

BOROUGH OF SHARPSBURG
ORDINANCE NO. 14-03

AN ORDINANCE OF THE BOROUGH OF SHARPSBURG, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE OF THE BOROUGH OF SHARPSBURG, SPECIFICALLY AMENDING CHAPTER 27, PART 5, PROVIDING FOR THE REGULATION OF SIGNS WITHIN THE BOROUGH.

NOW, THEREFORE, be it Ordained and Enacted by the Council of the Borough of Sharpsburg as follows:

FIRST: That Chapter 27, Part 5, of the Code of Ordinances of the Borough of Sharpsburg is hereby amended to read as follows:

509. Sign Regulations:

1. Purpose: It is the purpose of this Section to provide for the regulation of various signs within the District in which they are located.
2. Residential Districts: Signs shall be permitted in residential districts subject to the following:
 - A. No sign shall be fixed higher than ten (10) feet above the general level of the ground in the immediate area in which it is located.
 - B. Nameplate Signs: Only one nameplate sign shall be permitted for each dwelling unit not exceeding one and one-half (1 ½) square feet in area, indicating the name or address of the occupant, and permitted business, except that on a corner lot two (2) such signs, with one facing each street, shall be permitted.
 - C. Identification Signs: Only one identification sign shall be permitted for each multi-family dwelling unit containing two (2) or more dwelling units. The size of such sign shall not exceed eight (8) square feet in area, indicating the name and address of the building, and the management company, if applicable, except that on a corner lot, two (2) such signs, with one facing each street, shall be permitted. Non-residential uses approved in residential districts as conditional uses may install signage in accordance with Section 3(E) herein.

- D. "For Sale" or "For Rent" Signs: Only one (1) such sign shall be permitted for each property and shall not exceed ten (10) square feet in area. All such signs shall be removed within seven (7) days when no longer needed.
- E. Bulletin Signs for Houses of Worship: Only one (1) such sign shall be permitted for each place of worship and shall not exceed fifteen (15) square feet in area.
- F. No flashing, illuminated, moving or animated signs shall be permitted.
- G. All signs shall either be located within the front yard of the residence, or in the case of a building or wall mounted sign, shall not exceed fifteen (15) inches in depth, and no signs shall be placed within any right-of-way.

3. Business, Mixed Use, and Industrial Districts:

- A. The number, type, and size of signs permitted in a Business, Mixed Use, or Industrial District are as follows:
 - i. Each business located within a Business, Mixed Use, or Industrial District shall be permitted to mount or erect one (1) wall mounted sign, one (1) roof sign, one (1) canopy sign, and one (1) free standing sign. Said free standing sign shall include a monument, pylon, pole, A-frame, or ground type sign. If a business is located on a corner lot, said business is permitted to mount one (1) additional wall mounted sign, with one facing each street. No signs shall be placed within any right-of-way.
 - ii. Wall Mounted Signs: The total area of wall mounted signage shall not exceed fifteen (15%) percent of the total front surface area of the business or a total signage area of two hundred (200) square feet, limited to the face and sides of the building, in the case of a business located on a corner lot aforesaid, whichever is lesser.
 - iii. Roof Signs: Roof signs shall not exceed twelve (12) feet in height and the total area of signage shall not exceed fifty (50) square feet. Said roof signs shall be mounted on the roof of the business, must have sufficient clearance, and no portion of the roof sign shall project or extend beyond the front of the building.

- iv. Canopy or Awning Signs: Canopy or awning signs shall be located in front of the business, the minimum height of which shall be fourteen (14) feet measured from the ground level to the bottom of the awning, and a maximum height not to exceed seventeen (17) feet measured from ground level to the top of the awning.
- v. Free-Standing Signs: The total area of free-standing signs shall not exceed one (1) square foot for each lineal foot of building frontage, the total area of which in any case shall not exceed a maximum of fifty (50) square feet. Monument signs shall not exceed twelve (12) feet in height. Pylon signs shall not exceed twelve (12) feet in height. Pole signs shall not exceed twenty-five (25) feet in height in a Business District and Mixed-Use District, and thirty-five (35) feet in height in an Industrial District. Ground or A-frame signs shall be permitted to be located in any front or side yard area, provided they are that they are in conformance with the performance standards of this Section.
- vi. No flashing, moving, or animated signs shall be permitted except pole, A-frame or ground signs. Only pole, A-frame, or ground signs shall be permitted to be illuminated but said illumination shall not create undue glare or shine directly into any residential dwelling, or obstruct or impair the visibility of any passing motorist or pedestrian traveling along any public way or street, create a public safety hazard, or disrupt the quiet enjoyment within any residential dwelling. All signs which are permitted to be illuminated pursuant to this Section shall be interior illuminated only.

No sign erected in conjunction with a commercial business district which is located within one hundred and fifty feet (150') of a residential district zoning boundary shall be illuminated between the hours of Midnight (12:00 a.m.) and 6:00 a.m., unless the business operates twenty-four (24) hours a day, and is open to the public.

B. Temporary Signs:

- i. Temporary signs, including but not limited to banner or "tarp" signs, shall be permitted for a period not to exceed thirty (30) days in any consecutive 12-month period, and shall be limited to two (2) signs per business with the total

area of such signage not to exceed thirty-two (32) square feet total. Such signs must be located on the business premises, and must otherwise conform to the requirements of this Section.

C. "For Sale" or "For Rent" signs:

- i. Only one "For Sale" or "For Rent" sign shall be permitted per property and shall be located in the front of said property.
- ii. All "For Sale" or "For Rent" signs shall not exceed ten (10) square feet in area. All such signs shall be removed within seven (7) days when no longer needed.

D. Billboards:

- i. Billboards shall not be permitted in any Residential, Business, or Mixed-Use District. Billboards shall only be permitted in an Industrial District.
- ii. Billboards must have a minimum separation distance of five hundred (500) feet.
- iii. The signage area of billboards shall not exceed one hundred (100) square feet.
- iv. Billboards shall not be mounted on a roof, wall, or other part of a building or any other structure.
- v. All billboards must be in conformance with the performance standards of this Section.

E. Performance Standards:

- i. All signs under this Section shall be subject to the following performance standards:
 - a. Signs shall be properly maintained, in good working order, and legible in appearance.
 - b. All portions of signs shall be a minimum of fifteen (15) feet from any right-of-way or adjoining property line except flush mounted signs, but in no case shall any sign project or extend into a public right-of-way and otherwise shall be located within

the property lines or boundaries of the subject property.

- c. All signs shall be located so as not to interfere with the regular and orderly flow of pedestrian and vehicular traffic, or otherwise cause or contribute to causing a threat to the health, safety and welfare of any individual, including, but not limited to, a resident, motorist, or pedestrian.

- 4. Permits Required: A building and sign permit are required before any sign may be erected or mounted within the Borough of Sharpsburg. All applicants who apply for a sign permit shall pay a permit fee to the Borough Secretary, in accordance with the Borough of Sharpsburg's schedule of fees, as amended from time to time by Borough Council.

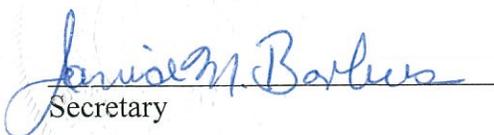
SECOND: It is hereby declared to be the intention of the Borough of Sharpsburg that the several provisions of this Ordinance are separable. If any court of competent jurisdiction shall declare any word(s), section(s), sentence(s), or provision(s) of this Ordinance to be invalid, such a ruling shall not affect any other word(s), section(s), sentence(s), or provision(s) of this Ordinance not specifically intended in said ruling.

THIRD: All Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance, are hereby repealed.

ORDAINED AND ENACTED THIS 19th day of April, 2014.

ATTEST:

BOROUGH OF SHARPSBURG


Secretary


President, Borough Council

Approved as to form:

Mayor, Borough of Sharpsburg