

APPLICATION FOR SIGN PERMIT

PLEASE PRINT

To alter or erect a sign in accordance with the Zoning ordinances and all other pertinent ordinances of East Fallowfield Township, Chester County, Pennsylvania.

I, _____, the undersigned, hereby make application for a permit to erect a sign on my property at _____
(address or location description)

SIGN INFORMATION:

Tax parcel #47 - _____ - _____ Lot # _____ Zoning District _____
Wall mounted _____ Free Standing _____ Projecting _____

Sign to be used for: (check one or more as appropriate)

Business Identification _____ Home Occupation _____
Homeowner Name and Address _____ Farm Occupation _____
Oversized Real Estate Sign _____ Subdivision Name _____
Directional _____ Industrial Park _____ Other _____

STRUCTURE SPECIFICATIONS:

Lot Size _____ Lot Width _____

Sign Height _____ Width _____ Length _____
Height from ground to bottom of sign _____

Footings: Thickness _____ Width _____ Depth Below Grade _____

Material of Construction _____ Area of Sign (SF) _____
Estimated Cost _____ Proposed Install Date _____

Applicant: _____ Date _____

Address: _____ Telephone () _____

Contractor: _____

Address: _____ Telephone () _____

APPLICANT'S SIGNATURE

OFFICE USE ONLY:

Application # _____ Sign Permit # _____ Date _____

Denied _____ Reason for Denial _____ Date _____

IF SIGN IS TO BE ERECTED BY A COMMERCIAL SIGN COMPANY, A WORKERS' COMPENSATION FORM MUST BE COMPLETED IN ACCORDANCE WITH BUILDING PERMIT APPLICATION PROCEDURES.

IF THE SIGN IS TO BE PERSONALLY ERECTED BY PROPERTY OWNER, THIS PROVISION IS WAIVED.

ARTICLE 1600

SIGN REGULATIONS

SECTION 1601 APPLICABILITY

Any sign hereafter erected or maintained in East Fallowfield Township shall conform to the provisions contained herein.

SECTION 1602 GENERAL SIGN REGULATIONS

The following provisions shall apply to permitted signs in all districts:

A. Sign Location

1. No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window or fire escape.
2. No sign shall be erected at the intersection of streets so as to obstruct free and clear vision, and if located within the direct line of vision of any traffic sign or signal, such sign shall not have red, green or amber illumination. In no case shall a sign be located within the clear sight triangle, as defined by the Township Subdivision and Land Development Ordinance.
3. No sign, other than signs authorized by this Article, shall be erected within the right-of-way of any public street, public sidewalk, or shall be closer to a street line than ten (10) feet, except for single dwelling real estate signs, which may be set closer for proper view from the street line.

B. Sign Illumination

Except as otherwise provided in this Ordinance, any permitted sign, building or structure in any district may be illuminated provided that there shall be no illumination of a flashing, intermittent, or moving type, and further provided that floodlighting shall be so shielded and aimed that the source of light shall not be visible from any point off the lot on which the sign, building, or structure being illuminated is erected, and so that only the sign, building or structure is directly illuminated thereby.

C. Sign Area

For the purposes of this Ordinance, the area of a sign shall be calculated as follows:

1. The area of the sign shall include the entire area within a single continuous perimeter enclosing the outer limits of such sign. The sign area shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display.
2. In the case of an open sign made up of individual letters, attached to or painted on a building, wall, window, canopy, or awning, the sign area shall be that of the smallest rectangle or other geometric shape which encompasses all of the letters and symbols.
3. In computing the area of a double-faced sign, only one (1) face shall be considered, provided that both faces are identical in area. In "V" type structures, if the interior angle of the sign faces exceeds forty-five (45) degrees, both faces shall be considered in computing the sign area.

D. Sign Height

The height of a sign shall be measured from the existing ground elevation at the base of the sign to the highest point of the sign structure. In the case where there is a sidewalk, the height shall be measured from the elevation of the sidewalk.

E. Vehicular Signs

A sign on a vehicle denoting a business-related activity shall be considered a business sign and shall be subject to the following regulations:

1. Vehicles containing a business sign and parked in a residential district shall be concealed (garaged) from public view or in a parking space screened from view from the street, or unless such vehicle is moved on a regular basis (i.e., at least three times per week) and except wherein the vehicle owner or repairman is actually engaged in authorized repairs or construction at that location.
2. Vehicles shall not be parked in public view in any district when their sole purpose is to serve as a sign or advertisement. (See also Section 1604.K, Prohibited Signs.)

F. No sign, except where exempted by these regulations, shall be erected without the issuance of a sign permit by the Zoning Officer.

SECTION 1603 EXEMPT SIGNS

No permit need be obtained before erecting any of the following signs in any district. (See also Section 1605.B, Temporary Signs not Requiring a Permit.) Exempt signs shall, however, conform to all other applicable regulations of this Ordinance or other codes or ordinances:

- A. Official highway route number signs, street name signs, directional, or other official federal, state, county, or Township signs.
- B. Directional information or public service signs, such as those advertising availability of restrooms, telephone or similar public conveniences, and signs advertising meeting times and places of nonprofit service or charitable clubs or organizations, may be erected and maintained, provided that such signs do not significantly advertise any commercial establishment, activity, organization, product, goods or services, except those of public utilities. Directional and information signs provided for the safety and/or convenience of the public within commercial establishments may be erected. Signs erected under this provision shall not exceed four (4) square feet in area.
- C. Trespassing signs or signs indicating the private nature of a road, driveway or premises, signs prohibiting or otherwise controlling hunting or fishing upon particular premises, and signs indicating ownership of a property, provided sign area does not exceed three (3) square feet.
- D. Signs displaying name and address of the occupant of the premises, provided that the area of any such sign shall not exceed one (1) square foot and not more than one (1) such sign shall be erected for each property held in single and separate ownership, unless such property fronts on more than one (1) street, in which case one (1) sign may be erected on each street frontage.
- E. Governmental flags or insignias not exceeding eighty (80) square feet.

- F. Legal notices.
- G. Window signs indicating the store hours or names of credit institutions, provided that the total area of such sign or signs does not exceed two (2) square feet.
- H. Signs or emblems of a religious, civic, philanthropic, historical or educational organization not exceeding four (4) square feet in area.
- I. Vending machine signs bearing the brand name of the product being sold or price of such product.
- J. Memorial signs or historical tablets, provided that such sign or tablet does not exceed four (4) square feet.
- K. Signs which are a permanent architectural feature of a building or structure, such as a cornerstone, or identifying letters carved into or embossed on a building, provided that the letters are not made of a reflective material nor contrast in color with the building.
- L. Revolving barbershop pole sign, provided that it does not exceed thirty-six (36) inches in height, as measured from the ground.
- M. Signs advertising the variety of crop growing in a field. Such signs shall be removed after the growing season.

SECTION 1604 PROHIBITED SIGNS

The following signs are unlawful and prohibited:

- A. A flashing, rotating, animated, or revolving sign, with the exception of barbershop poles, a searchlight or hot air or gas filled balloons used as a means of drawing attention to a business or other use.
- B. A sign suspended between poles and lighted by a series of lights.
- C. A sign suspended between poles consisting of either pennants or spinners, except as permitted in Section 1605.B.3.
- D. Any sign erected, painted, or drawn on a tree or rock or other natural feature.
- E. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this Ordinance.
- F. No sign which emits smoke, visible vapors or particles, sound or odor shall be permitted.
- G. Any banner sign or sign of any other type across a public street except as provided for in Section 1605.C.1.
- H. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of this Ordinance.
- I. Any sign which uses the words "stop," "look," "danger," or any other word or character which attempts or appears to attempt to direct the movement of traffic or which interferes with or resembles any official traffic sign, signal, or device within seventy-five (75) feet of a public right-of-way or within two hundred (200) feet of a traffic control device, whichever is greater.

- J. Except for traffic control signals, red or green lights which may be mistaken for official traffic lights are prohibited within seventy-five (75) feet of a public right-of-way or within two hundred (200) feet of a traffic control device, whichever is greater.
- K. A truck or other vehicle not used for normal day-to-day operations of a business or not regularly moved for business related purposes shall be prohibited from use as a sign. (See also Section 1602.E.1)
- L. Roof signs as defined by this Ordinance.

SECTION 1605 TEMPORARY SIGN REGULATIONS

In addition to other applicable regulations, the following regulations for temporary signs shall be observed in all districts:

A. General Provisions

- 1. Temporary signs shall be placed so as not to obstruct access to or from any door, window, fire escape, or ventilating equipment, nor be attached to any stand-pipe or fire escape.
- 2. Such signs shall be placed so as not to obstruct vehicular or pedestrian traffic or create a safety hazard.
- 3. Unless specified otherwise, temporary signs shall be removed within three (3) days after completion of the event, situation, or circumstance for which it is used.

B. Temporary Signs Not Requiring a Permit

The following temporary signs shall not require a permit if erected in compliance with the following regulations:

- 1. Temporary signs of contractors and artisans, erected and maintained on the premises during the period of their work, one (1) such sign per trade, each having an area of not more than six (6) square feet.
- 2. Temporary yard or garage sale signs, provided they do not exceed four (4) square feet in area, are erected no more than two (2) days before the first day of the sale, and are removed within two (2) days after the sale. No more than three (3) temporary off-premises signs shall be permitted and permission shall be obtained from the landowner or utility to post such signs.
- 3. A sign, bunting, or pennants announcing the opening of a new business or industry provided they are removed within seven (7) days of the opening day or first day of business.
- 4. Temporary window signs announcing a drive or event of civic, philanthropic, educational, or religious organization, less than four (4) square feet, placed in a store or office window. Temporary signs for such events shall be removed within three (3) days after the event. Permission shall be obtained from the landowner or utility to post said temporary signs.
- 5. Real estate signs shall be permitted, subject to the following standards:
 - a. Real estate signs shall not exceed six (6) square feet in area in residential districts and twenty four (24) square feet in area in all other districts.

- b. Corner lots may have one (1) such sign for each street frontage.
 - c. Such signs shall be located on the property for which they are advertising.
 - d. Such signs shall be removed within five (5) days after a final settlement or rental agreement has been reached.
6. Construction/development signs shall be permitted, subject to the following standards:
- a. Construction/development signs shall not exceed twelve (12) square feet in area in residential districts and twenty-four (24) square feet in area in all other districts.
 - b. Corner lots may have one (1) such sign for each street frontage.
 - c. Such signs shall be located on the property to which they relate.
 - d. Such signs shall be removed when ninety (90) percent of the properties have been developed or eighteen (18) months after the erection of the sign, whichever comes first.
7. Political signs shall be permitted as temporary signs, provided that:
- a. Signs shall not exceed four (4) square feet in area, except at a polling place, in which case no sign shall exceed twenty-four (24) square feet in area.
 - b. Signs shall be removed within seven (7) days after the election or referendum.
 - c. Any site or building on which the sign was erected shall be restored to its original or better condition upon removal of the sign.

C. Temporary Signs Requiring a Permit

The following temporary signs require a permit and shall be erected in compliance with the following regulations:

- 1. Temporary signs announcing special events or the temporary lawful sale of products, goods, and/or services, such as the sale of Christmas trees, shall be permitted, provided that:
 - a. Permits shall run for a thirty (30) day period or for the length of the permit issued for a temporary use. Temporary window signs, as described in Section 1605.B.4, above, shall not require a permit.
 - b. Signs shall comply with all pertinent regulations applicable to permanent type signs. Sign permits shall be issued only when the use proposed is permitted by the underlying zoning district.
 - c. No such sign shall be posted earlier than three (3) weeks before the occurrence of the event to which it relates.
 - d. Signs shall be removed upon expiration of the permit or within one (1) week after the date of the special event or the last day of sales, whichever comes first.

- e. Any site or building on which the sign was erected shall be restored to its original or better condition upon expiration of the permit.
- f. Community Special Event Signs - Where such signs are in the form of banners proposed to be suspended across public roads, the following standards shall apply in addition to those noted above:
 - 1) The sign shall not exceed three (3) feet high by thirty (30) feet wide and the bottom edge of the sign shall be at least fifteen (15) feet above the road surface.
 - 2) The Township shall be notified prior to the erection of such signs.
 - 3) Where the proposed banner spans a state road, the applicant shall also comply with PennDOT's procedural requirements for the placement of signs or banners across state highways. Evidence of such compliance shall be supplied to the Township.

2. Portable signs shall be allowed only for temporary display and shall be subject to the following provisions:

- a. Portable signs shall only be permitted in districts where commercial uses are permitted as a principal use. Portable signs shall comply with all pertinent regulations applicable to permanent type signs permitted in the underlying district, including maximum area and height requirements for ground signs.
- b. Permits shall be issued for a one (1) month period for portable signs. Permits for portable signs shall be issued no more than twice in any one (1) calendar year.
- c. No more than one (1) portable sign shall be allowed per premises.
- d. Application for a portable sign permit shall be made to the Township Zoning Officer accompanied by the required permit fee and an escrow deposit, as established by the Township fee schedule, as a guarantee that the portable sign shall be removed at the end of the authorized period. If not removed within ten (10) days of the permit expiration date, the Township shall remove the sign and keep the sum necessary from the escrow amount to cover the expense incurred in removal.

SECTION 1606 SIGNS IN RESIDENTIAL DISTRICTS: RA Rural Agricultural, R-1 Low Density Residential, R-2 Medium Density Residential, R-3 High Density Residential, MHP Mobile Home Park

In addition to the exempt signs in Section 1603 and the applicable temporary signs in Section 1605, the following signs may be erected in the RA, R-1, R-2, R-3, and MHP districts, subject to the following standards:

- A. Residential Accessory, Home Occupation or Name Plate Signs, provided that:
 - 1. No such sign shall exceed a surface area of two (2) square feet.
 - 2. No more than one (1) such sign shall be allowed on premises for each permitted use or dwelling unit.

3. No such sign shall be closer to a street line or property line than ten (10) feet.

B. Real Estate Signs, provided that:

1. No such sign shall exceed a surface area of nine (9) square feet.
2. No more than one (1) such sign shall be permitted on premises unless said premises fronts two (2) or more streets, whereupon one (1) sign may be placed on each street frontage.
3. No such sign shall be illuminated.
4. All signs shall be moved within seven (7) days of transaction.

C. Signs intended for permitted nonresidential uses, provided that:

1. No such sign shall exceed a surface area of twenty (20) square feet.
2. No more than one (1) such sign shall be permitted on premises for each two hundred (200) feet of frontage, with a maximum of two (2) signs, unless said premises fronts two (2) or more streets, whereupon a maximum of two (2) signs may be placed on the frontage of the street of primary access, as above, and one (1) sign may be placed on each other street frontage.
3. Such sign shall be illuminated by indirect lighting only.

D. Temporary Professional Signs, provided that:

1. Such signs are displayed only on the premises where services are being performed.
2. No such sign shall exceed a surface area of nine (9) square feet.
3. Such sign shall be removed promptly upon completion of active work.
4. No such sign shall be illuminated.

E. Temporary Nonprofessional Signs, provided that:

1. No such sign shall exceed a surface area of nine (9) square feet.
2. Such signs shall be removed promptly after the event has taken place.
3. The permit for such sign shall expire within thirty (30) days of issuance.

F. Portable Signs, when in accordance with the following provisions:

1. The permit for such sign shall expire within thirty (30) days of issuance.
2. Tags issued at the time of permit approval must be affixed to each sign in an easily identifiable location.
3. Portable signs shall comply with all pertinent regulations applicable to permanent type signs.

G. Banners.

1. The hanging of banners is the sole responsibility of the applicant.
2. A permit is required from the Pennsylvania Department of Transportation for banners over state roads.
3. No banner may hang lower than fifteen (15) feet over a street.
4. No more than two (2) banners may be displayed over a particular street or way.
5. No banner shall restrict views or impede vehicular circulation.
6. Banners may not be hung more than fourteen (14) days prior to the date of the event being advertised, and must be removed no later than seven (7) days after the conclusion of the event being advertised.

H. Identification of Development Signs, provided that:

1. No such sign shall exceed a surface area of twenty (20) square feet.
2. The manner in which such sign is supported and displayed does not create a visual or safety hazard to vehicular traffic and is considered by the Zoning Officer at the time of application for sign permit to be compatible to the character of the community.
3. No more than one (1) such sign shall be permitted on the premises of the development, unless said premises has two (2) or more entrances, whereupon one (1) sign may be placed at each entrance.
4. Such sign shall be illuminated by indirect lighting only, attached to the sign.

**SECTION 1607 SIGNS IN COMMERCIAL AND OFFICE/INDUSTRIAL DISTRICTS: PF
Public Facilities, MU Multi Use, O-I Office-Industrial**

In addition to the exempt signs in Section 1603 and the applicable temporary signs in Section 1605, the following signs may be erected in the PF, MU, and O-I districts, subject to the following conditions:

- A. All signs, as permitted in Section 1606, provided that such signs relate to a use permitted in the district in which the sign is located.
- B. Business, commercial or industrial signs, provided that:
 1. The total surface area of all signs facing any one (1) street frontage of any single premise shall not exceed one-half (1/2) square foot per foot of lineal building frontage, and in no case may exceed twenty-five (25) square feet.
 2. No more than one (1) sign will be permitted for each establishment, unless said establishment fronts two (2) or more streets, whereupon one (1) sign may be placed on each street frontage.
 3. The total surface area of one (1) side of any freestanding sign shall not exceed twenty-five (25) square feet.

4. No more than one (1) sign will be permitted for the purpose of announcing a commercial center, unless such center fronts two (2) or more streets, whereupon one (1) sign may be placed on each street frontage.
5. Where three (3) or more establishments are contiguous to one another, no sign shall exceed fifteen (15) square feet per establishment.
6. Freestanding business signs may be located no closer to a side or rear property boundary line or street right-of-way than whichever is greater.
 - a. Fifteen (15) feet.
 - b. A distance equivalent to the height of the sign.
 - c. The minimum side or rear yard distance required for the permitted use being identified.
7. No freestanding sign shall exceed twelve (12) feet in height when measured from the ground level to the top of the sign and have a minimum distance of six (6) feet measured from ground level to the bottom of the sign, except that a portable sign shall not exceed four (4) feet in height.

C. Directional Signs, provided that:

1. No such sign shall have a surface greater than three (3) square feet.
2. No establishment shall erect more than two (2) directional signs within East Fallowfield Township.
3. No more than two (2) such signs will be permitted at any intersection.
4. No such sign shall be erected without approval, in writing, of the owner of the property on which the sign is erected.

D. Wall-mounted Business Signs, provided that:

1. A wall-mounted shall be permitted on any wall of a building or structure incident to a permitted use.
2. Wall-mounted signs shall be installed parallel to the supporting wall and project no more than ten (10) inches overall from the face of such wall.
3. The maximum display area of a sign mounted on any wall of a building or structure shall not exceed one (1) square foot for each lineal foot of building frontage on which the sign is mounted, provided that:
 - a. The total display area of such sign shall not exceed twenty (20) percent of the total area of the wall on which the sign is mounted.
 - b. The total display area of all signs mounted on the sides and/or rear of a structure shall not exceed the area of the sign mounted on the front wall.

- c. The total display area for all signs shall not exceed fifty (50) square feet.
 4. No wall-mounted signs shall extend above the roofline or cornice of any building.
 5. For integrated multiple uses on a single lot or within a single building, each use will be permitted one (1) wall-mounted sign for identification and/or merchandising purposes, provided such signs shall comply with the regulations stated herein.
- E. Projecting Business Signs, provided that:
1. One (1) projecting business identification sign shall be permitted for each building or structure incident to a permitted use, except wherein wall-mounted signs are used for identification and/or merchandising purposes.
 2. For integrated, multiple uses on a single lot or within a single building, each use will be permitted one (1) projecting sign, except wherein wall-mounted signs are used.
 3. The display area of a projecting sign shall be a maximum of six (6) square feet and extend no more than two (2) feet from the building surface.
 4. No part of the projecting sign shall be less than eight (8) feet, nor more than twelve (12) feet above the ground or walking level.

SECTION 1608 CONSTRUCTION AND MAINTENANCE

- A. All signs permitted by this Ordinance shall be constructed of durable materials and kept in good condition and repair.
- B. All signs requiring the use of electricity shall be manufactured in accordance with Underwriter Laboratories specifications.
- C. Floodlighting used to illuminate signs shall be aimed as required to ensure light does not spill off the sign.

SECTION 1609 REMOVAL OF UNSAFE, UNLAWFUL, OR ABANDONED SIGNS

- A. Unsafe or Unlawful Signs
1. Upon written notice by the Township, the owner, person, or firm maintaining a sign must remove said sign when it:
 - a. Becomes unsafe, is in danger of falling, or it becomes so deteriorated that it no longer serves a useful purpose of communication;
 - b. Is determined by the Township to be a nuisance; or
 - c. Is unlawfully erected in violation of any of the provisions of this Article.
 2. The Township may remove or cause to be removed said sign at the expense of the owner or lessee in the event the owner or the person or firm maintaining said sign has not complied with the terms of said notice within fourteen (14) days of the date of the notice. However, in the event of

immediate danger, the Township may remove said sign immediately upon the issuance of said notice to the owner, person, or firm maintaining said sign.

B. Abandoned Signs

1. Abandoned signs, as defined by this Ordinance, shall be removed by the landowner or person controlling the property within fourteen (14) days of the abandonment.
2. The Township may remove or cause to be removed said sign at the expense of the owner or lessee in the event the owner or the person or firm maintaining said sign has not complied with the terms of said notice within thirty (30) days of the notice.

SECTION 1610 PERMITS AND APPLICATIONS

Issuance of sign permits required by these regulations are governed by the procedural requirements in Section 2103.3 of this Ordinance.

SECTION 1611 NONCONFORMING SIGNS

Nonconforming signs shall be subject to the requirements of Section 2006 of this Ordinance.

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