

ZONING
270 Attachment 1

Township of East Hempfield

TABLE 270-7.4.1 - REGULATIONS FOR PERMANENT SIGNS

[Amended 3-18-2015 by Ord. No. 2015-03; 6-7-2017 by Ord. No. 2017-04; 5-5-2021 by Ord. No. 2021-01; 4-20-2022 by Ord. No. 2022-07; 9-4-2024 by Ord. No. 2024-03]

Kind of Sign	Zone	Freestanding Signs				Building Signs		Other Requirements	Permit Required
		Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback From Street Right-of-Way (feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)		
Business and Identification signs (except Center and Development signs)	E C CBC RCC ME RB	1 per lot; Corner lots may have one additional freestanding to be placed on second frontage	80 See other digital sign requirements herein See other regulations for signs within the RCC zone, § 270-7.4.E	20	12 See Note 2	No Limit	1 per 1 linear foot of tenant space frontage, maximum 200	If a center sign is used, each tenant may not have a freestanding sign. Business signs for individual businesses must be located so they are identified with individual businesses, i.e., rather than being at the street frontage of a large center, away from the business they are identifying	Yes
Business and Identification signs	RL, RM VR VC AH (nonresidential uses only)	1 per lot	32	20	12	1 per lot	32	Window displays allowed. See other regulations for signs within the RCC zone, § 270-7.4.E	Yes
		Freestanding Signs				Building Signs			

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Kind of Sign	Zone	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback From Street Right-of-Way (feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)	Other Requirements	Permit Required
Mixed-use development center sign	E RCC	1 per lot, or 2 per lot containing 5 or more buildings and with direct access to both an arterial road and a collector or local road	350	30	12	N/A	N/A	Minimum separation (between any mixed-use development center sign located on a collector/local road and any other mixed-use development center sign): 350 feet. Minimum separation (between any 2 mixed-use development center signs located along an arterial road): 1,000 feet	Yes
Home-based business sign	All	1 per tenant space	2.25	6	5 from edge of curb or shoulder unless part of mailbox	1 per lot	2.25	Home-based business signs may include a name, an address, an occupation or activity and a logo or trademark; illumination is prohibited.	Yes

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Kind of Sign	Zone	Freestanding Signs				Building Signs		Other Requirements	Permit Required
		Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback From Street Right-of-Way (feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)		
Farm-based business sign	A H RB	1 per lot	12	20	6	1 per lot	24	Farm-based business signs may include a name, an address, an occupation or activity and a logo or trademark; illumination is prohibited	Yes
Center sign	E C CBC RCC ME	1 per principal entrance, maximum of 2	140	20	12	N/A	N/A	Only for centers such as shopping centers, office complexes, health campuses and industrial parks which require a minimum of 3 or more tenants.	Yes
	RB	1 per lot	140	20	12	N/A	N/A		Yes
Billboard, Digital Billboard signs; Permitted along Pennsylvania Department of Transportation limited access roadways	E CBC A	1 per lot See other billboard and digital billboard sign requirements herein	300	25 See other billboard and digital billboard sign requirements herein	35	N/A	N/A	Subject to additional requirements in § 270-7.4C. In addition, a billboard may have 2 surfaces with total of 2 messages, as long as surfaces are back-to-back or at angle of less than or equal to 45°.	Yes

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		Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback From Street Right-of-Way (feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)		
Digital signs	CBC RCC C E	1 per lot	80 See digital sign requirements herein	20	12 See note 2	N/A	N/A	Subject to additional requirements in § 270-7.3.CC.	Yes
	VC	1 per lot	32	20	12	N/A	N/A	Subject to additional requirements in § 270-7.3.CC.	Yes
Residential development sign	All	For each residential development, 1 per principal entrance, up to maximum of 2 entrances	20	6 in all zones	10	N/A	N/A	Residential development signs may include only the name of the development and may not include any commercial advertising	Yes
Nonresidential development sign	E RCC	For each development, 2 per principal entrance to the development, up to a maximum of 2 entrances	120	20	10	N/A	N/A		Yes

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Kind of Sign	Zone	Freestanding Signs				Building Signs		Other Requirements	Permit Required
		Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback From Street Right-of-Way (feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)		
Internal development sign	All	No limit	6, except 20 for banners	5, except banners shall not extend above the highest point of the light pole to which they are attached	10, except no setback is required if sign is no more than 30 inches high	N/A	N/A		Yes, for signs located at access drive intersections with a street; no otherwise
Public use sign	All	1 freestanding sign per principal entrance	40	6 in RL and RM Zones; 10 in all other zones	10	1 per lot	40		Yes

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TABLE 270-7.4.2 - REGULATIONS FOR OTHER SIGNS

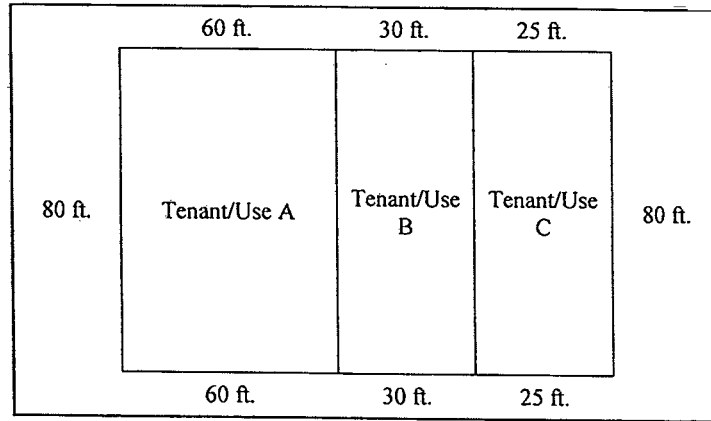
Kind of Sign	Zone	Permitted Time for Display	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback from Street Right-of-Way (feet)	Other Requirements	Permit Required
Limited duration sign	All	30 days to 90 days (anything to be displayed longer than 90 days is to be considered a permanent sign and subject to the applicable regulations)	1 per frontage, max of 2 per lot	6 in all residential zones, 24 in all other zones	6 in all residential zones, 10 in all other zones	10 15 feet on collector and arterial streets	May not be illuminated No off premise signs permitted. See Note 1	No
Temporary sign	All	Maximum 30 days per calendar year	1 per lot	6 in all residential zones, 32 in all other zones	6 in all residential zones, 10 in all other zones	10 See Note 2	May not be illuminated in residential zones See Note 1	No
Portable sign	A E CBC C RCC VC RB ME	Not to be displayed on any premise before 6:00 a.m. and removed each day before 10:00 p.m.; must be taken in during hours of non-operation and inelement weather	1 per lot	6 per face	4	10 If a sidewalk sign is used it shall not be more than 24 inches wide and 48 inches high if placed next to curb	If placed on a sidewalk, a minimum of 3 feet of unobstructed walkway shall be maintained May not be illuminated. No off premise signs permitted See Note 1	No

Note 1: Signs which are not removed within the time limits may be removed and impounded by the Township, and the Township may recover a fee equal to the cost of removal and storage.

Note 2: Setback is 12 feet from both property lines and street right-of-way lines.

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Illustration X
 [Added 6-7-2017 by Ord. No. 2017-04]

Calculation of Permitted Building Signage



Tenant/Use A:

Wall 1:	$60 \times 2 = 120$	→	100 sq. ft.
Wall 2:	$80 \times 2 = 160$	→	100 sq. ft.
Wall 3:	$60 \times 2 = 120$	→	100 sq. ft.
Total:			300 sq. ft.

Tenant/Use B:

Wall 1:	$30 \times 2 = 60$	→	60 sq. ft.
Wall 2:	$30 \times 2 = 60$	→	60 sq. ft.
Total:			120 sq. ft.

Tenant/Use C:

Wall 1:	$25 \times 2 = 50$	→	50 sq. ft.
Wall 2:	$80 \times 2 = 160$	→	100 sq. ft.
Wall 3:	$25 \times 2 = 50$	→	50 sq. ft.
Total:			200 sq. ft.

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Allocation of Permitted Building Signs

Tenant/Use A above is permitted a total of 300 square feet of building signs. Each of the following sign packages are examples of what would be permitted:

Package A: five building signs. Three located on Wall 2 with areas of 80, 20 and 40 square feet, respectively. One located on each Wall 1 and 3 with areas of 80 square feet each. The total building sign area is 300 square feet, which is permitted.

Package B: four building signs. Two located on Wall 2 with areas of 80 and 20 square feet, respectively. One located on Wall 1 with an area 160 square feet. One located on Wall 3 with an area of 40 square feet. The total building sign area is 300 square feet, which is permitted.

Package C: seven building signs. Two located on each of Walls 1, 2, and 3, which are 40 square feet each. An additional sign located on Wall 2 with an area of 20 square feet. The total building sign area is 300 square feet, which is permitted.