

ZONING

420 Attachment 1

Borough of Quarryville

Table 1: Regulations for Permanent Signs
[Added 4-7-2014 by Ord. No. 406]

Kind of Sign	Zone	Total Signs on Lot		Freestanding Signs				Building Signs		Other Requirements	Permit Required
		Maximum Permitted Number (per lot)	Maximum Permitted Area (square feet)	Maximum Permitted Number (per lot)	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback from Street ROW (feet)	Maximum Permitted Number (per lot)	Maximum Permitted Area (square feet)		
Business sign (except center signs)	C/I C-1/C-2	2	80	1	60 ^a	20	12 ^b	2	40 ^a	Business signs for individual businesses must be located so they are identified with the individual business, i.e., rather than being at the street frontage of a large center, away from the business they are identifying	Yes
	MU PR	2	40	1	20	12	12	2	40		
Business sign	All other zones	1	6	1	6	6	10	1	6		Yes
Home occupation sign	R-1 R-2 R-3 R-4	1	2	1	2	6	10	1	2	A home occupation sign may include a name, an address, an occupation or activity, and a logo or trademark; there may be no illumination	Yes
Home occupation sign	All other zones	1	4	1	4	6	10	1	4		Yes

NOTES:

^a Building sign maximum: 40 square feet.

Freestanding sign maximum: 60 square feet.

^b Setback is 12 feet from both property lines and street rights-of-way lines, access drives and driveways.

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Table 1: Regulations for Permanent Signs (continued)

Kind of Sign	Maximum Permitted Number (per lot)	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback From Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Billboard (allowed only in C-2 Zone)	1	300	25	35	Subject to approval as a special exception use in addition, a billboard may have 2 surfaces with a total of 2 messages, provided that the surfaces are at an angle less than or equal to 45°	Yes
Center sign (allowed only in C/I Zone)	1 per street	100	20	12	Center signs are allowed only for centers such as shopping centers, office complexes, and industrial parks which meet at least 2 of the following minimums: (1) 5 units; (2) 20,000 square feet of building area; and (3) 5 acres of land.	Yes
Development sign	For each residential development, 1 per principal entrance, up to a maximum of 2 entrances	20	6	10	Development signs are allowed only for residential developments. They may include only the name of the development and may not include any commercial advertising.	Yes
Government sign	Placed within rights-of-way, generally not regulated by this section					
Incidental sign	No limit	2	6	10, except no setback is required if sign is no more than 30 inches high		No
Nonprofit organization sign	As approved by the Borough Council	4	6	Not applicable	May be placed in street right-of-way with the approval of the Borough Council	
Public use sign	1 building sign per lot and 1 freestanding sign per principal entrance	40	6	10		Yes

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Identification sign (except development signs and public use signs)	All zones except C/I and C-2	2	12	1	8	6	10	2	8		Yes
	C/I C-2	No limit	200	1 per street frontage, except that in a structure with multiple businesses, the individual businesses may not have their own freestanding signs	40 on each street frontage	20	10	No limit	1 1/2 per lineal foot of facade to which the sign is attached, up to a maximum of 200 of signage per lot ¹		Yes

NOTES:

¹ The length of the facade of an irregularly shaped building (e.g., a circular building, an “S” shaped building, or a building with one or more angles on the side in question) is the straight line distance between the two ends of the building.