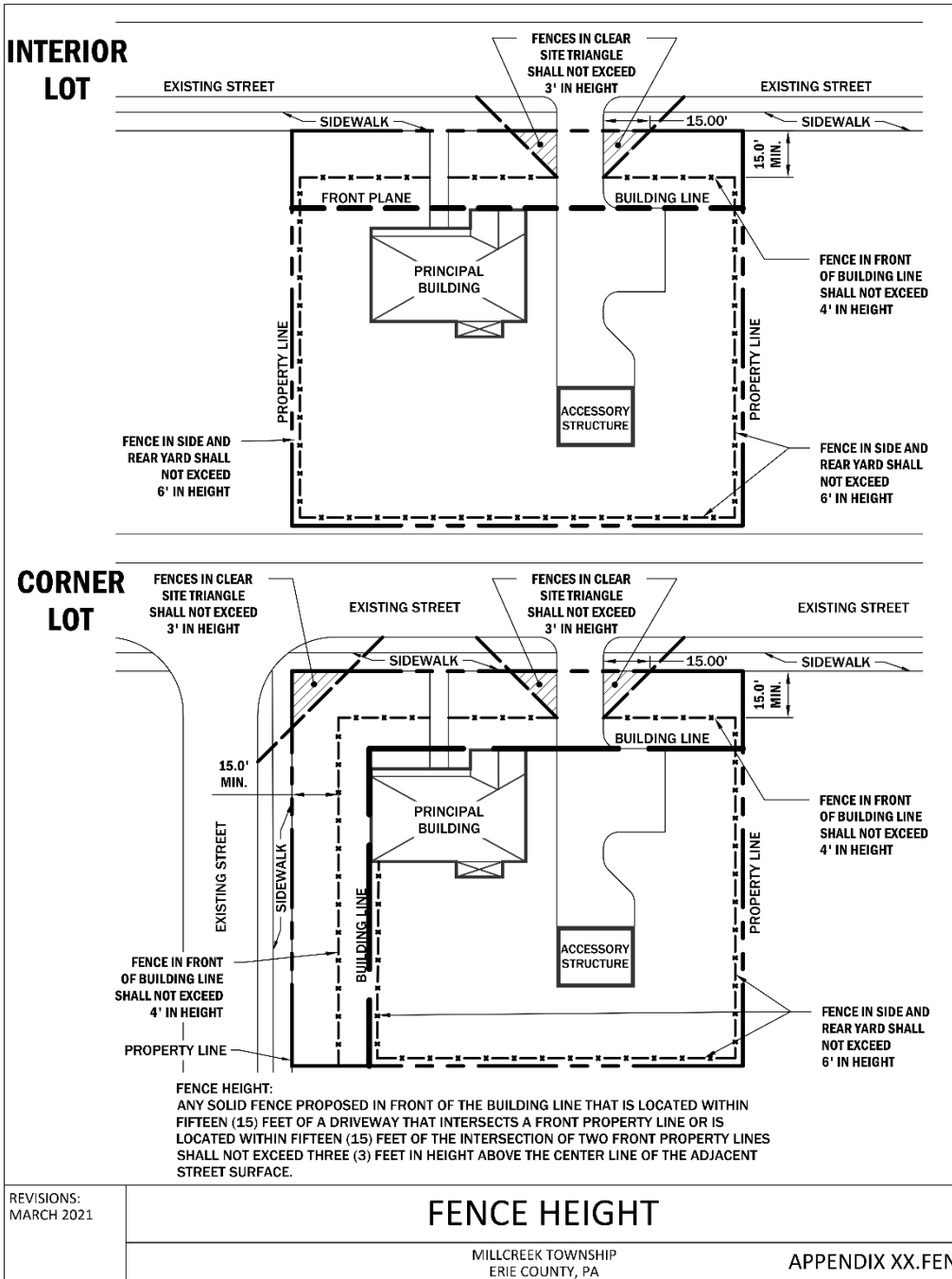


ZONING

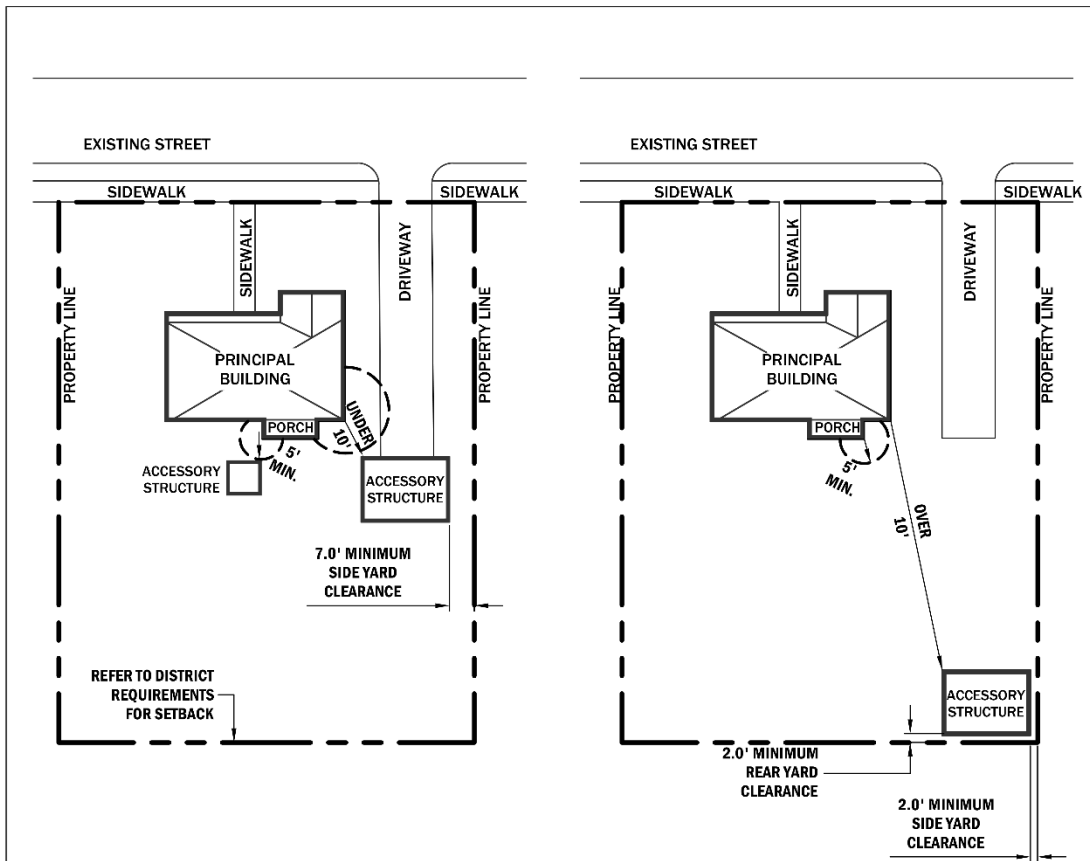
145 Attachment 3

Township of Millcreek

Illustrations



MILLCREEK CODE



ACCESSORY STRUCTURE LOCATION:

1. UNLESS OTHERWISE PROVIDED IN THIS CHAPTER, NO PART OF AN ACCESSORY BUILDING OR STRUCTURE SHALL BE LOCATED NEARER THAN 2 FEET FROM THE LOT PROPERTY LINE; PROVIDED, THAT IN RESIDENTIAL ZONING DISTRICTS, AN ACCESSORY BUILDING OR STRUCTURE MAY BE LOCATED A MINIMUM OF 2 FEET FROM THE LOT'S PROPERTY LINE SO LONG AS THE BUILDING OR STRUCTURE IS AT LEAST 10 FEET TO THE REAR OF A DWELLING AND AT LEAST FIVE FEET FROM A PORCH, PATIO OR DECK ATTACHED TO THE DWELLING. THE MEASUREMENT IS TO BE TAKEN IN A RADIUS FROM THE NEAREST POINT OF THE RESIDENCE.
2. FRONT, SIDE AND REAR YARDS AT LEAST EQUAL TO THOSE REQUIRED FOR A DWELLING ON THE SAME LOT SHALL BE PROVIDED, EXCEPT THAT WHERE SAID PRIVATE GARAGE OR ACCESSORY BUILDING IS LOCATED AT LEAST 10 FEET RADIALLY FROM THE NEAREST POINT OF THE DWELLING PROPER, AND AT LEAST FIVE FEET FROM A PORCH OR PATIO ATTACHED TO SAID DWELLING, THE MINIMUM SIDE YARD CLEARANCE SHALL BE TWO FEET.

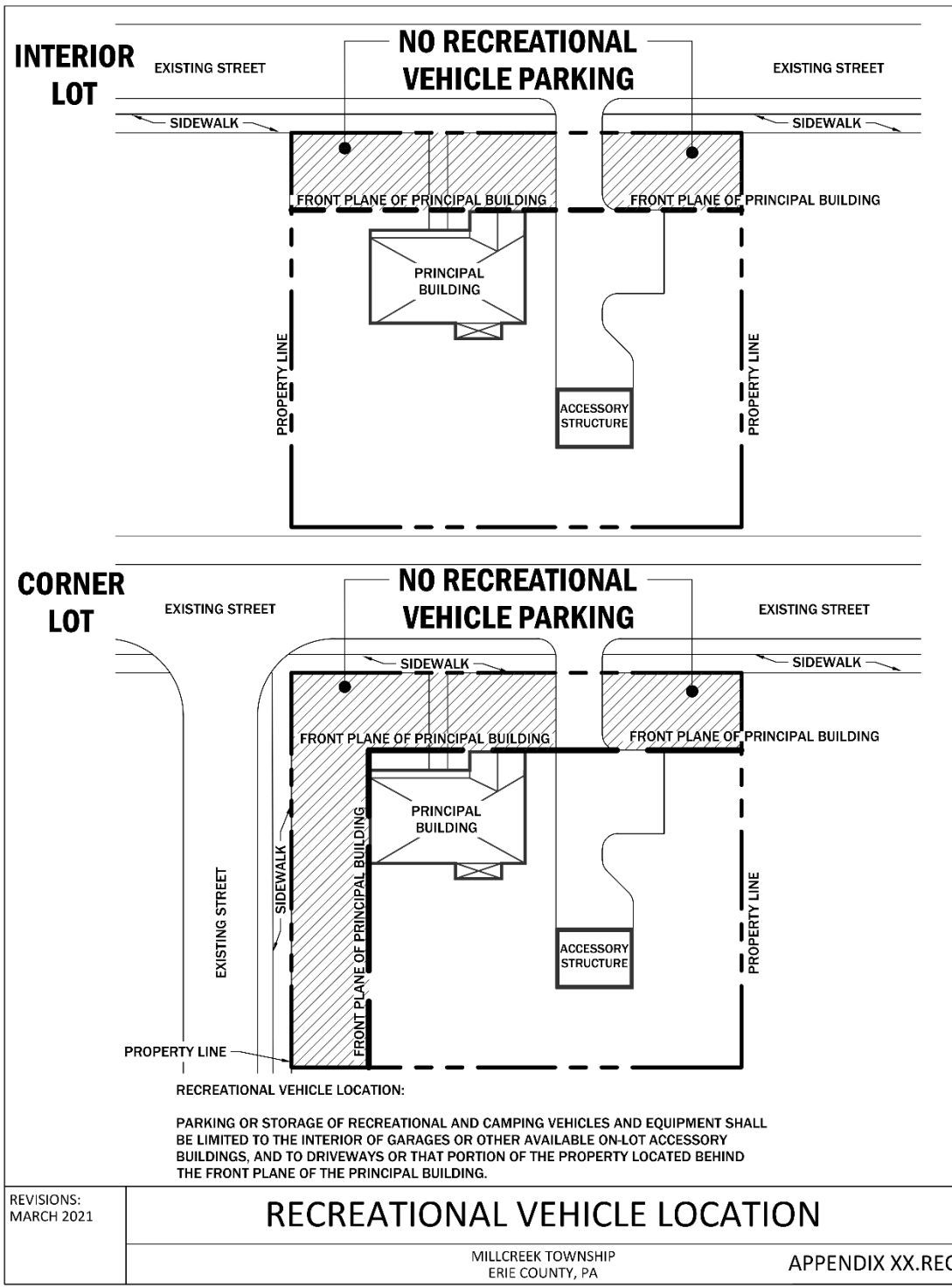
REVISIONS:
MARCH 2021

ACCESSORY STRUCTURE LOCATION

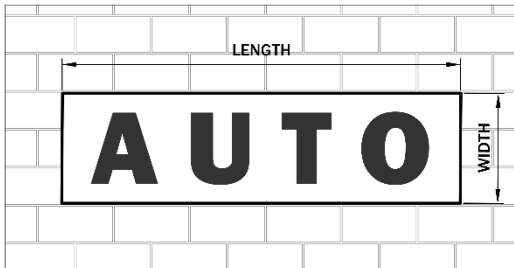
MILLCREEK TOWNSHIP
ERIE COUNTY, PA

APPENDIX XX.ASL

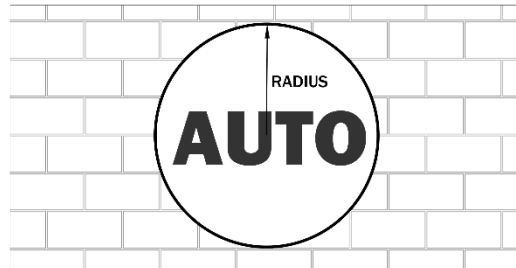
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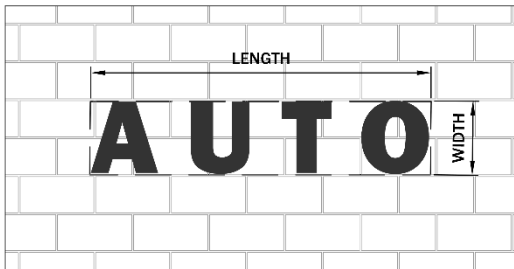
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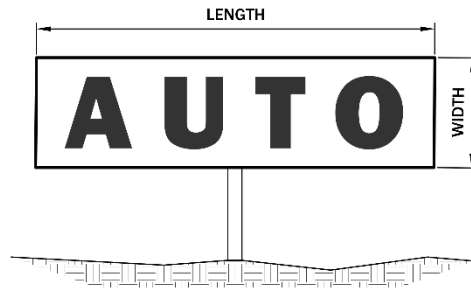
SIDE VIEW OF RECTANGULAR PLACARD SIGN ON SIDE OF BUILDING



SIDE VIEW OF CIRCULAR PLACARD SIGN ON SIDE OF BUILDING

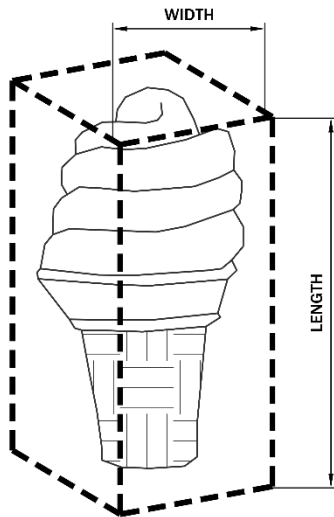


SIDE VIEW OF INDIVIDUAL LETTERS ON SIDE OF BUILDING



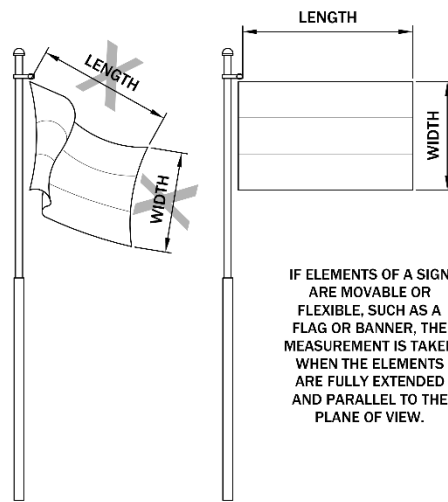
SIDE VIEW OF FREESTANDING SIGN

THE AREA OF A SIGN SHALL INCLUDE PERIMETER FRAMEWORK OR TRIM. WHERE THE SIGN CONSISTS OF INDIVIDUAL LETTERS, DESIGNS OR SYMBOLS ATTACHED TO A BUILDING, AWNING, WALL OR WINDOW, THE AREA SHALL BE THAT OF THE SMALLEST RECTANGLE THAT ENCOMPASSES ALL OF THE LETTERS, DESIGNS AND SYMBOLS.



SIDE VIEW OF THREE-DIMENSIONAL OBJECT SIGNAGE

SIGNS THAT CONSIST OF, OR HAVE ATTACHED TO THEM, ONE OR MORE THREE-DIMENSIONAL OR IRREGULARLY SHAPED OBJECTS SHALL HAVE A SIGN AREA OF THE SUM OF TWO ADJACENT VERTICAL SIGN FACES OF THE SMALLEST CUBE ENCOMPASSING THE SIGN OR OBJECT.



SIDE VIEW OF FLEXIBLE OR MOVABLE SIGNAGE

IF ELEMENTS OF A SIGN ARE MOVABLE OR FLEXIBLE, SUCH AS A FLAG OR BANNER, THE MEASUREMENT IS TAKEN WHEN THE ELEMENTS ARE FULLY EXTENDED AND PARALLEL TO THE PLANE OF VIEW.

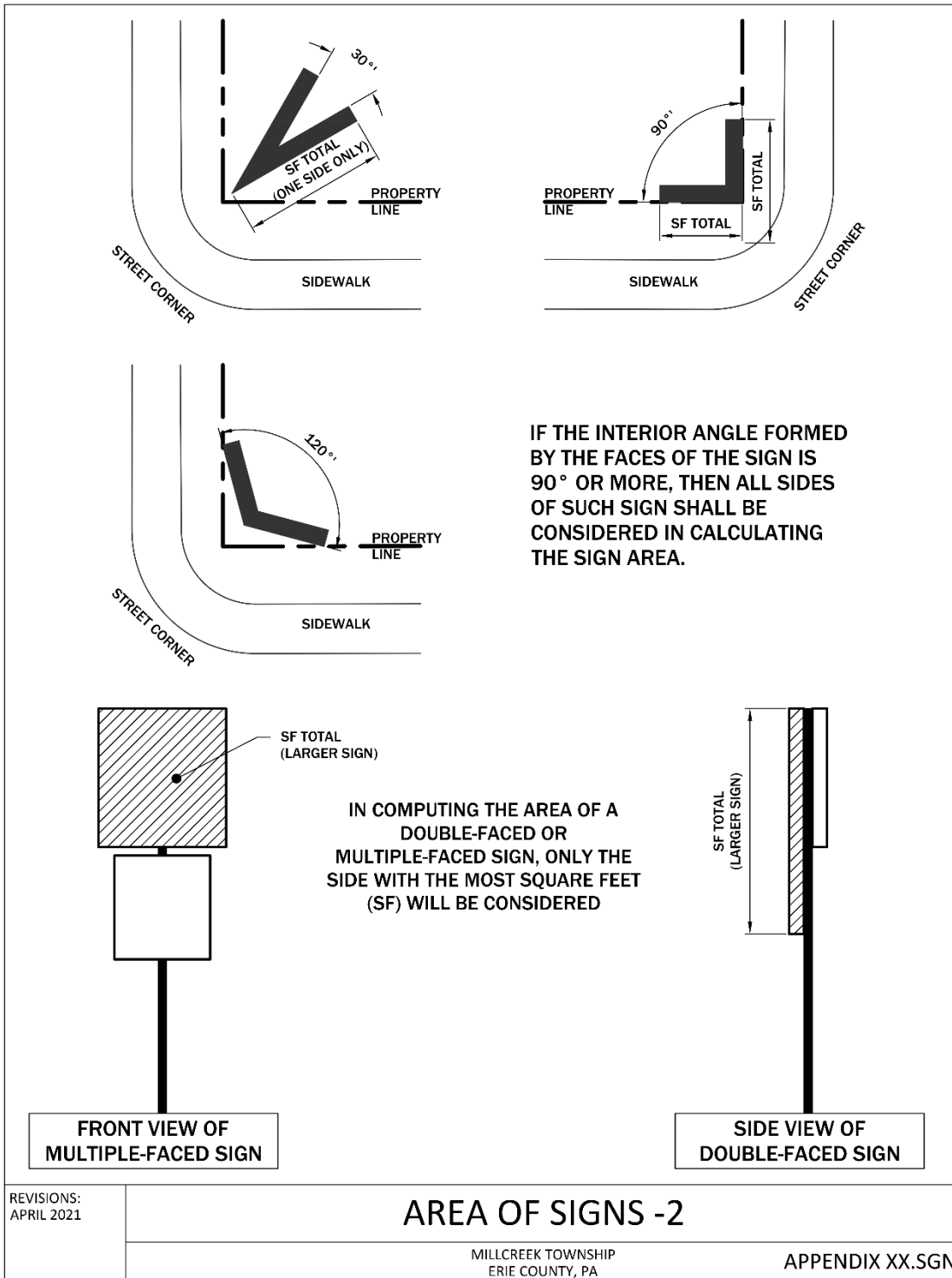
REVISIONS:
APRIL 2021

AREA OF SIGNS -1

MILLCREEK TOWNSHIP
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APPENDIX XX.SGN

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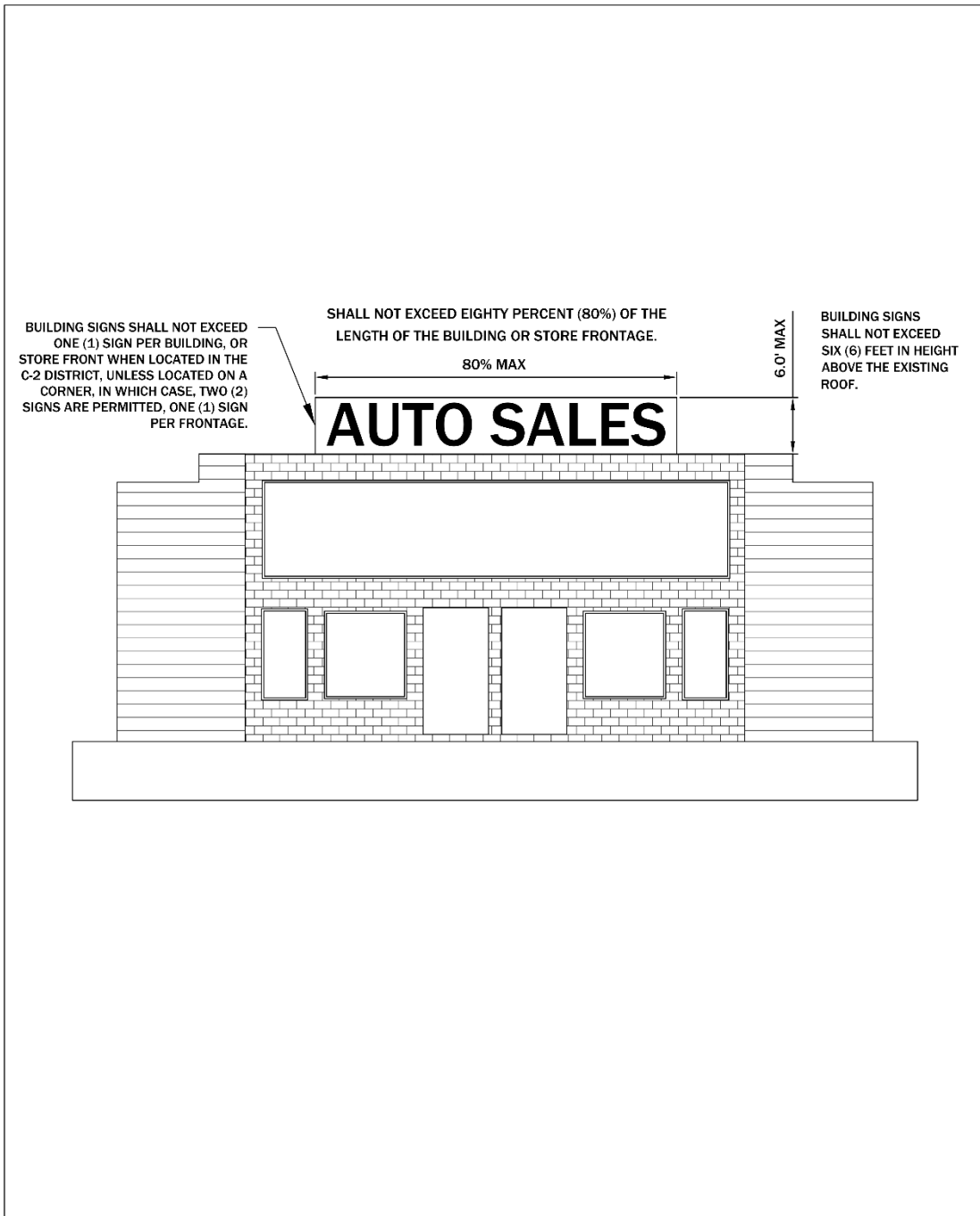
REVISIONS:
APRIL 2021

AREA OF SIGNS -2

MILLCREEK TOWNSHIP
ERIE COUNTY, PA

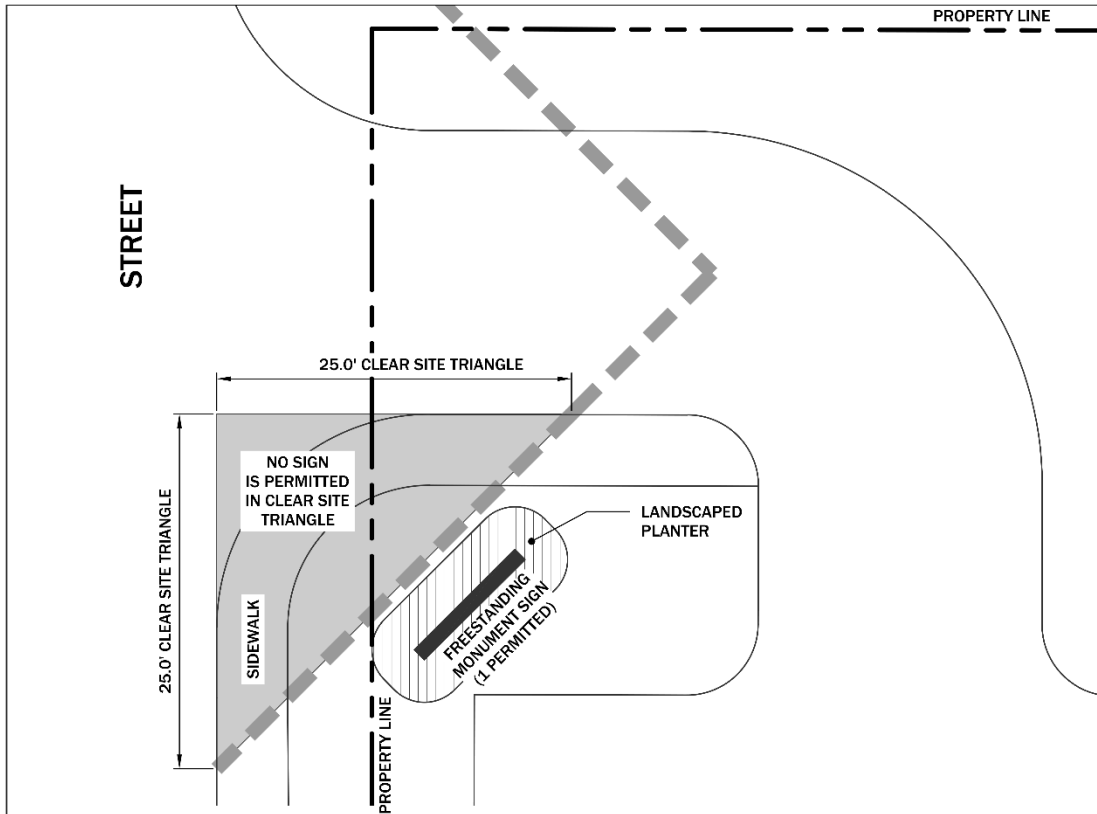
APPENDIX XX.SGN

ZONING



<p>REVISIONS: APRIL 2021</p>	<p>C-2 AND C-3 ZONING DISTRICTS: BUILDING SIGNS</p>
<p>MILLCREEK TOWNSHIP ERIE COUNTY, PA</p> <p style="text-align: right;">APPENDIX XX.SGN</p>	

MILLCREEK CODE



SIGNAGE SHALL BE BASED ON FRONTAGE AND RESTRICTED TO THE FOLLOWING MAXIMUMS:

PROPERTY FRONTAGE (FEET)	AREA (SQURE FEET)	HEIGHT (FEET)	WIDTH (FEET)
LESS THAN 100	25	8	10
100 TO 299	55, OR 0.33 PER LINEAR FOOT OF FRONTAGE, WHICHEVER IS LESS	8	10
300 OR MORE	65 OR 0.33 PER LINEAR FOOT OF FRONTAGE, WHICHEVER IS LESS	8	10

- A LANDSCAPED PLANTER IS PROVIDED WITH THE MINIMUM AREA TO BE EQUAL TO THE TOTAL AREA OF THE SIGN LOCATED WITHIN THE PLANTER.
- ONE (1) ADDITIONAL FREESTANDING MONUMENT SIGN IS PERMITTED FOR PARCELS OVER 600 FEET IN STREET FRONTAGE. THE ADDITIONAL SIGN SHALL COMPLY WITH SECTION VI-13B.3.

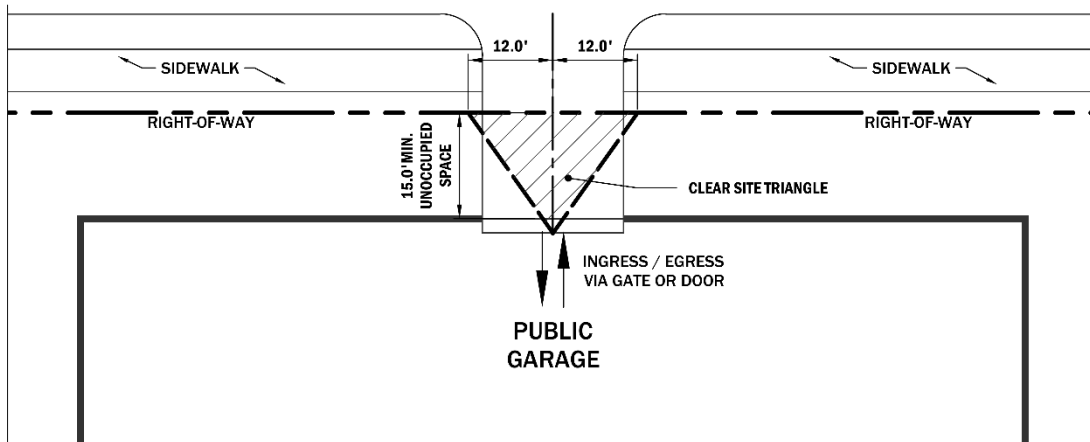
REVISIONS:
APRIL 2021

PI DISTRICT: MONUMENT SIGNS

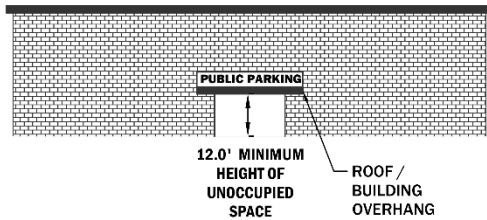
MILLCREEK TOWNSHIP
ERIE COUNTY, PA

APPENDIX XX.SGN

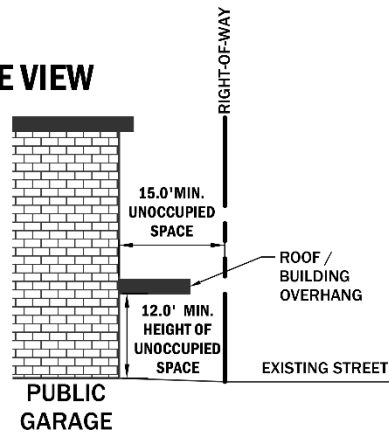
ZONING



FRONT VIEW



SIDE VIEW



AT ANY VEHICLE EXIT OPENING UPON A STREET A MINIMUM OF FIFTEEN (15) FEET OF UNOCCUPIED SPACE SHALL BE MAINTAINED BETWEEN ANY GATE OR DOOR AND THE RIGHT-OF-WAY LINE.

THE HEIGHT OF SUCH OPEN UNOCCUPIED SPACE SHALL BE NOT LESS THAN TWELVE (12) FEET.

THERE SHALL BE A CLEAR SIGHT TRIANGLE LOCATED BETWEEN A POINT AT THE CENTERLINE OF THE DOORWAY AND TWO POINTS ON THE RIGHT-OF-WAY LINE WHICH ARE TO BE LOCATED TWELVE (12) FEET ON EITHER SIDE OF THE EXTENSION OF THE CENTERLINE OF THE DOORWAY ON THE RIGHT-OF-WAY LINE.

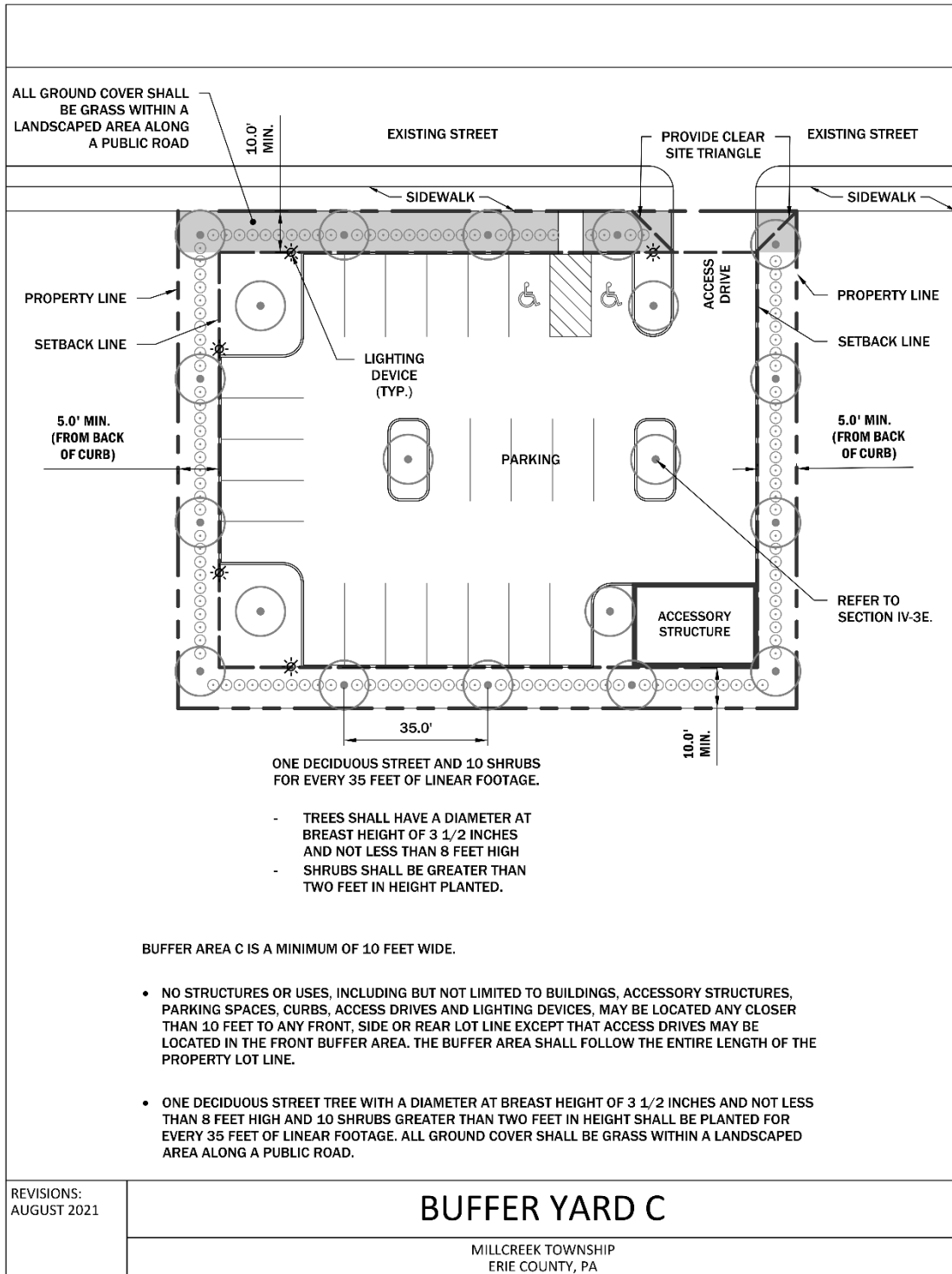
REVISIONS:
OCTOBER 2021

PUBLIC GARAGES

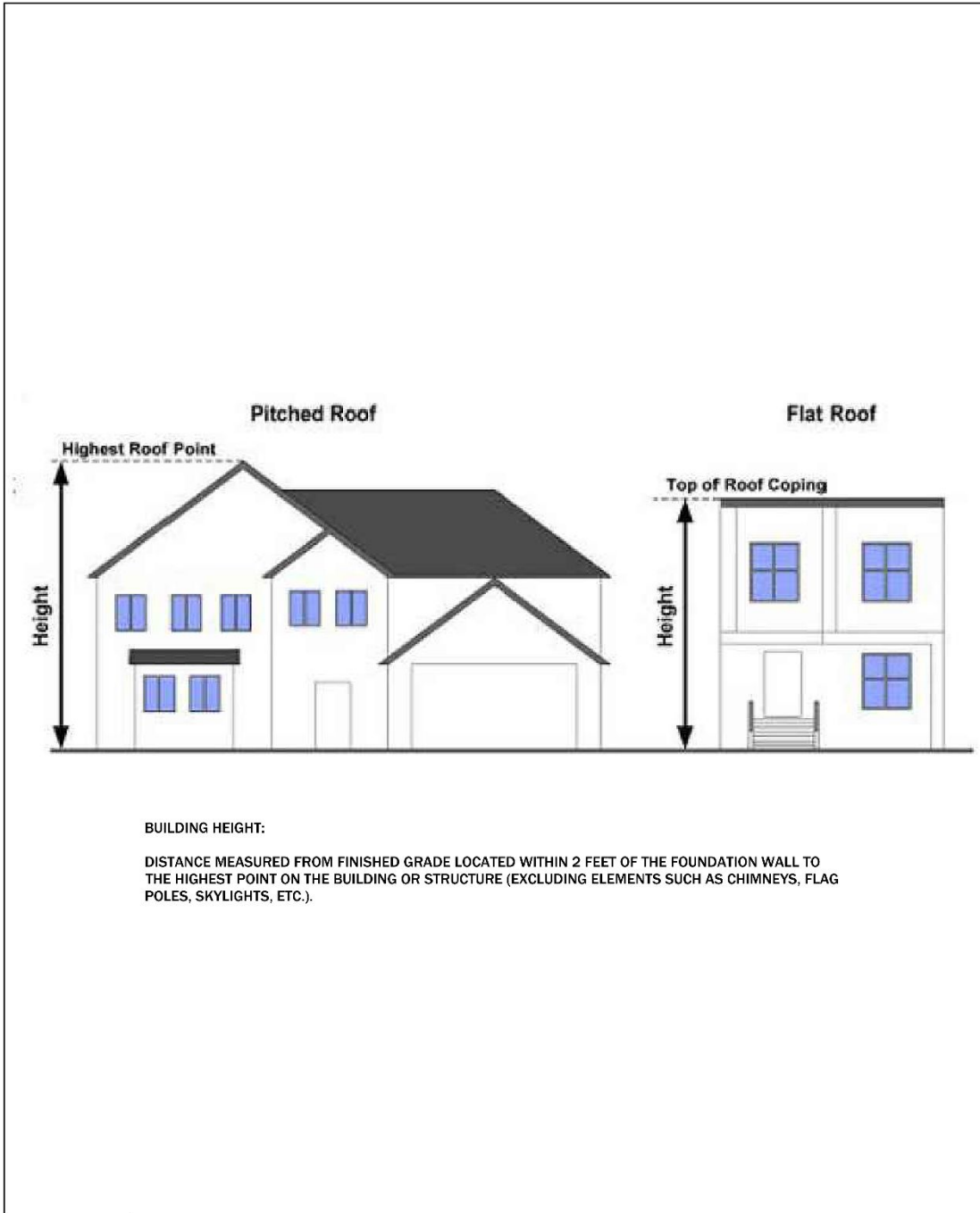
MILLCREEK TOWNSHIP
ERIE COUNTY, PA

APPENDIX XX.A

MILLCREEK CODE



ZONING



BUILDING HEIGHT:

DISTANCE MEASURED FROM FINISHED GRADE LOCATED WITHIN 2 FEET OF THE FOUNDATION WALL TO THE HIGHEST POINT ON THE BUILDING OR STRUCTURE (EXCLUDING ELEMENTS SUCH AS CHIMNEYS, FLAG POLES, SKYLIGHTS, ETC.).

REVISIONS: MARCH 2021	BUILDING HEIGHT
	MILLCREEK TOWNSHIP ERIE COUNTY, PA

APPENDIX XX.HGT