

ZONING

280 Attachment 2

Township of Lancaster

**Tables 12-2
PERMITTED NUMBER, AREA, HEIGHT, AND SETBACK FOR SIGNS**

Table 12-2-A

**BUSINESS SIGNS (EXCEPT CENTER SIGNS), HOME OCCUPATION SIGNS,
AND IDENTIFICATION SIGNS (EXCEPT DEVELOPMENT SIGNS AND
PUBLIC USE SIGNS)**

Number permitted and maximum area refer to the combined total of all the above kinds of signs; also see supplemental regulations for additional standards: business signs (§ 280-1206B), home occupation signs (§ 280-1206F), and identification signs (§ 280-1206G).

Types of Signs and Standards	Zoning Districts		
	S and Residential Districts R-1, R-2, and R-3	LC	GC and I
FREESTANDING SIGNS			
Number permitted per lot	1	1(a)	1(a)
Maximum area (square feet)	2	40(b)	(c)
Maximum height (feet)	6	20	20
Minimum setback from right-of-way (feet)	10	10	10
BUILDING SIGNS			
Number permitted per lot	2	No limit	No limit
Maximum total area of all building signs on lot (square feet)	2	1 1/2 square feet per linear foot of facade, up to a maximum of 200 square feet	
TOTAL OF ALL SIGNS			
Total number of signs permitted per lot	2	No limit	No limit
Maximum total area of all signs on lot (square feet)	2	200	280(d)

NOTES:

- (a) Number permitted on each lot (street) frontage, except that in a structure with multiple businesses, the individual businesses may not have their own freestanding signs.
- (b) Area permitted on each lot (street) frontage.
- (c) The area permitted on each lot (street) frontage is 40 square feet for lot (street) frontage up to 80 feet, plus one square foot per two feet of street frontage over 80 feet, up to a maximum of 80 square feet.
- (d) An additional freestanding sign is permitted for each additional lot (street) frontage, with the area to be calculated as indicated in Note (c) above, and with no freestanding sign to exceed 80 square feet.

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**Table 12-2-B
OTHER TYPES OF SIGNS**

(See supplemental regulations referenced in second column for additional standards; note that minimum setbacks apply to freestanding signs only and are to be measured from the right-of-way.)

Types of Signs and Standards	Supp. Regs.	Zoning Districts		
		S and Residential Districts R-1, R-2, and R-3	LC	GC and I
BILLBOARD				
Maximum area/surface (square feet)	§ 280-1206A	NA	300	300
Maximum height (feet)		NA	25	25
Minimum setback (feet)		NA	*	*
Number permitted		See § 280-1206A of this chapter for applicable standards		
CENTER SIGN				
Maximum area (square feet)	§ 280-1206C	20	80	80
Maximum height (feet)		6	20	20
Minimum setback (feet)		10	10	10
Number permitted per center		1 per principal entrance, up to a maximum of 2, except that there may be more than 2 if all entrances are at least 1,200 feet apart		
CONTRACTOR SIGN				
Maximum area (square feet)	§ 280-1206D	6	6	6
Maximum height (feet)		6	6	6
Minimum setback (feet)		*	*	*
Number permitted per lot		1 per contractor		
See § 208-1206D for multiple signs on 1 lot				
DEVELOPMENT SIGN				
Maximum area (square feet)	§ 280-1206H	20	20	20
Maximum height (feet)		6	20	20
Minimum setback (feet)		10	10	10
Number permitted per residential development	1 per principal entrance, up to a maximum of 2 entrances			
ELECTION SIGN				
Maximum area (square feet)		6	6	6
Maximum height (feet)		6	6	6
Minimum setback (feet)		10	10	10
Number permitted per lot		No limit		

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Types of Signs and Standards	Supp. Regs.	Zoning Districts		
		S and Residential Districts R-1, R-2, and R-3	LC	GC and I
GARAGE/YARD SALE SIGN	§ 280-1206E			
Maximum area (square feet)		6	6	6
Maximum height (feet)		6	6	6
Minimum setback (feet)		10	10	10
Number permitted per lot		1 per sale		
GOVERNMENT SIGN	None	Placed within rights-of-way; generally not regulated by this Article XII		
INCIDENTAL SIGN	§ 280-1206I			
Maximum area (square feet)		2	2	2
Maximum height (feet)		6	6	6
Minimum setback (feet)		10	10	10
Number permitted per lot		No limit		
NONPROFIT ORGANIZATION SIGN	§ 280-1206J			
Maximum area (square feet)		4	4	4
Maximum height (feet)		6	6	6
Maximum setback (feet)		NA*	NA*	NA*
Number permitted		As approved by the Board of Supervisors		
OPEN HOUSE SIGN	§ 280-1206K			
Maximum area (square feet)		6	6	6
Maximum height (feet)		6	10	10
Minimum setback (feet)		NA*	NA*	NA*
Number permitted per lot		1 on-premises open house sign; see § 280-1206K of this chapter for off-premises open house signs		
PUBLIC USE SIGN				
Maximum area (square feet)		40	40	40
Maximum height (feet)		6	10	10
Minimum setback (feet)		10	10	10
Number permitted per lot		1		
REAL ESTATE SIGN	§ 280-1206L			
Maximum area (square feet)		6	32	32
Maximum height (feet)		6	10	10
Minimum setback (feet)		10	10	10
Number permitted per lot		1 per lot (street) frontage, up to a maximum of 2 per lot		

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Types of Signs and Standards	Supp. Regs.	Zoning Districts		
		S and Residential Districts R-1, R-2, and R-3	LC	GC and I
SIDEWALK SIGN	§ 280-1206M	See § 280-1206M of this chapter for applicable standards		
Maximum area (square feet)				
Maximum height (feet)				
Minimum setback (feet)				
Number permitted per lot		1 per lot (street) frontage, up to a maximum of 2 per lot		
SPECIAL EVENT SIGN	§ 280-1206N			
Maximum area (square feet)		16	16	16
Maximum height (feet)		6	6	6
Minimum setback (feet)		10	10	10
Number permitted per lot		1 per lot per event		

NOTES:

NA = Not applicable

* = See supplemental regulations