (30) days of the official date of submission, shall issue or deny the sign permit.
- C. Photograph. When the sign has been completed, the Applicant shall photograph the completed sign and forward the photograph to the Zoning Officer/Administrator.
- D. Registration of Signs. All signs must be registered with the Borough of Sandy Lake . Signs that are certified as nonconforming and are registered under this Ordinance may continue to be displayed, replaced or altered to conform with this Ordinance. All signs erected after the effective date of this ordinance must comply.

All signs erected after the effective date of this section shall have the following information filed with the permit.

- 1. Date of the Approval on the permit with the application.
  - 2. The sign permit number.
  - 3. The voltage of any electrical apparatus used in connection with the sign.
- E. Revocation of Permit. All rights and privileges acquired under the provisions of this Ordinance are mere licenses and, as such, are revocable for cause by the Borough of Sandy Lake. All permits issued pursuant to this Ordinance are hereby subject to this provision.
  - F. Discrepancies. Any discrepancies between any sign as approved and the sign as constructed shall be identified in writing by the Zoning Officer/Administrator and may result in the halt of construction and correction of the discrepancy. If the discrepancy is not corrected within twenty (20) days after written notice, the sign may be ordered removed by the Zoning Officer/Administrator.
  - G. Conditional Use Off Premises - Any freestanding signs exceeding the permitted area under Section 111(Off Premises Signs) will only be allowed upon the granting of a Conditional Use based on the criteria in this Ordinance.
  - H. Conditional Use On-Premises – Borough Council shall have the right approve Conditional Uses for signs that cannot meet the requirements of this Ordinance. However, the Borough Council is not required to hear these requests.



- 105.03. Expiration of Sign Permit
- A. If the sign authorized by any sign permit has not been erected or completed within one hundred eighty (180) days from the date of issuance of that permit, the sign permit shall be deemed expired.
- 105.04. Revocation of a Sign Permit
- A. The Zoning Officer/Administrator shall revoke any sign permit if the sign, whether new or pre-existing, is moved or otherwise altered, either intentionally or by natural forces, in a manner which causes the sign not to be in conformity with this Ordinance.
- B. Signs must be properly maintained, properly painted and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare.
- C. The sign shall be made to conform to the permit requirements within thirty (30) days from the date of the notice, or, the Zoning Officer/Administrator shall revoke the sign permit and the subject sign shall be removed by the owner of the sign or the owner of the premises.
- D. In the event of a violation of any of the foregoing provisions, the Zoning Officer/Administrator shall give written notice specifying the violation to the current owner of the sign and the current owner of the land upon which the sign is erected to conform or to remove the sign.

## **SECTION 106: SIGNS EXEMPT FROM PERMIT**

The following signs do not require a permit provided they meet size, time and other requirements of this ordinance as applicable. The following signs shall be permitted in all districts:

- 106.01. Security and Warning Signs - On-premises signs regulating No Trespassing signs, signs indicating the private nature of a road, driveway or premises, provided that the area of each such sign shall not exceed three (3) square feet.
- 106.02. Bulletin boards and similar spaces open to temporary signs emplaced for use by the general public without charge. If placed outside, such boards shall not exceed thirty-two (32) square feet. Any signs not visible from outside a lot or building.
- 106.03. Amenity Identification Signs - Rest room, exit, public telephone, and similar directional or informational signs emplaced for the benefit of the public or building tenants. One (1) amenity identification sign may be placed on each development amenity.
- 106.04. Address - Up to two signs indicating address, number and/or name of occupants of the premises, that do not exceed two (2) square feet in area

per side, and do not include any commercial advertising or other identification. They do not exceed a total of four (4) square feet.

- 106.05. Decals - Decals affixed to windows or door glass panels.
- 106.06. Handicapped Parking Space - Signs not exceeding two (2) square feet in areas reserving parking for handicapped individuals.
- 106.07. Public Signs - Signs erected by government agencies or utilities, including traffic, utility, safety, railroad crossing and identification signs for public facilities and any signs erected by the Borough of Sandy Lake under direction of the Governing Body.

### **SECTION 107: TEMPORARY SIGNS**

Temporary signs may be placed in any district without permit provided they do not exceed 30 days and meet other limitations as noted.

Due to the temporary nature of these signs they shall not be included in the area calculations of allowed permanent signs as identified in section 112.

### **SECTION 108: PROHIBITED SIGNS**

The following signs are expressly prohibited, unless otherwise stated in these regulations.

- 108.01. Animated and Moving Signs - A sign or other display with either kinetic or illusionary motion powered by natural, manual, mechanical, electrical or other means, including but not limited to, all pennants, banners, streamers, propellers, and discs, as well as flashing signs, signs with illuminated elements that are used to simulate the impression of motion, and searchlights.
- 108.02. Flashing and Message Signs - Any signs that include lights or messages which change flash, blink or turn on and off intermittently, but specifically excluding time and temperature signs which display no other text or images.
- 108.03. Glaring Signs - Signs with light sources or which reflect brightness in a manner which constitutes a hazard or nuisance. This includes signs with fluorescent text, graphics or background, as well as holographic signs.
- 108.04. Obstructive Signs - A sign or other advertising device erected or maintained at any road intersection in a manner as to obstruct free and clear vision of the intersection.
- 108.05. Inflatable Signs - Signs which are inflated.
- 108.06. Posters and Handbills - Any signs affixed to any structures, trees or other natural vegetation, rocks or poles.
- 108.07. Roof Signs - Roof signs are prohibited unless proven structurally sound as determined by building code.



- 108.08. Simulated Traffic Signs and Obstructions - Any sign which may be confused with, or obstruct the view of, any authorized traffic sign or signal at any road intersection or extend into the public right-of-way.
- 108.09. Strings of Light - Any devices including lights that outline property lines, sales areas or any portion of a structure and are intended to advertise or draw attention to a business or commercial activity, except as follows:
- A. Lights used temporarily as holiday decorations.
  - B. Lights or other devices used on a temporary basis on parcels on which carnivals, fairs or other similar temporary activities are held.
- 108.10. Vehicle Signs - Any sign displayed on a parked trailer or other vehicle where the primary purpose of the vehicle is to advertise a product, service business, or other activity. This regulation shall permit the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes.
- 108.11. Wheeled Signs/A-frame – Any portable “A” frame or similar portable sign is prohibited except on a temporary basis not to exceed 72 consecutive hours not more than once per year.
- 108.12. Multiple Signs - Multiple signs, logos or insignia on a canopy or canopies attached to a building or other structure.
- 108.13. Signs Adversely Affecting Safety
- A. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of the roof to any other part.
  - B. No sign of any kind shall be attached to a stand-pipe or fire escape.
- 108.14. Sign Emissions - No sign which emits smoke, visible vapors, particles, sound or odor shall be permitted.
- A. Open flames used to attract public attention to a place of business or to an advertising sign shall not be permitted.
- 108.15. Mirrors - No mirror device shall be used as part of a sign.
- 108.16. Banner – No banner or sign of any type may be suspended across a public street. Exceptions – Banners spanning municipal roadways require a permit from the Borough. Banners spanning state roadways require approval of a highway occupancy permit from the Pennsylvania Department of Transportation.

## **SECTION 109: GENERAL STANDARDS AND CRITERIA FOR SIGNS**

The regulations in this section specify the area and heights of signs that are allowed within the Borough of Sandy Lake and which require a permit.

- 109.01. Determination of Gross Sign Area - The area of a sign shall 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.

- A. Where the sign consists of individual letters or symbols attached to or painted on a surface, building wall or window, the area shall be considered to be that of the single smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols, including the sign background and frame.
  - B. In computing square-foot area of a double-faced sign, only one side shall be considered, provided both faces are identical in size, otherwise the larger side shall be considered. If the interior angle formed by the faces of the multi-faced sign is greater than thirty (30) degrees, then all sides of the sign shall be considered in calculating the sign area. When the faces of the sign are greater than 18 inches apart, all sides of such sign shall be considered in calculating the sign area.
  - C. Determination of Sign Height - The height of all signs shall be determined as follows. The height of a sign erected within thirty (30) feet of a road right-of-way line shall be measured from the grade level of the nearest edge of the travel way of the adjacent road to the top of the sign or sign structure.
  - D. The height of all signs erected beyond thirty (30) feet from a road right-of-way line shall be the measured from the natural grade level immediately adjacent to where the sign is erected to the top of the sign or sign structure.
- 109.02. Sign Location - All freestanding signs or displays shall be erected at least ten (10) feet from any property line or right-of-way, and shall be located a minimum of ten (10) feet from the edge of the travel way, whichever is the greater distance.
- A. Sign Location on NON-RESIDENTIAL PROPERTY - No freestanding on-premises sign shall be erected within FIFTY (50) feet of any residences.
- 109.03. Sight Hindrance - No freestanding sign or display shall be erected so as to block or obstruct the sight line of automobiles exiting from the premises.

## **SECTION 110: GENERAL REQUIREMENTS**

- 110.01. All signs erected within the Borough of Sandy Lake shall be structurally safe and erected or installed in strict accordance with applicable PA Uniform Construction Code as required and to the following general standards.
- 110.02. Construction and Maintenance: all signs shall be constructed in a workmanlike fashion using durable materials. Signs shall be designed and constructed to withstand wind forces and in accordance with appropriate mechanical or electrical standards (PA Uniform Construction Code). The owners of signs shall keep them in safe and good repair.



- A. Signs which become deteriorated or otherwise present a public hazard shall be removed or repaired by the sign's owner. If the owner of a sign cannot be found or identified, the owner of the property whereon the sign is located shall be responsible for its repair or removal.
- 110.03. Sign Materials and Construction - all signs shall be constructed of durable materials, designed to withstand expected wind pressures and erected so as not to sustain damage and deterioration from the elements. Any applicable codes must be met.
- 110.04. Maintenance - every sign, including those specifically exempt from permit and permit fees, shall be maintained in good repair and in a safe, clean and attractive condition.
- 110.05. Design - no sign or part of a sign shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices. None of these devices, nor any strings of lights, shall be used for the purpose of advertising or getting attention when not part of a sign, except as follows.
- A. In the case of a grand opening or similar event, banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices may be used for a period of seven (7) consecutive days upon application for a special sign permit.
  - B. All temporary (7 consecutive days within a 60 day period) signs shall be affixed at all four corners or attached to a stable, flat, surface. Temporary signs affixed to buildings shall be considered temporary wall signs and shall conform to the requirements in section 107.02 and 112.07.
  - C. Banners spanning municipal roadways are prohibited. Banners spanning state roadways require permission from the Pennsylvania Department of Transportation and issuance of a highway occupancy permit.
- 110.06. Sign illumination - illuminated signs or sign lighting devices shall employ only lights emitting a light of constant intensity and no sign shall be illuminated by or contain flashing, intermittent rotating or moving light or lights. No sign or lighting device shall be placed or directed to permit the beams and illumination to be directed or beamed upon a public road, highway, sidewalk or adjacent premises so as to cause a traffic hazard or nuisance.
- 110.07. Street rights-of-way - no sign or advertising device, including projecting signs, shall be located in or project over any road cartway nor be located within the line of site of any intersection. Exceptions include public signs or signs erected by a governmental agency.
- 110.08. Limitation on number of signs - any business shall be limited to three (3) on-premises exterior signs advertising that business, to include free-standing and signs attached to a building (excluding window decals and on-premises directional signage).

**SECTION 111: OFF-PREMISES SIGNS**

Off-premises signs include signs, graphics and other displays for commercial, industrial, institutional, service or entertainment purposes, products, uses, or services conducted, sold or offered elsewhere than upon the same premises where the sign is located.

Billboards may be considered an off-premises sign.

111.01. Conditional Use

Any Off-premises signs are permitted only upon the review as a conditional use by the Borough Council in compliance with the size standards for zoning districts listed in this ordinance.

111.02. Design Standards for Off-Premises Signs

- A. Engineering certification - an engineering certification shall accompany the application for an off-premises sign permit. The engineering certification shall indicate, under the seal of a professional engineer, that the existence of the proposed off-premises sign shall not present a safety hazard.
- B. Sign Separation Distance
  - 1. The minimum distance required between all off-premises signs shall be 500 feet as measured along the centerline of the abutting roadway. Signs located on the opposite sides of the road or in an adjacent Township are subject to this distance requirement.
  - 2. No off-premises sign shall be erected within two-hundred and fifty (250) feet of any existing freestanding on-premises sign.
- C. Sign Setbacks

Off-premises signs shall be located in accordance with the building setbacks for structures located in the zoning district.

D. Sign Area

The maximum area for any off-premises sign shall be fifty (50) square feet per side.

111.03. Signs may be double-sided provided that the faces are equal in size.

- A. Only one (1) side shall be considered when determining the sign area when the interior angle formed by the faces is less than 30 degrees, and the two faces are not more than 18 inches apart.
- B. When the interior angle formed by the faces is greater than 30 degrees, or the faces are greater than 18 inches apart, all sides of such sign shall be considered in calculating the sign area.

111.04. Billboards: Billboards may be permitted as off-premises signs as a conditional use in the Industrial Zoning district only, provided each meets the following:

- A. Size - such signs shall not exceed two hundred fifty (250) square feet per side.



- B. Sign Height - No portion of any off-premise sign shall be more than thirty (35) feet above the highest elevation of the surrounding natural grade.
- C. Off-premises signs may have two sign faces provided they are not more than five (5) feet apart as in section 700.01.
- D. Such signs shall not be placed within one thousand (1000) feet of another on the same side of the road or one hundred (100) feet of another on the opposite side of a road, and shall be subject to off premise restrictions.
- E. Such signs shall not be placed within one hundred fifty (150) feet of any residence, church, school or similar edifice.
- F. Such signs shall not be placed within one hundred fifty (150) feet of any road intersection, or at a curve or at any place where vehicular line-of-sight could be partially or completely obstructed.
- G. The person or entity responsible for the erection of the billboard shall show evidence of compliance with all applicable regulations of the Pennsylvania Department of Transportation.

111.05. Directional Signs

Directional signs giving directional assistance for the convenience of the public, not exceeding four (4) square feet per side in area are permitted.

- A. If erected along the right-of-way and directing traffic to a facility or activity not located on the property on which the sign is erected, the sign may:
  - 1. Be limited in content to the name of the event, distance to the event in miles, and a directional arrow.
  - 2. If grouped to provide direction for multiple facilities, the total shall have maximum dimensions of thirty-six (36) inches by forty-eight (48) inches.
- B. If erected on the same private property on which the facility is located, the sign shall:
  - 1. Be limited in content to the name of the business or enterprise, directional information and a directional arrow.
  - 2. Not reference any additional enterprise which is not located on the same premises.
  - 3. Be internally lit or illuminated by white light only.
  - 4. Not exceed four (4) square feet in area.

## **SECTION 112: FORM REQUIREMENTS FOR ON-PREMISES SIGNS**

- 112.01. On-premises signs include signs, graphics and displays for commercial, industrial, institutional, service or entertainment purposes, products, uses or services conducted, sold or offered on the same premises where the sign is located.
- 112.02. Signs erected within the Borough of Sandy Lake shall conform to the following individual requirements, as well as the general requirements stated in this Ordinance.

SIGN TYPE	FREESTANDING SIGN		PROJECTING SIGN		WALL SIGN, FAÇADE	AWNING OR CANOPY SIGN
	AREA*	HEIGHT*	AREA*	MINIMUM HEIGHT	AREA*	MINIMUM HEIGHT
R1	8	10	4	8	4	8
R2	8	10	4	8	4	8
C – Commercial	100	20	25	15	10%	8
I - Industrial	100	20	25	15	30%	8
Minimum Side Yard Setback	10' From Property Lines or 50' for Non-Residential Signs From An Adjacent Residence					
Minimum Street Setback	10' From The Edge Of The Right-Of-Way					
<b>PERMITTED IN ALL DISTRICTS *</b> <b>Listed are maximum limits in square feet.</b> <b>No Lighting in any district may cast glare onto adjacent property or roadways</b>						

- 112.03. Limitation on Number of Signs
- A. One free standing, marquee, wall/window, projecting, or awning/canopy sign is permitted on each individual building OR PROPERTY in Residential Districts, and may not to exceed the area, height etc. limitations as identified in section 112.02.
  - B. Any NON-RESIDENTIAL PROPERTY shall be limited to three on-premises exterior signs advertising that business to include free-standing signs and signs attached to a building (excluding window decals and on-premises directional signage)



- 112.04. Pole Signs
- A. Pole signs shall be allowed as freestanding signs subject to the following.
  - B. The permitted area of a pole sign shall be one (1) square foot per five (5) linear feet of lot frontage on which the sign or signs are to be erected.
  - C. The base of the sign face shall be at least seven (7) feet above the ground.
- 112.05. Monument Signs
- A. Monument signs shall be allowed as freestanding signs subject to the following.
  - B. The permitted area of a monument sign shall be one (1) square foot per five (5) linear feet of lot frontage on which the sign or signs are to be erected.
- 112.06. Portable Signs
- A. Portable signs classified as freestanding signs shall in all cases be permitted only upon the granting of a Conditional Use by Borough Council.
- 112.07. Wall/Window or Marquee Signs
- A. Wall/window or marquee signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs, and are subject to the following:
    - (1) The permitted area of wall/window or marquee signs shall be one (1) square foot for each five (5) linear feet of building or unit front facade to which it is attached.
    - (2) The top of all wall/window or marquee signs shall be below the roof line.
    - (3) All wall signs shall be installed flat against the wall of a building and shall not extend from the wall more than twelve (12) inches.
    - (4) Theaters may erect one (1) of the permitted wall or marquee signs with changeable copy board to display the name(s) and time(s) of each of the current motion picture(s) or theatrical production(s).
- 112.08. Projecting Signs
- A. Projecting signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs, subject to the following.
  - B. The permitted area of projecting signs shall be one (1) square foot for each five (5) linear feet of building or unit front facade to which it is attached.
  - C. The base of all projecting signs shall be no less than eight (8) feet above the ground.

- D. Projecting signs shall not be located or erected on the roof area of any building, shall be located only on the building walls, and may not project above the building roof line or roof ridge.
- E. Projecting signs shall not project from the exterior wall of a building more than four (4) feet.
- F. Projecting signs shall not project beyond the curb line of any public or private street.

112.09. Awning or Canopy Signs

- A. Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs, subject to the following:
  - (1) The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy.

112.10. Freestanding Signs

- A. The number of freestanding signs or displays allowed per lot or property shall be as follows:
  - (1) For lots with less than two hundred (200) linear feet of frontage on any public or private street, are limited to one (1) sign not exceeding one (1) square foot in area for every two (2) linear feet of lot frontage up to the maximum permitted by zone.
  - (2) For lots having two hundred (200) or more linear feet of frontage on any public or private street ARE PERMITTED two (2) signs not exceeding fifty (50) square feet in area each and having at least ONE hundred fifty (100) feet between signs;

**SECTION 113: TYPE OF PERMITTED SIGNS**

113.01. Directional Signs

Directional signs giving directional assistance for the convenience of the public, not exceeding four (4) square feet per side in area or located closer than five (5) feet to any property line, are permitted.

- A. If erected along the right-of-way and directing traffic to a facility or activity not located on the property on which the sign is erected, the sign shall:
  - 1. Be limited in content to the name of the event, distance to the event in miles, and a directional arrow.
  - 2. Under no circumstances reference any enterprise or activity which is more than eight (8) miles from the sign location.
  - 3. If clustered, have maximum dimensions of thirty-six (36) inches by forty-eight (48) inches.



- B. If erected on the same private property on which the facility is located, the sign shall:
  - 1. Be limited in content to the name of the business or enterprise, directional information and a directional arrow.
  - 2. Not reference any additional enterprise which is not located on the same premises.
  - 3. Be internally lit or illuminated by white light only.
  - 4. Not exceed four (4) square feet in area.

113.02. Fuel Station Signs

Automobile service and fuel stations (gasoline, diesel, CNG, electricity, etc.) shall comply with all applicable regulations within this section, including the regulations for shopping centers (if applicable), and the following additional regulations.

- A. Changeable Fuel Price Signs - Freestanding signs identifying the name of the business may include changeable copy indicating the current price of fuel dispensed on the premises.
- B. Company Pole Signs - One pole sign may be erected on the lot of a gasoline service station for the purpose of advertising the brand of gasoline sold at such station.

113.03. Sign Plazas

Where large numbers of either temporary or permanent directional or commercial advertising signs are justified, a sign plaza may be established. In these cases, allowable sign area may be consolidated and confined within a single frame or as a combination of sign panels within a sign plaza. Sign plazas are subject to the following.

- A. Approval - Sign plazas shall be submitted to the Borough Council for action and shall be allowed only upon the approval of the Sandy Lake Borough Council as a conditional use.
- B. A site-plan shall accompany an application for a sign-plaza permit depicting size, shape, color, lighting, landscaping and manner of display.
- C. The plan should include the total allowable sign area for the property, and the substituted area to be consolidated within the proposed sign plaza.

113.04. Office and/or Industrial Centers

Office and/or industrial centers planned as an integrated development shall be authorized to erect directory signs based on the following criteria;

- A. Directory Signs - One (1) directory sign may be located at each building cluster identifying the names and locations of the establishments located within individual buildings.
  - 1. Directory signs shall not exceed sixteen (16) square feet in area and six (6) feet in height.

- B. Center Identification Signs\_ - One (1) monument sign per public street frontage, not to exceed a total of two (2) monument signs, identifying the name of the center only. Landscaping islands as defined in Section 109.05 shall be provided.
- C. Individual Building Signs - Where an office and/or industrial center is comprised of two (2) or more buildings, each individual building may erect one (1) monument sign, not to exceed twenty (20) square feet in area and six (6) feet in height, identifying the principal establishment within the building. A landscaping island as defined in Section 109.05 shall be provided for each sign.
- D. Individual Establishment Signs - Each individual establishment within an office and/or industrial building may erect one (1) wall sign of a size which does not exceed one (1) square foot of sign area per two (2) linear feet of establishment frontage on which the sign or signs are to be attached, up to the maximum allowed by zoning district.
  - 1. The allocation of individual tenant signage area will be based on percentage of occupancy of the building.
  - 2. The top of the sign shall be below the roof line and at a height not greater than fifteen (15) feet above the ground.

113.05. Residential Development Sign Requirements

Housing and Community Unit Identification Signs –

- A. One (1) freestanding or monument sign may be located at each housing or community unit cluster. The sign shall not exceed twenty (20) square feet in area and four (4) feet in height.
- B. Unit Identification Signs - One (1) sign not exceeding two square feet per side may be located on each individual unit.

**SECTION 114: NONCONFORMING SIGNS**

Any sign lawfully existing or under construction before the date of enactment of these sign regulations or upon any date on which these regulations are amended, and any sign which is accessory to a nonconforming use, shall be deemed a nonconforming sign.

- 114.01. Nonconforming signs, once removed, shall be replaced only with conforming signs.
  - A. Nonconforming signs may be repainted or repaired, providing such repainting or repairing does not change the dimensions of the existing sign.
- 114.02. Removal - Nonconforming signs may remain, provided they are maintained in good repair, except for the following.



- A. A nonconforming sign or the structure supporting the sign which is damaged or destroyed to the extent of fifty percent (50%) or more shall not be altered, replaced or reinstalled unless it is in conformance with these regulations. If the damage or destruction is less than fifty percent (50%), the sign must be under repair within sixty (60) days and all repairs must be completed within six (6) months. The sign shall not be enlarged in any manner.
- B. A nonconforming sign or the structure supporting the sign shall be removed according to the provisions of section 105.05 (Removal) of these regulations. Removal is required if 50% or more of the sign and/or the structure supporting the sign is damaged or destroyed.
- C. When the business for which a sign is utilized is closed or vacated for whatever reason, all business signs shall be removed within sixty (60) days of the closure.

## **SECTION 115: VIOLATIONS, PENALTIES, AND ENFORCEMENT**

**COMPLAINTS** - The Zoning Officer/Administrator shall investigate any complaints of violations of these regulations and may revoke any permit if there is any violation of these regulations or if there was any misrepresentation of any material fact, in either the sign permit application or the plans.

**VIOLATIONS** - Any sign which is be deemed to be in violation of these regulations and shall be ordered removed by the Zoning Officer/Administrator with the costs of removal to be at the expense of the sign owner or the land owner.

**PENALTY FEE** - Minimum of \$100 to a maximum of the costs of removal at the expense of the sign owner or the land owner for any discrepancy or violation of this ordinance.

### **REMOVAL OF THE VIOLATING SIGN**

After issuing an enforcement notice the Zoning Officer/Administrator shall have the power to, and may remove, cause to be removed, or order the removal of signs that are in violation of this Ordinance. The removal will be completed at the expense of the owner of the sign or the owner of the premises, or both. The Zoning Officer/Administrator has the option of waiving the removal of a sign if the Business is for sale.

Removal shall take place in the following instances:

- A. When any sign constructed after the adoption of this Ordinance or any amendment to it is not in conformance with the provisions of this Ordinance.
- B. If the Zoning Officer/Administrator finds a sign which presents immediate peril to persons or property, the sign shall be removed.

- C. When any sign, whether existing on, or erected on or after the effective date of this Ordinance, is declared obsolete for any of the following reasons:
- (1) Any directional or off-premises sign which refers or pertains to a business or facility, the affairs of which are discontinued for a period of six (6) months or more.
  - (2) Any sign which pertains to a time, event or purpose which no longer exists or applies.
  - (3) On premises signs for any businesses or facilities which have been vacant, unoccupied or not actively being offered for sale for a period of six (6) months or more.
- D. Illegal Sign – A sign which does not meet the requirements of this ordinance or which is not a registered nonconforming sign.

### **SECTION 116: INTERPRETATION**

- 116.01. In cases where these regulations do not specifically address a sign requested in conjunction with a permitted use, the Borough Council shall make a written interpretation of the regulations, and the Zoning Officer/Administrator shall keep a permanent record of written interpretations.
- 116.02. Unless otherwise specifically provided, references to “sign area” or “sign size” shall be deemed to be per sign side.

### **SECTION 117: SEVERABLE NATURE OF ORDINANCE**

The various sections, subsections, paragraphs, and clauses of this Ordinance are severable and in the event that any section, subsection, paragraph, or clause is adjudged invalid, the remainder of the Ordinance shall remain in full force and effect.



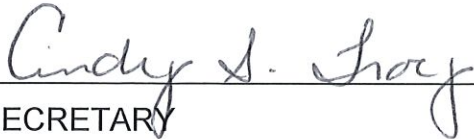
**SECTION 118: EFFECTIVE DATE & ADOPTION OF SIGN ORDINANCE**

The Sign Ordinance shall take effect thirty (30) days after the date of adoption by Sandy Lake Borough, Mercer County, Pennsylvania

We hereby certify that the Sign Ordinance was adopted by Sandy Lake Borough, Mercer County, Pennsylvania this 2nd day of February, A.D., 2021.

ATTEST:

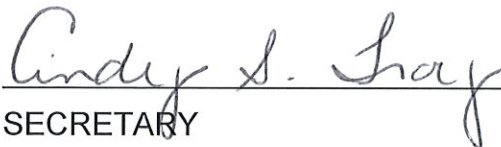
(SEAL)

  
\_\_\_\_\_  
SECRETARY

  
\_\_\_\_\_  
COUNCIL PRESIDENT

**CERTIFICATION**

I do hereby certify that the foregoing is a true copy of Ordinance Number 350, adopted by the Council of Sandy Lake Borough, Mercer County, Pennsylvania on February 2, 2022.

  
\_\_\_\_\_  
SECRETARY