

NEW HOPE BOROUGH
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE BOROUGH OF NEW HOPE, BUCKS COUNTY, PENNSYLVANIA,
AMENDING ARTICLE VII OF THE NEW HOPE BOROUGH ZONING ORDINANCE ["ZO"] TO UPDATE THE
REGULATIONS REGARDING SIGNS;

WHEREAS, the New Hope Borough Council ("Council") has enacted the New Hope Borough Zoning Ordinance, which, *inter alia*, provides regulations for development within the Borough, and;

WHEREAS, Council has determined it is in the best interest of the Borough to amend the regulations for signage;

WHEREAS, Council has determined that the Borough's existing sign regulations should be comprehensively updated to reflect current legal standards, community planning objectives, and technological advancements, and to promote clear, consistent, and content-neutral administration of signage within the Borough;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the New Hope Borough Council, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows, revised as follows:

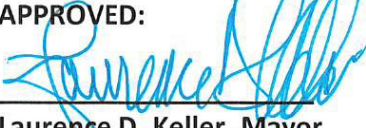
- I. STRIKE the existing language contained within Article VII, Signs of the ZO. /
- II. REPLACE Article VII, Signs, with the language included below.
- III. All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of the invalidity.
- IV. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance, the New Hope Borough Zoning Ordinance, or the Code of Ordinances of New Hope Borough.
- V. This Ordinance, as revised, shall become effective immediately following its legal enactment.

ENACTED and ORDAINED this 21 day of October 2025

ATTEST:


Peter Gray, Borough Manager


Ken Maisel, President

APPROVED:

Laurence D. Keller, Mayor

ARTICLE VII
Signs

§ 275-48. Purpose and intent.

- A. This Article regulates the size, dimension, location, placement and duration of signs for the protection of the health, safety, and welfare of the community and the natural, scenic, historic, and aesthetic values in the environment, while allowing for the promotion and freedom of expression by Borough businesses, residents, individuals, and organizations. This Article is further intended to:
- (1) Ensure that signs are designed, constructed, located, placed and maintained to protect pedestrians, cyclists, motorists, and operators and passengers of other lawful methods of transportation; and
 - (2) Allow for effective and aesthetic signs in all zoning districts to promote creative solutions and a visually attractive environment; and
 - (3) Reflect the development patterns detailed in the Comprehensive Plan.

§ 275-49. Definitions.

- A. The following terms shall have their meanings as indicated for the enforcement of this Article only. Any sign related term not defined here, shall be defined by its common usage.
- (1) Awning—A flexible material covered structure attached to the wall of a building or structure via internal or external supports that is intended to shelter a door, entrance, window, porch, patio, or deck.
 - (2) Canopy—A freestanding flexible material covered structure that is open on all sides and intended as shelter.
 - (3) Facade—The front or side of a building or structure that faces, or which is visible from, a public street, alley, navigable waterway, canal, trail, towpath, walkway, sidewalk, parking lot, or other public right-of-way, including the area from the ground level to the roof line of the building or structure.
 - (4) Illumination of signs—The artificial lighting of a sign..
 - (a) Internal illuminated—A sign internally illuminated by lighting concealed or contained within the sign.
 - (b) Externally illuminated—A sign lighted from a source outside of the sign.
 - (5) Non-conforming sign—A sign installed with an approved zoning permit issued prior to the adoption of this Article.

- (6) **Roofline**—The line where the wall meets the main roof of a building or structure, but not including any porch roof. If the roof is a mansard, sloping, or slanted, the roof line is the line where the wall meets the lowest part of the mansard, slope, or slant.
- (7) **Sign**—Any device, structure, fixture, display, painting, emblem, or other like-type visual aid, which is visible from a public right-of-way, that uses words, graphics, designs, drawings, depictions, images, colors, illumination, symbols, numbers, or letters, for the purpose of communicating a message to the public (collectively the “sign message”). The sign includes the sign face and any sign supporting structure.
- (8) **Sign area**—The total measured area of the sign face. The sign area of a multi-faced sign shall be measured on only one face, except that if the faces are not materially identical, each face shall be included in the total measurement. The sign area shall be computed by multiplying the greatest height by the greatest length of the sign face(s) exclusive of the sign supporting structures except if the supporting structure is internally illuminated, contains symbols, or includes a message. In the case of signs that have no definable edges, such as vinyl letters affixed to, printed on, or painted on, a window, wall, awning, canopy, or similar surface, the sign area shall be the area within a single, continuous perimeter enclosing the outside limits of the sign message.
- (9) **Sign clearance**—The distance from ground level to the lowest point on the bottom of the sign face. If the ground is sloping, a mound, or of irregular level, sign clearance is measured from the highest point of the ground to the lowest point on the bottom of the sign face.
- (10) **Sign face**—The entire area of the sign including the sign message, blank space(s) around the sign message, and the frame, but excluding the sign supporting structure, bracing, or decorative trim.
- (11) **Sign height**—The distance from ground level to the highest point on the top of the sign, including any bracket or frame holding the sign. If the ground is sloping, a mound, or of irregular levels, sign height is measured from the lowest point of the ground to the highest point of the sign.

§ 275-50. Sign Types

A. The sign types identified and defined below are not necessarily a complete list of the types of signs that may now exist or that may exist in the future, and shall not mean that the sign type is automatically permitted, in the Borough.

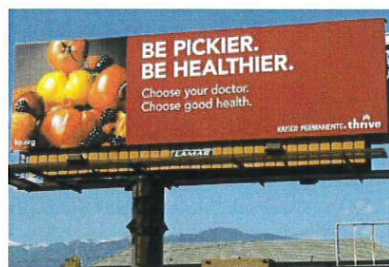
- (1) **Awning Sign** – A sign that is painted on, or affixed to, an awning.



- (2) Banner—A sign made of cloth, bunting, plastic, canvas, vinyl, or similar flexible material and attached to a building or strung between two structures. A banner also refers to a string of small flags or pennants attached to a building or between two structures. Typically, banners are displayed for a short period of time. See the specific regulations under Section 275-52 Prohibited Signs.



- (3) Billboard – A large outdoor advertising sign typically located where it is visible from a road, highway or other location with high pedestrian or vehicle traffic.



- (4) Canopy sign – A sign that is painted or printed on, or affixed to, a canopy.



- (5) Changeable copy sign – A sign or part of a sign where letters, numbers or like-symbols are attached manually to form a message that can be changed manually from time to time as needed. Not an electronic message sign.



- (6) Directory sign — A sign advertising a group of entities occupying one property or building, with the name of the property or building and the names of the individual entities located therein.



- (7) Electronic message sign—An internally illuminated sign, or portion thereof, whose content is capable of being changed electronically; may include computer programmable, microprocessor controlled, electronic or digital displays; may project a sign or advertising onto an object, building, or structure; and/or utilize like-kind technology not listed in this definition but which may be developed in the future.



- (8) Feather flag or teardrop flag—A sign made of cloth, vinyl, or a similar flexible material that is attached to a pole on one side and has a shape like a feather or a teardrop, with or without a logo or advertising message printed or painted on them.



- (9) Flag—A sign that is made of cloth, bunting, vinyl, canvas, or similar flexible material and is attached to a pole or staff along one edge or attached at two corners.



- (10) Ground sign—A sign permanently affixed to the ground and supported by a base and not attached to a building. Also commonly called a monument sign.



- (11) Informational sign—A small sign containing pertinent information such as locations and directions, warnings, and similar information, including for example, house number signs, house name signs, no trespassing signs, historic markers, direction signs with arrows for wayfinding, datestones or corner stones, and similar signs.



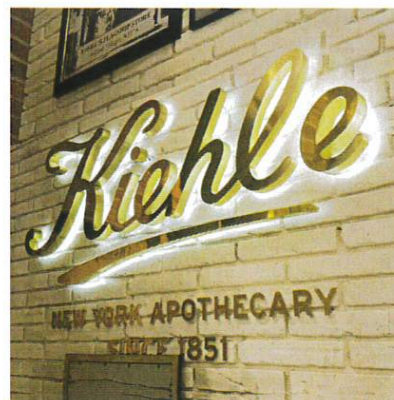
- (12) Menu sign—A sign that is attached to the exterior wall of a building or on a stand and designed so that a menu can be attached on the inside. Typically, a menu sign is made of metal with a glass door that locks.

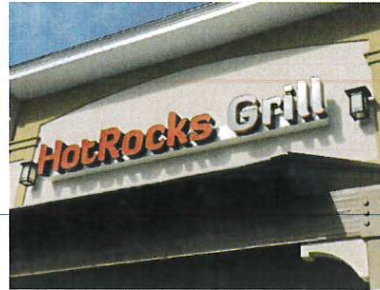


- (16) Temporary yard sign – A sign typically placed in the front yard for a short period of time. The sign is placed in the ground, not attached to a building or structure, and can be removed easily.



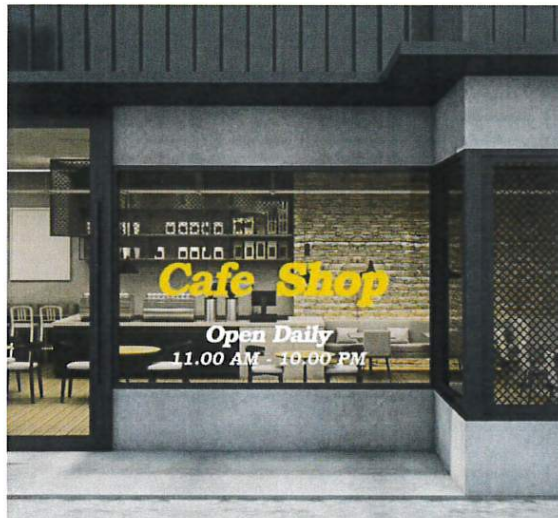
- (17) Wall sign—A sign that is attached, affixed, painted, or carved on a wall of a building or structure either horizontally or vertically. A wall sign also includes a sign that is made of individual letters attached directly to the wall or in a channel or raceway.





(18) Window sign

- (a) Permanent window sign - A sign that is painted on a window or affixed to a window using vinyl lettering or decals.



- (b) Temporary window sign - a sign placed on a window but not permanently attached to the window.



- (19) Projecting sign — A sign that is affixed to a building for support so that the sign is perpendicular to the wall of the building.



- (20) Portable signs — Any sign used, or intended to be used, for a short period of time, which is not affixed to a location on a building, structure or the ground and can be moved easily.



§ 275-51. General Sign Regulations.**A. Sign Permit Required.**

- (1) The erection or placement of a sign is regulated and requires a zoning permit unless a sign is specifically exempt from the permitting requirements set forth in this Article. The erection of a sign shall include any building, construction, attachment, hanging, suspension, alteration, repair, repainting, removal, relocation, or demolition of a sign of any type.
- (2) The Borough Zoning Officer will provide applications for sign permits, fee information, application requirements detailing submission of drawings and construction information, including whether the sign requires the issuance of a Certificate of Appropriateness in accordance with the procedures of the Historic Architectural Review Board Ordinance referenced in subparagraph F. below, and sign inspection requirements.

B. Location of signs.

- (1) A sign located within the right-of-way of a state or federal highway shall be limited to those placed or permitted by the state or federal government.
- (2) No sign shall be located within a public right-of-way or over a cartway, except for projecting signs, banners, or flags which may extend over a sidewalk and shall have a sign clearance of at least 8 feet, or except for a banner across a public street that has been permitted by the borough or state which shall have a sign clearance of at least 14 feet. No sign shall be arranged so that it interferes with or blocks sight lines of streets, sidewalks or driveways, or any other public rights-of-way, or conflicts with a traffic control device by color, location, shape, lighting, or any other characteristic. No sign shall be placed within the clear sight triangle as described in Section 275-39.A. No sign shall block means of ingress or egress for a building or structure.
- (3) Signs shall not be attached to any utility pole, or to any government installed sign, sign structure, or light pole, except if authorized in by the utility, government, or transportation agency.
- (4) Yard requirements. No portion of a sign shall be located closer to any street line or property line than 1/3 the required setback for the HC District and 1/2 the required setback for all other districts in which the sign is located, except as required elsewhere in the ordinance. If this requirement cannot be met, then the sign shall not be permitted on such properties.

C. Construction of signs.

- (1) Supports for a sign or sign structure shall conform to the requirements set forth in the Pennsylvania Uniform Construction Code, as amended.

- (2) Signs using electricity shall be installed in conformance with the Pennsylvania Uniform Construction Code, as amended.
 - (3) Every sign permitted must be constructed with durable materials and must be kept in good condition and in good repair or must be removed.
- D. Zoning information. No sign shall be erected that states or implies a use of the property that is not permitted in the zoning district under this chapter, unless the sign pertains to a legally established nonconforming use on that property.
- E. Nonconforming signs. All valid nonconforming signs and all signs granted a sign permit prior to the adoption of this Article may remain. A nonconforming sign may be replaced with a sign that matches the size and shape of the existing nonconforming sign or may be repaired, maintained, or refaced. If necessary, the nonconforming sign may be temporarily removed for repair, maintenance, or refacing, and may continue as a nonconforming sign.
- F. Signs in the Historic District. A sign to be erected in the New Hope Historic District, which, in addition to the requirements of this Article, shall comply with the regulations in Chapter 10 of the Borough Code governing the Historical Architectural Review Board (HARB), and the *Design Guidelines for the New Hope Historic District*. The Boundary of the New Hope Historic District can be found on the New Hope Zoning Map on the Borough web site.
- G. Exempt Signs. The following signs are permitted in all zoning districts and do not require a permit. However, they must comply with the regulations in this section.
- (1) Official highway signs, signs authorized by federal, state, or local governments; historic markers authorized by federal, state, or local governments; historic markers placed by individuals, for profit organizations, or non-profit organizations; cornerstones, and datestones placed on buildings.
 - (2) Temporary window sign: A sign for the purpose of advertising a sale, grand opening, new products or services. Temporary window signs may have a total combined sign area of no more than two square feet and the temporary window sign shall not result in more than 10 percent of the window area being covered. The sign may be in place no longer than 15 days and the same sign cannot be displayed again for 30 days. The applicant shall inform the Zoning Officer of the time period during which a sale, grand opening, new products or services sign will be in place.
 - (3) Flags: Flags shall have a sign clearance of 8 feet above walkways measured from the bottom of the flag to the ground. Any number of flags are permitted, however the total area of flags for any one property shall not exceed 48 square feet. Sign height shall not exceed 20 feet.
 - (4) Temporary Yard Signs: The sign shall not be more than 6 square feet in area and not more than 4 feet in height. No more than 2 temporary signs may be displayed at one time. A temporary yard sign shall not be displayed for more than 90 days and may not be

displayed again for 60 days; shall not be placed in a public right-of-way; and may only be placed on a property with the permission of the owner.

- (5) Activity signs for community groups and special events: a sign advertising a temporary civic, social, community or fund-raising gathering or activity, including, but not limited to, exhibits, shows, sales, or specials events, provided that all of the following conditions are met:
 - (a) The applicant shall obtain written permission to erect such signs from all property owners involved and from the Zoning Officer.
 - (b) The size of any such sign shall not exceed 24 square feet.
 - (c) No more than one sign shall be permitted on a single property.
 - (d) The signs shall not be posted for more than 30 days before the occurrence of the activity or event to which they relate and must be removed within two days after the date of the event. The same sign may not be displayed more than 3 times per year.

§ 275-52. Prohibited signs.

A. The following signs are prohibited:

- (1) Any sign that flashes, rotates, revolves or oscillates.
- (2) Any animated signs, movable message signs or signs with internally electrically generated messages or symbols; no sign shall consist of any moving, rotating, or otherwise animated part or message.
- (3) Any sign that is animated or illuminated by the use of neon, plasma, or any form of lighted or energized material within tubes or other shapes.
- (4) Any novelty sign, including but not limited to an object (e.g., tire, automobile, food product, etc.), unless the novelty object or item is part of a sign that otherwise complies with this chapter and represents 20% or less of the total sign area.
- (5) Any roof sign, i.e., any sign placed above the roofline of a flat roof or the lowest point of eaves of a sloping or mansard roof. This includes signs placed above the roofline of a pent roof, porch roof, or any roof below the uppermost roof of the building.
- (6) Any sign placed or maintained in such a manner as to interfere with any traffic control device, electric light, power, telephone, cable or utility wires, or the supports thereof.
- (7) Any banner sign except for a temporary sign approved by the Zoning Officer to identify a special event. The banner shall not be in place for more than 30 days before the occurrence of the special event and must be removed within two days after the date of

the event. The same banner may not be displayed more than 3 times per year.

- (8) Any suspended or attached pennant sign that blows in the wind. Any sign, device or figure that moves with the wind.
- (9) Any portable sign placed on a sidewalk or in the public right-of-way as prohibited by New Hope Borough Code Chapter 233, Streets and Sidewalks. Also, any portable sign on a vehicle or trailer which is parked on a public right-of-way or on public or private property so as to be visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same or on another property.
- (10) Any sign nailed or in any way attached to a tree, utility pole, streetlight pole, street identification sign, another sign, mailbox, fence, rock or natural features, traffic signal device, or other regulatory device, such as stop signs, yield signs, etc.
- (11) Special promotional devices. Temporary signs or spectacular displays, such as floodlights, banners, pennants, or any temporary signs which are not readily measurable for the purpose of determining compliance with the size or area limitations for signs contained in this article, shall be considered as § 275-22D temporary structures or uses and shall comply with the requirements of Article IV, § 275-22D of this chapter.
- (12) Signs, which by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with traffic control signs or signals, including, but not limited to, signs containing words such as "stop," "look," or "danger."
- (13) Signs erected at or near the intersections of any streets in such a manner as to materially obstruct free and clear vision.
- (14) Signs not properly maintained, showing neglect, or in a dilapidated or hazardous condition as determined by the Code Official.
- (15) Abandoned signs. Signs which have not identified or advertised a business, service, owner, product, or activity for a period of at least 30 days.
- (16) Signs placed on benches bearing advertising matter.
- (17) Snipe signs or any other sign made of any material when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects, and the advertising matter appearing thereon is not applicable to the use of the premises upon which such sign is located.
- (18) Any billboard (outdoor advertising sign) except as provided for in § 275-53 of this chapter.

- (19) Any electronic message sign.
- (20) Signs erected within five (5) feet of the Delaware Canal and all adjacent lands, aqueducts, and drainage channels owned by the Commonwealth, and as further defined in Article II, except those authorized by the Commonwealth or its designated agencies as may be applicable.
- (21) Any feather flags or tear drop flags except as a temporary sign located in the HC, SC, and LI Districts. Sign area shall not exceed 36 square feet. Sign height shall not exceed 12 feet. Must be safely secured by placement into the ground only. Shall not be fastened on to hard surfaces. Must be setback at least 15 feet from the street line. The feather flags or tear drop flags shall not be in place for more than 30 days. The same sign may not be displayed more than 3 times per year.

§ 275-53. Billboard

A. Billboards are prohibited except as set forth in this section.

- (1) A billboard or outdoor advertising sign is any sign designed for identifying or advertising a specific establishment, merchandise, service, product, or entertainment, which exists or is sold, produced, manufactured, and/or furnished at a place other than on the property on which the sign is located.
- (2) Billboards are permitted only upon special exception approval in accordance with this section and all other applicable provisions of this chapter.
- (3) Billboards are permitted as the single principal use of a lot and shall not be located on a lot with any other principal use. Only one billboard sign shall be permitted on a single lot.
- (4) Billboards are only permitted on properties with frontage on U.S. Route 202. Such signs must be located within 200 feet of the U.S. Route 202 legal right-of-way.
- (5) Billboards shall not be erected upon or within any protected natural resource.
- (6) The total area of any billboard shall not exceed 150 square feet, including border and trim but excluding supports.
- (7) The maximum height of any billboard measured from the average grade around the sign base shall not exceed 20 feet.
- (8) All billboards shall be permanent freestanding signs erected upon the ground. No off-premises sign shall be erected upon, painted on, applied to, attached to and/or supported by a building, vehicle or other structure.
- (9) Billboards shall not be illuminated, shall not flash, rotate, revolve, oscillate, be animated or have any type of internally electrically generated character, message or symbol.

- (10) Billboards shall not be electronic messaging signs, as defined in § 275-50 of this chapter.

§ 275-54. Permanent signs by Zoning District.

A. The following permanent sign types are permitted in the **R1, R2, RB** zoning districts:

- (1) Informational signs. Sign area shall not exceed 2 square feet. Maximum sign height is 12 feet. The sign shall not be illuminated. No more than 3 informational signs are allowed per property.
- (2) For Use 275-14H bed-and-breakfast. One ground sign or pole sign is permitted per property. The ground sign or pole sign may only be externally illuminated. The sign area shall not exceed 20 square feet, and the sign height shall not exceed five feet. Alternatively, one projecting sign is permitted which shall only be externally illuminated. The projecting sign area shall not exceed eight square feet and the sign height shall not exceed 12 feet.
- (3) For Uses 275-15H religious use, 275-15C libraries or museum, 275-15E public recreation facility, and 275-15L interpretive center. One ground sign, or pole sign, is permitted which may also have a changeable message sign. The sign may be either internally or externally illuminated. Sign area shall not exceed 30 square feet and sign height shall not exceed six feet.
- (4) For Use 275-14B cluster development or any other residential subdivision or multi-family development with more than 10 dwelling units. A cluster development or other residential subdivision or multi-family development may have one ground sign or pole sign per entrance. The sign(s) shall be located near the entrances to the development and shall only be externally illuminated. The sign area shall not exceed 32 square feet and the sign height shall not exceed 8 feet.

B. The following sign types are permitted in the **RC, MU, and PRD** zoning districts:

- (1) Informational signs. Sign area shall not exceed 2 square feet. The maximum sign height is 12 feet. Informational signs shall not be illuminated. No more than 4 informational signs are allowed per property.
- (2) Use 275-14H bed-and-breakfast. One ground sign or pole sign is permitted. The sign shall be externally illuminated, or not illuminated. The ground sign or pole sign area shall not exceed 25 square feet. The ground sign or pole sign height shall not exceed 6 feet. One projecting sign is permitted. The projecting sign shall be externally illuminated, or not illuminated. The sign area shall not exceed 7 square feet. The sign shall not exceed 12 feet in height. The projecting sign shall have a sign clearance of at least 8 feet.
- (3) Use 275-14.D Multi-family dwelling of 10 units or more, or any other residential subdivision with more than 10 units on the site. One ground sign or one pole sign is permitted per entrance. Sign shall be externally lit, or not illuminated. Sign area shall not exceed 75 square feet. Sign height shall not exceed 7 feet. The sign(s) shall be placed at

the entrances to the development.

- (4) Uses 275-15H religious use, 275-15B Schools, 275-15C libraries or museum, 275-15E public recreation facility, 275 -15K Emergency Services, and 275-15L interpretive center. One ground sign, or pole sign, which may also have a changeable message sign is permitted. The sign may be either internally or externally illuminated. The ground sign or pole sign area shall not exceed 30 square feet. The sign height shall not exceed 6 feet. One projecting sign is permitted which shall be externally illuminated or not illuminated. The sign area shall not exceed 8 square feet. The sign height shall not exceed 12 feet. The projecting sign shall have a sign clearance of at least 8 feet.

C. In the **LC, CC, and Riverfront Cultural Overlay**, any combination of not more than 2 of the sign types listed below are permitted:

- (1) Awning sign—The sign area of an awning sign shall not exceed 55 percent of the face of the awning. A sign shall not be permitted on the slope or the sides of the awning. Awnings with signs shall meet the standards in New Hope Borough Code Chapter 233, Streets and Sidewalks. One awning sign is permitted per facade. Awning signs shall not be permitted above the first floor.
- (2) Canopy sign—A sign may be attached to the face of a canopy. The sign area of a canopy sign shall not exceed 65 percent of the area of face of the canopy. Sign height shall not exceed 12 feet.
- (3) Projecting sign—The sign area of a projecting sign shall not exceed 12 square feet, shall not extend more than 6 feet from the wall of the building, and must have a sign clearance of at least 8 feet. Projecting signs must be externally illuminated. A projecting sign shall not be placed above the eaves of a structure. Any nonparallel wall sign is a projecting sign.
- (4) Permanent window sign—The sign area shall not exceed 40 percent of the window area. If there is more than one window each window sign must not exceed 40 percent of the area of each window. Permanent window signs shall not be illuminated.
- (5) Wall sign—No single wall sign shall exceed 24 square feet in area. One sign is permitted per façade as defined in this subsection. No more than four wall signs are permitted per building. Sign height shall not exceed 18 feet. Wall signs may be externally illuminated.
- (6) Directory sign—Shall not exceed 5 square feet. The sign shall not be illuminated. One directory sign is permitted per facade. Sign height shall not exceed 12 feet.

D. In the **LI, HC and SC** zoning districts, any combination of not more than 3 of the sign types listed below are permitted:

- (1) Awning sign—The sign area of an awning sign shall not exceed 55 percent of the face of the awning. A sign shall not be permitted on the slope or the sides of the awning. Awnings

with signs shall meet the standards in New Hope Borough Code Chapter 233, Streets and Sidewalks. One awning sign is permitted per facade. Awning signs are not permitted above the first floor of the building.

- (2) Canopy sign—A sign may be attached to the face of a canopy. The sign area of a canopy sign shall not exceed 65 percent of the area of face of the canopy.
 - (3) Projecting sign—The sign area of a projecting sign shall not exceed 12 square feet, shall not extend more than 6 feet from the wall of the building, and must have a sign clearance of at least 8 feet. Projecting signs must be externally illuminated. A projecting sign shall not be placed above the eaves of a structure. Any nonparallel wall sign is a projecting sign.
 - (4) Permanent window sign—The sign area shall not exceed 40 percent of the window area. If there is more than one window each window sign must not exceed 40 percent of the area of each window. Permanent window signs shall not be illuminated.
 - (5) Wall signs—No single wall sign shall exceed 48 square feet in area. One sign is permitted per business except if the business is on a corner, then a second wall sign is permitted but cannot exceed 24 square feet in sign area. The height of the wall sign shall not exceed 20 feet. Wall signs may be internally or externally illuminated.
 - (6) Pole signs—Sign area shall not exceed 75 square feet. Shall not exceed 16 feet in height. May be externally or internally illuminated. Must be setback at least 20 feet from the street line, side property line, or rear property line.
 - (7) Ground signs—Sign area shall not exceed 40 square feet. Shall not exceed 6 feet in height. May be externally or internally illuminated. Must be setback at least 25 feet from the street line.
 - (8) Changeable message signs—May be either internally or externally illuminated, sign area shall not exceed 30 square feet, sign height shall not exceed 6 feet, sign shall be set back a minimum of 3 feet from the street line.
 - (9) Directory sign—Shall not exceed 25 square feet. The sign shall not be illuminated. One directory sign is permitted per facade. Sign height shall not exceed 16 feet. Must be set back at least 20 feet from the street line.
- E. Accessory offices to a principal dwelling (as defined in §275-22.B) are permitted to have the following signs in all zoning districts:
- (1) Number: No more than one sign shall be placed on a property containing an accessory office.
 - (2) Types permitted: Pole sign, projecting, or wall.

- (3) Size: three square feet maximum.
 - (4) Height of pole sign: five feet maximum.
 - (5) Illumination: Accessory office signs may be externally illuminated during hours of office operation only.
-