

**BOROUGH OF SEWICKLEY HILLS**  
**ORDINANCE NO.   1   OF 2015**

**AN ORDINANCE OF THE BOROUGH OF SEWICKLEY HILLS, COMMONWEALTH OF PENNSYLVANIA, REPEALING ARTICLE XIV OF ZONING ORDINANCE NUMBER 1 OF 1995 AS AMENDED, REPEALING SECTIONS 2.1.6, 2.1.8, 2.1.15, 2.1.26, 2.1.32, 2.1.36, 2.1.40, 2.1.60, 2.1.67, 2.1.80, 2.1.85, and 2.1.89 AND AMENDING ARTICLE XIV TO PROVIDE FOR THE REGULATIONS OF SIGNS AS A PERMITTED USE.**

**BE IT ORDAINED AND ENACTED** and it is hereby ordained and enacted by the Council of the Borough of Sewickley Hills, Commonwealth of Pennsylvania as follows:

Zoning Ordinance Number 1 of 1995 is hereby amended as follows:

Section 1: Sections. 2.1.6, 2.1.8, 2.1.15, 2.1.26, 2.1.32, 2.1.36, 2.1.40, 2.1.60, 2.1.67, 2.1.80, 2.1.85, and 2.1.89 of Zoning Ordinance Number 1 of 1995 are repealed.

Section 2: Article XIV of Zoning Ordinance Number 1 of 1995 is repealed and amended to read as follows:

**SIGNAGE.**

**I. Purpose.**

A. The sign regulations, controls and provisions set forth in this Chapter are made in accordance with an overall plan and program related to residential and non-residential uses. The regulations, controls and provisions are intended to guide public safety, area development, preservation of lot values and the general welfare of Sewickley Hills Borough. To maintain the Borough's established historic integrity, within all zoning district all proposed signage - whether associated with new development, infill, replacement or redevelopment - shall seek to promote compatibility with existing surrounding development and activity. The regulations, controls and provisions are also intended to aid in traffic control and traffic safety; lessen congestion of land and air space; guard against concentrations of signs which distract and endanger traffic safety and traffic flow; establish reasonable standards for non-residential and other advertising through the use of signs in order to maintain and encourage business activity and economic development; avoid uncontrolled proliferation of signs; recognize the rights of the public in roads, streets, highways and the areas adjacent to those roads, streets and highways; preserve the wholesome and attractive character of the Borough; and to recognize that the general welfare include a community plan that shall be attractive as well as healthy spacious, clean and well balanced in its growth and development.

**II. Definitions**

**SIGN** - any letter, word, model, banner, flag, device, structure, representation or device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, including the following types:

A. **A-FRAME** - any sandwich board or sign structure with a triangular cross-section.

- B. ADA SIGNS - any sign needed for a facility or building to achieve compliance with the requirements of the American Disabilities Act.
- C. AWNING SIGN - an awning with advertising and/or graphic content.
- D. BANNER SIGN - Any sign intended to be hung or situated on the ground, either with or without frames, possessing characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind. National flags, flags of political subdivisions and symbolic flags of any institution or business shall not be considered banners for the purpose of this Article.
- E. BILLBOARD – A sign that directs attention to a business, commodity, service, or entertainment conducted, sold or offered at a location other than the premises on which the sign is located. See also Off-Premises Sign.
- F. BULLETIN BOARD - a non-electronic structure constructed with flat face(s), used for posting notices.
- G. CANOPY - Any rigid structure, made of cloth, metal or other materials with the frame attached to a building and generally supported by the ground, extending over areas intended for pedestrian traffic, and the structure is primarily for purposes of shelter rather than advertising.
- H. DIRECTIONAL SIGN - a sign directing traffic but bearing no advertising matter
- I. DIRECTORY - a sign listing businesses or occupants of a building. A directory is located at or near an entrance to a building.
- J. FLAG - a piece of cloth or bunting varying in size, color and design, used as a symbol, sign, signal, emblem or advertisement.
- K. FREESTANDING SIGN - Any sign supported permanently upon the ground, by varied means, and not attached to any building or structure, whose purpose is not to support such sign. Freestanding signs shall include:
  1. **Ground signs.**
  2. **Monument signs.**
  3. **Pole signs.**

#### 4. Pylon signs.

- L. GROUND SIGN - any sign supported by uprights or braces placed upon the ground and not attached to any building or the structure, having no more than two (2) faces.
- M. HOME OCCUPATION SIGN - a sign permitted in association with an occupation conducted on the premises within a dwelling unit occupied by the operator of the business
- N. ILLUMINATED SIGN - any sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.
- O. MARQUEE - Any permanent roof-like structure extending from the wall of a building, but not supported by the ground, constructed of durable material such as metal or glass, extending over areas intended for pedestrian and/or vehicular traffic, and the structure is primarily for purposes of shelter rather than advertising.
- P. MOTION SIGN - any illuminated or non-illuminated sign on, or in, which the light source or elements of the sign itself are not constant or stationary.
- Q. OFF-PREMISES SIGN – A sign not located on the premises where a business, person, activity, or service is located.
- R. POLE SIGN - a freestanding sign erected on a lot on a pole or pylon, the bottom edge of which is high enough to provide visibility for motorists and allow for safe pedestrian circulation underneath it.
- S. PORTABLE SIGN - signs on wheels, runners, casters, parked trailers, parked vehicles or other movable devices.
- T. PROJECTING SIGN - Any sign supported by a building wall and attached along one edge or by a bracket perpendicular to the wall surface, projecting more than six inches. The sign may not extend more than six feet from the building wall.
- U. ROOF SIGN - any sign erected, constructed and maintained wholly upon or over the roof or parapet wall of any building or the topside of a marquee with the principal support on the roof structure or the marquee.

V. **TEMPORARY SIGN** - Any sign that is:

1. **Used in connection with a circumstance, situation or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign; or**
2. **Intended to remain on the location where it is erected or placed for a period of not more than thirty (30) days.**
3. **If a sign display area is permanent, but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary.**

W. **WALL SIGN** - any sign painted on, attached to or erected against the wall of a building, the front or sides of a marquee or canopy with the exposed face of the sign in a plane parallel to the plane of the wall or the marquee or canopy so that only (1) side is visible.

X. **WINDOW SIGN** - a sign attached to, placed upon or painted on the interior or exterior of a window or door of a building or otherwise intended for viewing from the outside of the building.

### III. **Sign packages, permits, fees and procedures.**

- A. All persons proposing to install, exhibit, alter or modify signs shall prepare a sign package. A sign package shall mean a detailed description, including but not limited to type, size, and location of all signs. The Building Inspector shall review all sign packages for completeness. Any application determined to be incomplete shall be returned to the applicant with a description of missing and/or incomplete items. This provision shall apply to:
  1. New construction after the effective date of this Chapter.
  2. A change of tenant,
  3. The proposal of new, or changes to, the material(s), structure, lighting mechanisms of signs of an existing use.
- B. A sign permit shall be required in order to erect, install, relocate, modify or change any sign within the Borough unless otherwise indicated in this section. "Modify," as it is used herein shall mean a cabinet or face replacement because of a change in the nature of the business or a change in the name and ownership of a business; or replacement of supporting structures.
- C. The application for a permit shall be signed by the landowner and/or developer of the lot. The tenant of the lot, if not the landowner and/or developer, shall be permitted to sign the permit application if he can present notarized evidence that the tenant has permission to act on the landowner and/or developer behalf.
- D. Failure to conform to the conditions of a sign permit, including any conditions and/or stipulations attached thereto shall render such permit void.

- E. Fees for sign permits shall be required and payable in such sums as the Borough Council may from time to time as established by resolution.
- F. No sign permit shall be valid or effective after six (6) months from the date of issuance thereof and shall thereafter be void unless the sign is in place as of the expiration date.
- G. To obtain a sign permit, a sign permit application must be completed and include the following information.
  - 1. A drawing prepared to scale, of the proposed sign showing: all sign dimensions, including the height of the sign and grade level of base of sign; design; sign materials; connections to ground plane where applicable; and colors of letters, lines, background and symbols; method of illumination; location of electric service; location on the lot; details and specifications of construction.
  - 2. Site plan showing proposed locations of sign;
  - 3. Any building elevations showing proposed location of sign;
  - 4. The sources of sign illumination and applicable details of the fixture and screening.
- H. Sign installation. All signs shall be installed in accordance with good engineering practice which shall be the responsibility of the sign owner. Upon installation, the Borough shall issue an occupancy permit.
- I. Sign maintenance.
  - 1. Every permitted sign must be constructed of durable material, kept in good condition and repair and otherwise comply with the Borough Code. If the durability and/or condition of said sign is not repaired or improved within the time specified by the Borough, the Borough may remove the sign at the expense of the owner or person in possession of the lot on which the sign is located. The Borough will notify the responsible party with a certified letter prior to any removal action being taken.
  - 2. Any damaged sign shall be repaired within sixty (60) days.
  - 3. Any sign which has been damaged to such extent that it may pose an imminent hazard to the public, as determined by the Borough, shall be repaired or removed immediately.
  - 4. Any internally illuminated sign cabinets or sign panels which have been damaged shall remain non-illuminated until repaired.
  - 5. Failure to comply with these sign maintenance requirements shall constitute a violation of the Borough Code.
- J. Size.
  - 1. The square footage of the sign shall refer to the graphic area of the sign facing. Size of individually mounted letters or logos shall be measured as the area enclosed by the smallest

single rectangle or square which will enclose all sign copy and logos. Ground signs mounted as individual letters and/or graphics against a wall or fence incorporated in the landscaping of a building shall be measured from the outermost length and height dimensions of the sign.

2. The height of any decorative base or architectural or landscape feature erected to support or ornament the sign shall be measured at average grade as part of the sign height. Maximum sign height shall be measured from the existing or proposed average ground level to the top of the sign structure provided the ground level is not deliberately elevated to increase the height of the sign.
3. Ground signs installed perpendicular to a street may be double faced with the allowable square footage on each face. Double-faced signs that are erected at an angle to each other will be subject to the following as to whether they are intended as two (2) signs or for all intents and purposes only constitute one (1) sign for N/S, E/W orientation on the serving street. If the interior angle formed by the two faces of the double-faced sign is greater than forty-five degrees (45°), then both sides of such sign shall be considered in calculating the sign area.
4. Wall signs shall not exceed the width of the front of the building on which it is located and shall not protrude more than twelve (12) inches from the facade on which the sign is mounted.
5. In no case shall a wall, projecting or awning sign exceed the height of building allowed in the Zoning District.
6. Gasoline service stations shall be allotted ten (10) additional square feet to display price per gallon figures divided as they select between logo and prices on the one ground sign permitted on the lot.
7. Automobile dealers are permitted one (1) "Used Car" ground sign not to exceed twelve (12) feet in height and ten (10) square feet in area; or the ten (10) additional square feet can be incorporated into the existing sign to advertise used cars divided as the sign owner selects.
8. Sign copy mounted or painted on an illuminated surface (including awnings) or illuminated architectural element of a building shall be measured as the entire illuminated surface or architectural element which contains sign copy. A non-illuminated sign placed on an awning shall be measured as if placed on any other architectural element.
9. All distances provided in this section shall be measured along straight lines along the outermost edges of the sign structure.

K. Signage placement.

1. No sign shall be placed, erected or located so that:
  - a. It is pasted, stapled or otherwise attached to public utility poles or trees within the street right-of-way line.
  - b. It is on a public lot or public rights-of-way, unless erected by a governmental body, or unless required to be so located by order of a governmental body.

- c. It is painted on, attached to, or supported by a tree, stone, cliff or other natural objects.
  - d. It is displayed on a vehicle parked and visible from a public right-of-way unless the vehicle is used for the normal day-to-day operation of a business on the premises. The intent of this provision is to prohibit the use of a sign on a vehicle to circumvent sign limits on a lot.
- 2. Sign font and logos shall not be legible from the rear of the sign.
  - 3. Building signs in Non-residential Zoning Districts shall be placed on the front face of the building only, except in instances where the entrance door to the business is on the side or the rear of the building. However, no signs in Non-residential Zoning Districts may face an immediately adjacent Residential Zoning District.
  - 4. Illuminated Window Signs shall include lit signs placed inside a window facing the exterior of the building. A permit shall be required for illuminated window signs.
    - a. Illuminated window signs shall not be placed above the ground floor of the building and/or more than ten (10) feet above grade level of the building.
    - b. Illuminated window signs shall not exceed a size of eight (8) square feet. Anything exceeding this size shall be deemed the building sign to which the business is entitled. Any combination of illuminated window signs grouped in an area not to exceed eight (8) square feet will be permitted.

L. Sign landscaping.

- 1. Ground signs. For each visible sign face, the landowner and/or developer shall provide landscaping equivalent to one and one-half (1 ½) square feet for each square foot of sign area (both faces). Landscaping shall consist of a combination of deciduous and evergreen ornamental grasses, groundcover and/or small shrubs. Turf grass shall not be considered as landscaping for ground signs.

M. Liability.

- 1. The provisions of this Section shall not be construed as relieving or limiting in any way the responsibility or liability of any person, firm or corporation, erecting or owning any sign, or resulting from the negligence or willful acts of such person, firm or corporation, its agents, employees or workmen, in the construction, maintenance, repair or removal of any sign erected in accordance with a permit issued hereunder. Nor shall issuance of such permit be construed as imposing on the Borough or its offices or employees, any responsibility or liability by reasons of approval of any signs structural integrity, construction methods, materials, electrical or mechanical devices or other components which shall be the sole responsibility of the person, firm or corporation erecting, owning, repairing or removing such sign.

#### **IV. General Regulations.**

- A. A sign permit shall be required for all proposed signs or modifications to existing signs.
- B. No animated sign (except time and temperature indicators), no signs illuminated by a flashing, pulsating or intermittent source, no strung pennants or bare bulbs, or no signs lighted in such a manner as to create glare conditions on adjacent properties or any adjacent street shall be permitted.
- C. Signs shall be considered as structures for purposes of location on a property except that in a front yard between side lot lines they may be placed no closer than twenty (20) feet to an adjacent highway right-of-way line.
- D. Signs containing an integral lighting source, as well as their structural supports, shall be made of non-combustible materials, meaning those materials which will not ignite or deform at temperatures below 1,200 degrees Fahrenheit.
- E. The construction of each sign shall comply with applicable provisions of the Borough of Sewickley Hills Building Code.
- F. No sign shall be located so as to block doors, fire escapes, operable windows or access to them; nor shall a sign be attached to a fire escape. No sign shall by reason of location or message content create a traffic hazard by obstructing sight distances or confusing motorists.
- G. No sign, unless approved as a community-oriented mural, shall be painted directly on a wall, but letters or other devices prepared elsewhere may be applied directly to a wall or to a display window.
- H. Where glass panels on any sign exceed three (3) square feet in area they shall be wire glass or shatter-proof glass; otherwise glass areas shall be at least one-fourth (1/4) inch thick safety or plate glass.
- I. No sign shall be permitted to hang from or be placed over a second sign except that signs may be placed on, but not extended beyond, any vertical face of a marquee or canopy. This does not exclude separate placards from being independently attached to the same supporting structure as long as the total area of all combined does not exceed the area limitation.
- J. No sign within one hundred and fifty (150) feet of a residential district may be illuminated between the hours of midnight and 6 A.M.
- K. No sign may contain or be illuminated by flashing or intermittent lights or light of changing degree of intensity, except those portions of a sign indicating the time, date or weather conditions.

#### **V. Prohibited Signs.**

- A. An "A-Frame," sandwich board or other incidental sign which is in excess of ten (10) square feet. No more than one (1) total sign of said type per storefront shall be permitted and said sign shall be removed during non-business operating hours. Said sign shall not block required clear space or areas needed for pedestrian and/or vehicular circulation.
- B. Wheeled signs;



- C. Signs supported or displayed with any assistance of the human body or vehicles;
- D. Banners and pennants, other than temporary event or displays authorized by this Chapter; banners used as temporary signs are permitted as long as they are secured, not waving or fluttering, comply with maximum size permitted and erected no more than fourteen (14) days prior to an event and are removed within five (5) days of the event. National, State or Municipal Flags shall not be considered a banner or pennant.
- E. Moving or flashing signs otherwise not authorized by this Chapter;
- F. No sign installed shall be higher than the eave line of a building. In the case of a building without eaves, a sign shall be permitted to be installed on a building parapet. In no case shall a sign structure exceed the top surface elevation of the parapet.
- G. Signs on trees, utility poles or official traffic control devices or signs;
- H. Signs that imitate traffic control devices;
- I. Signs painted on walls or chimneys of a building or on fences or walls;
- J. Signs on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public lot or private lot, other than temporarily for overnight storage on the sight of a business or for maintenance, repair, loading, unloading or rendering a service at any location, which are visible from the public right-of-way and where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby lot.
- K. Signs that by reason of size, location, content, coloring or manner of illumination, obstruct the vision of drivers or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets and roads.
- L. Any sign that obstructs free ingress to or egress from a fire escape, door, window or other required exit way.
- M. Signs that make use of words as "Stop," "Look," "One Way," "Danger," "Yield," or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead, or confuse traffic.
- N. Misleading Information. No sign shall be created which states or implies that a lot may be used for any purpose not permitted under the provisions of the Zoning Ordinance.
- O. No sign which emits smoke, visible vapors/particles, sound or odor shall be permitted

**VI. Major Types of Permanent Signs.**

Signs in all Zoning Districts shall be categorized according to the types described below and shall comply with the requirements for those types described in this section.

A. Sign Types

**Table 1: Sign Types.**

○= PERMITTED				
		Residential District	Neighborhood Commercial District	Commercial Industrial District
1	GROUND	○	○	○
2	WALL		○	○
3	PROJECTING		○	○
4	AWNING		○	○
5	WINDOW		○	○
6	DOOR		○	○
7	HISTORIC TABLET	○	○	○
8	PLAQUE/CORNERSTONE/ NAMEPLATE	○	○	○
9	BILLBOARDS			○

B. Sign Criteria

**Table 2: Sign Criteria - Residential Zoning Districts**

SIGN TYPE	MAXIMUM SQUARE FOOTAGE	MAX. SIGNS PER STREET FRONTAGE	TIME LIMIT	ILLUMINATION	CONTENT
<b>RESIDENTIAL</b>					
1 SALE OR RENTAL ADVERTISEMENTS	6 SQ FT		7 DAYS OF FINAL SALE OR RENTAL		NAME OF PERSON EFFECTING THE SALE OR RENTAL
2 SALE OR DEVELOPMENT ADVERTISEMENTS	10 SQ FT				
3 LOCATION AND DIRECTION TO DEVELOPMENT	4 SQ FT	1 ON EACH 500' OF STREET FRONTAGE, WITH A MAX OF 5			
4 PRIVATE, NO TRESPASSING	AREA OF ONE SIDE OF ANY SUCH SIGN SHALL NOT EXCEED 2 SQ FT				
5 SCHOOLS, PLACE OF WORSHIP/ ASSEMBLY, MUNICIPAL BLDGS OTHER PUBLIC INSTITUTIONS	30 SQ FT				
6 HOME OCCUPATION ID	4 SQ FT			IF SUCH LIGHTING IS SHIELDED OR INDIRECT; HOWEVER, NEON SIGNS SHALL NOT BE PERMITTED	BRIEF DESCRIPTION OF THE SERVICES OFFERED AND SHALL NOT CONTAIN SPECIFIC PRODUCT BRAND NAMES OR TRADEMARKS

1. For a non-residential use, permitted non-residential signs in a residential district shall comply with the provisions of those for non-residential signs.

**Table 3: Sign Criteria - Non- Residential Zoning Districts**

SIGN TYPE	SQUARE FOOTAGE	MAXIMUM HEIGHT	CLEARANCE	MAXIMUM QUANTITY STREET LEVEL	MAXIMUM QUANTITY UPPER LEVEL
1 GROUND	1 SF PER 3 LF OF FRONTAGE OR A MAX OF 12 SF, WHICHEVER IS SMALLER	12' MAX; NOT TO EXCEED THE HEIGHT OF THE LOWEST ROOF LINE		ONLY ONE SUCH SIGN SHALL BE PERMITTED ON EACH PROPERTY, WITH THE EXCEPTION OF THOSE ESTABLISHMENTS HAVING WALLS FRONTING ON TWO OR MORE STREETS IN WHICH CASE THE SIGN AREA FOR EACH STREET MAY BE COMPUTED SEPARATELY	NOT APPLICABLE
2 WALL	2 SF FOR EACH 1 LF OF FRONT BUILDING WALL  1 SF MAX PER LINEAR FOOT OF FRONT BUILDING WALL LENGTH OF THE FRONT BUILDING WALL OR LENGTH OF THAT PORTION OF SUCH WALL DEVOTED TO SUCH ESTABLISHMENT  IN NO CASE, HOWEVER, MAY THE TOTAL AREA OF WALL EXCEED 15% OF THE AREA OF THE WALL (INCLUDING WINDOWS AND DOOR AREA) TO WHICH THEY ARE ATTACHED.			1 WALL AND 1 PROJECTING OR 1 WALL AND 1 AWNING PER BUILDING WALL ADJACENT TO A RIGHT-OF-WAY	NOT APPLICABLE
3 PROJECTING	SHALL NOT EXCEED 8 SF PER SIDE		THE SIGN MAY NOT BE LESS THAN 10' ABOVE THE SIDEWALK OR FINISHED GRADE  THE SIGN MAY NOT PROJECT FROM THE BUILDING MORE THAN 5'  10' CLEARANCE 4' OR 2/3 WALK/ WIDTH PROJECTION		1 PROJECTING OR 1 AWNING
4 AWNING	18 SF				1 GROUND AND 1 AWNING OR 1 WALL AND 1 AWNING
5 WINDOW	SHALL BE INCLUDED IN THE WALL SIGN COMPUTATION, IF THEIR COMBINED AREA EXCEEDS 30% OF THE AREA OF THE WINDOW WHICH THEY OCCUPY.				2
6 DOOR	6 SF				1
7 HISTORIC TABLET	1.5 SF			1 PER STREET FAÇADE BUILDING DIRECTORY NOT PERMITTED	
8 PLAQUE/ CORNERSTONE/ NAMEPLATE	4 SF			1 PER BUILDING	NOT APPLICABLE
9 BILLBOARDS	300 SF			NOT APPLICABLE	NOT APPLICABLE
10 ROOF					

C. Billboards/Off-Premise Signs.

Billboards or related off-premise advertising sign structures, including poster panels, bulletins, and the like, may be erected and maintained in a commercial industrial district subject to the following regulations:

1. Advertising sign structures shall be spaced at intervals of not less than one thousand five hundred (1,500) feet from any existing billboard or from any proposed billboard along the right-of-way of any street or highway. No such structure shall contain more than two (2) advertising sign facings.
2. Billboard without electronic changeable copy shall not exceed 300 square feet in area. Billboards with electronic changeable copy shall not exceed 100 square feet in area.
3. All illuminated billboard signs shall be indirectly illuminated;
4. No advertising sign shall be permitted to be erected on a lot in a residential zoning district or within fifty (50) feet of an adjoining residential zoning district if visible from and designed to face into such zoning district.
5. The average measurement from the bottom of the sign face to the ground level immediately below the billboard shall not exceed 25 feet from the ground;
6. No billboard shall in any way interfere with normal pedestrian or vehicular traffic;
7. Billboards shall be either non-illuminated or indirectly illuminated, provided that all lighting is shielded and directed in a downward direction from the top of the sign toward the ground.
8. A Billboard with display lighting shall be constructed so that it does not glare upon adjoining property and shall not exceed maximum of 1.0 footcandle upon the adjoining property.
9. No Billboard structure, sign face or display lighting shall move, flash or emit noise. No display lighting shall cause distractions, confusion, nuisance or hazard to traffic, aircraft, or other properties.
10. Council reserves the right to specify additional provisions as related to the erection of Billboards in order to uphold and reinforce the health, safety, welfare and existing character of the District in which said signage is permissible.

D. Public utility signs required in connection with the identification, operation, or protection of a public utility, provided the area of one side of any such sign shall not exceed eight (8) square feet.

E. Any sign lawfully existing at the time of the passage of this Chapter that does not conform with the regulations of the zoning district in which such sign is located shall be considered nonconforming and may continue subject to the following provisions:

1. Signs which are nonconforming by reason of their absolute prohibition shall be removed within five (5) years following enactment of this Chapter or from any other date of the establishment of their nonconformity.
2. Signs which are nonconforming by reason of dimensions may continue in their present location until replacement or rebuilding becomes necessary, at which time a zoning permit will be required and the sign brought into conformity with this Chapter.

**VII. Minor Types of Permanent Signs.**

The following types of signs are considered minor and are permitted for all land uses and within all Zoning Districts of the Borough:

- A. Legal and/or lot notice signs.
  1. Signs bearing legal and/or lot notices such as: no trespassing, private property, no turnaround, safety zone, no unauthorized hunting and similar messages and signs posted by a governmental agency for traffic control or the safety of the general public.
  2. The number, location and size of legal notification signs erected by public agencies shall be in accordance with the laws of the Commonwealth. Legal notification signs posted on private lot by landowner and/or developers such as "no trespassing", "no hunting" and the like shall be limited to a surface area not exceeding two (2) square feet. The placement and maximum notification signs permitted along a property line shall be one (1) sign for every one hundred (100) feet of property line length.
  3. Said signs shall not apply to the permitted signage allotment outlined in this Chapter.
- B. Memorial/Historical Plaques. Commemorative plaques placed by a recognized agency of the Borough, County, State or Federal government.
- C. Governmental Signs. Signs erected by a governmental agency, including street signs and official traffic signs.

**VIII. Temporary Signs.**

The following classes of temporary signs are permitted for all land uses and within all Zoning Districts.

- A. Types of Temporary Signs.
  1. Land development-related
    - a. Real Estate.
    - b. Development.
    - c. Construction.
  2. Special event-related
    - a. Temporary Event/Display including Banners.
    - b. Political.
    - c. Holiday.
- B. Provisions for Use of Temporary Signs.

1. In all zones, temporary signs containing land development-related messaging shall not exceed four (4) square feet in area and shall be removed upon the completion of the land development-related activity. All other signs exceeding this square footage shall be subject to the dimensional requirements for permanent signage and permitting provided for within the Zoning Ordinance.
2. Unless otherwise outlined herein, in all zones, temporary signs containing special event-related messaging shall not exceed four (4) square feet in area and shall be removed upon the completion of the event. All other signs exceeding this square footage shall be subject to the dimensional requirements for permanent signage and permitting provided for within the Zoning Ordinance.
3. No temporary signs shall be illuminated.
4. Construction site identification signs shall not exceed thirty-two (32) square feet in areas erected on the site during the period of construction which announce the name of the owner or developer, contractor, architect, landscape architect engineer or planner.
5. Signs individually or collectively, attached temporarily to the interior of a commercial building window or glass door may not cover more than thirty-five percent (35%) of the surface area of the transparent portion of the window or door to which they are attached.
6. Signs indicating that a special event such as a grand opening, fair, festival or similar event is to take place on the lot where the sign is located may be erected not sooner than seven (7) days before the event, and must be removed upon completion of the event and shall not exceed thirty-two (32) square feet.
7. An incidental sign advertising the sale of the farm products grown or produced on the premises, in any zoning district where an agriculture use is permitted provided that such sign shall not exceed twelve (12) square feet in area and shall be at least fifty (5) feet from the nearest intersection of a street, road or highway and at least twenty-five (25) feet from the nearest property line.
8. One (1) bulletin board or notification sign for a place of worship, school community or other public or semi-public institution use shall be permitted on the property on which it is located, provided the area of such bulletin board or sign shall not exceed thirty two (32) square feet nor be located closer than twenty-five (5) feet to any property line.

## **IX. Other Sign Provisions.**

- A. Lots with Multiple Street Frontage. In all Zoning Districts, lots fronting on more than one (1) street shall be permitted to have one (1) sign of authorized sign types as defined by this Part for each street frontage.
- B. Visibility.

No sign shall be located in such a position that it will cause a hazard by obstructing visibility for traffic on a street or obscuring a traffic signal or other traffic control device.

C. Illumination.

Illumination, when authorized by this Chapter, shall be directed upon the sign face and not towards adjoining lots or streets so that the source of illumination is not visible. Internal illumination of signs shall be permitted only with accordance of the lighting performance standards established with this Chapter. Lighting shall be stationary and constant in intensity and color at all times. The intensity of any source of illumination of any sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding lots. Electronic variable message signs, meaning an electrically activated sign whose message content, either in whole or in part, may be changed by means of electronic programming shall not be permitted.

D. Removal of Signs.

1. Whenever any business, activity or product on a lot is discontinued, vacated or no longer sold, all signs relating to the discontinued or vacated business shall be removed within thirty (30) days of the vacation or discontinuance of the business or activity.
2. If the landowner and/or developer fails to remove the sign by the end of the thirtieth (30) day from the permit expiration date, the Borough shall be permitted to remove the sign at the landowner and/or developer's expense.

E. Permits.

No permit shall be required for the following types of signs as described above: Construction Signs erected by a governmental agency, legal and/or lot notice signs, Real Estate signs in a Residential Zoning District and a Real Estate Sign no greater than 4 square feet in a Non-Residential Zoning District. Permits shall be required for all other signs authorized by this Chapter. The Borough shall issue the required permits upon submission of an application that complies with all applicable provisions of this Chapter and payment of the required fee established from time to time by resolution of the Borough Council. Permit applications and applicable forms shall be available through the Borough.

F. Expiration of Permits.

Any permit issued by the Borough for erection, alteration, replacement or relocation of any sign shall expire automatically within six (6) months of the date of issuance if work authorized by the permit has not been initiated and diligently pursued.

G. Sign Location.

Except for permitted billboards or off-premise signs in conformance with this Chapter, all signs shall be located on the premises which they are intended to serve. All signs shall be located outside of any road right-of-way.



ORDAINED AND ENACTED into Law by the Borough Council of Sewickley Hills,

this 10<sup>TH</sup> day of MARCH, 2015.

ATTEST:

SEWICKLEY HILLS  
BOROUGH COUNCIL

Aiana Steele  
Secretary

Cynthia A. Pohlman  
President

Approved and accepted this 10<sup>TH</sup> day of MARCH, 2015.

Paul M. Hill  
Mayor