

ORDINANCE NO. 378

AN ORDINANCE OF THE TOWNSHIP OF HARRIS, CENTRE COUNTY,
PENNSYLVANIA AMENDING CHAPTER 12, ENTITLED "ZONING" BY AMENDING
ARTICLE 12-14, SIGNS

Be it ENACTED AND ORDAINED by the Board of Supervisors of the Township of Harris, and it is hereby enacted and ordained by authority of the same, as follows:

SECTION 1: Harris Township Code Chapter 12, Article 14, Section 12-14.4L is hereby repealed, with all other items in this list remaining.

SECTION 2: Harris Township Code Chapter 12, Article 14, Section 12-14.5A is hereby amended as follows:

- (12) Personal message signs that may promote political candidates, causes, yard sales, garage sales, etc., when placed on private property. Such signs shall not exceed five square feet in area per face and may not contain any commercial advertisement.
- (13) Commercial signs of not more than five square feet in area per face when placed on private property. The commercial message must be directly related to a temporary business transaction or service, including the sale of real estate, that is actively occurring on the property. The signs must be removed when the business transaction or service being conducted is complete; in any case, 30 days shall be allowed for removal. These signs may not advertise businesses or services that provide regular maintenance or property upkeep on properties. No more than two such signs shall be permitted on a property at any time.

SECTION 3: Harris Township Code Chapter 12, Article 14, Section 12-14.5B(5) is hereby amended as follows:

- (5) Any obsolete sign which no longer advertises a bona fide business conducted or a product sold. In any case, 30 days shall be allowed for removal of an obsolete sign.

SECTION 4: Harris Township Code Chapter 12, Article 14, Section 12-14.8A is hereby amended as follows:

A. All signs are prohibited in R-1, R-2, and R-3 Zoning Districts except those identified in §§ 12-14.5A and 12-14.9.B(2)(a).

SECTION 5: Harris Township Code Chapter 12, Article 14, Section 12-14.8E is hereby amended as follows:


E. One wall sign of not more than five square feet in area identifying a no-impact or low-impact home-based business consistent with the provisions for home-based businesses contained in § 12-2.4A(11) shall be permitted on a property in any zoning district. Home-based business signs shall not include lighting and must be licensed as required in this article.

SECTION 6: Any Ordinance or parts of Ordinances of the Township of Harris, Centre County Pennsylvania, conflicting with this Ordinance or any part thereof is hereby repealed insofar as the same affects this ordinance.

SECTION 7: This Ordinance shall be effective immediately upon adoption.

ENACTED AND ORDAINED this 13th day of October, 2025


HARRIS TOWNSHIP
BOARD OF SUPERVISORS



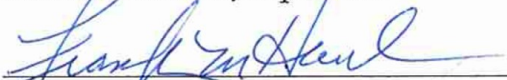
Bruce Lord, Chair



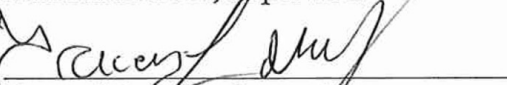
Nigel Wilson, Vice-Chair



Dennis Hameister, Supervisor

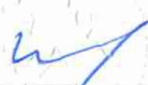


Franklin Harden, Supervisor



Tracey Moriarty, Supervisor

ATTEST:



Mark Boeckel, Secretary