

ZONING

220 Attachment 2

Township of Lower Allen

ZONING ORDINANCE SIGN TABLE – BY ZONING DISTRICT
[Amended 10-13-2014 by Ord. No. 2014-06]

Zoning District	Maximum Height	Maximum Area (square feet)	Number of Signs
Permitted Residential Uses in All Districts	6 feet	6 per face	1 per use
Permitted Nonresidential Uses in R-1, R-2, R-3 and MUN Districts	Building sign: highest point on the wall	40 per face	1 per building
	Freestanding sign: 6 feet, except 10 feet in MUN District	40 per face	1 per lot
Permitted Nonresidential Uses in C-1, C-3, I-1, I-2 and I-3 Districts	Building sign: highest point on the wall	1.5 per linear foot of building wall ¹	No limit
	Freestanding sign: 20 feet	40 per face	1 per street frontage
Permitted Nonresidential Uses in C-2 District	Building sign: highest point on the wall	1.5 per linear foot of building wall ^{1,2}	No limit
	Freestanding sign: 20 feet ^{3,4}	40 per face ^{5,6,7}	1 per street frontage
Permitted Nonresidential Uses in C-4 District (excluding malls)	Building sign: highest point on the wall	1.5 per linear foot of building wall ^{1,2}	No limit
	Freestanding sign: 20 feet ³	40 per face ^{5,9}	1 per street frontage
Malls in C-4 District	Building sign: highest point on the wall	2.25 per linear foot of building wall for businesses in detached buildings; ^{2,10} otherwise 1.5 per linear foot of building wall ^{1,2}	No limit
	Mall identification sign: 80 feet when located along a limited access highway; otherwise, 25 feet	250 per face ¹¹	One along each street frontage of the mall
	Mall directional sign: 12 feet	45 per face	1 per street access to mall

LOWER ALLEN TOWNSHIP CODE

NOTES:

- ¹ Area may be increased by 25% if located a minimum of 100 feet beyond the thirty-foot minimum yard setback from the right-of-way line.
- ² Maximum area of 32 square feet is permitted for uses with less than 21.3 linear feet of building wall.
- ³ Height may be increased by 10 feet if located along a limited access highway right-of-way.
- ⁴ Height may be increased by five feet if located a minimum of 20 feet beyond the thirty-foot minimum yard setback from the right-of-way line.
- ⁵ Area may be increased by 40 square feet per face if located along a limited access highway right-of-way.
- ⁶ Area may be increased by 20 square feet per face if located a minimum of 20 feet beyond the thirty-foot minimum yard setback from the right-of-way line.
- ⁷ Multiple nonresidential uses must share a freestanding sign. An additional 10 square feet per face is permitted for each use, up to a maximum of 30 additional square feet per face.
- ⁸ One additional freestanding sign may be erected to identify a shopping center.
- ⁹ Each freestanding sign face may be increased in area one square foot for each 6,000 square feet of gross floor area over 240,000.
- ¹⁰ Area may be increased by 25% if the sign is located a minimum of 80 feet from the right-of-way line if facing a limited access highway and 100 feet from the right-of-way line if facing any other street or property line.
- ¹¹ If located along a limited access highway, area may be increased one square foot for each 300 square feet of gross floor area over 240,000. In no case shall the mall identification sign along a limited access highway exceed an area of 950 square feet per face.

ZONING

ZONING ORDINANCE SIGN TABLE – BY SIGN TYPE

Sign Type	Maximum Height	Maximum Area (square feet)	Number of Signs
Freestanding	3.5 feet, if < 10 feet from R.O.W. line Specific Zoning District limits apply if > 10 feet from R.O.W. line		
Memorial Freestanding Sign Building Sign	:	10 per face 10 per face	One per street frontage
Building ⁷	May not project horizontally beyond or vertically above the face of the building.	Limited to maximum for freestanding sign in the district	
Outdoor Advertising (Billboards)	25 feet	300 per face in C-2, C-4 and I-3 Districts ³ 672 per face in the I-1 District ³	Four faces per sign permitted in the I-1 District
Development Identification	6 feet in residential districts In nonresidential districts, limited to maximum for freestanding sign in the district	40 per face 40 per face ⁴	⁸
Incidental		4 per face in residential districts 6 per face in nonresidential districts	
Regulatory		4 per face in residential districts 6 per face in nonresidential districts ⁵	

LOWER ALLEN TOWNSHIP CODE

Sign Type	Maximum Height	Maximum Area (square feet)	Number of Signs
Off-Premises Directional ⁶	Residential districts: 3.5 feet	6 per face	2 per use and 2 per property
	Nonresidential districts: 3.5 feet, if located < 10 feet from R.O.W. line	6 per face	2 per use and 2 per property
	Nonresidential districts: 8 feet, if located 10 feet or more from R.O.W. line ¹¹	10 per face	4 per property ¹⁰

NOTES:

- ¹ All signs limited to a maximum of two faces per sign, unless otherwise specifically stated.
- ² Permitted as temporary signs only, in accordance with temporary sign regulations.
- ³ Temporary embellishments may be added in the I-1 District, provided the maximum sign area does not exceed 750 square feet.
- ⁴ Shopping centers in the C-2 and C-4 Districts shall comply with limits on freestanding signs in those districts.
- ⁵ Except where a larger size is mandated by regulations promulgated under authority of state or federal statutes or by judicial order.
- ⁶ Tourist-oriented destination signs (TODS) erected in the public rights-of-way by authorities having jurisdiction over them are exempt from these regulations.
- ⁷ Panels, cabinets and individual sign copy elements may not extend perpendicularly from the building face more than 15 inches, unless classified as and subject to limitations for projecting signs.
- ⁸ Maximum of one at each location where a public street provides access to the development. Such signs may be off-premises signs when the qualified development does not abut the street(s) that provide(s) access to the development.
- ⁹ All signs must be set back a minimum of five feet from any property line, unless otherwise specifically stated.
- ¹⁰ If more than one sign, all signs must be on the same single structure.
- ¹¹ If a single structure contains more than one sign, the maximum height may be increased two feet for each additional sign greater than one.

ZONING

ZONING ORDINANCE – TEMPORARY SIGN TABLE

Zoning Districts	Sign Type	Maximum Area (square feet)	Duration Limits
All	<u>Real Estate</u> Residential Nonresidential, apartment and residential building complex	6 per face 32 per face	Removed within 10 days of sale, lease or rental
All	<u>Construction/Development</u> Residential Nonresidential, apartment and residential building complex Off-premises ² Nonresidential, apartment and residential building complex	12 per face 32 per face 4 per face	30 days before start to 10 days after completion
All	<u>Community Event</u> On-premises Off-premises ³ Street banner ⁴	32 per face 16 per face 100 per face	30 days before to 3 days after event
All	<u>Residential Sales</u> On-premises Off-premises	16 per face 4 per face	10 days before to 1 day after event
R-1, R-2, R-3 and MUN	Commercial Freestanding ⁶	16 per face	30 days per single event; maximum 60 days in any one calendar year
C-1, C-2, C-3, C-4, I-1, I-2, I-3	Commercial Freestanding ⁶	32 per face	30 days per single event; maximum 60 days in any one calendar year

LOWER ALLEN TOWNSHIP CODE

Zoning Districts	Sign Type	Maximum Area (square feet)	Duration Limits
R-1, R-2, R-3 and MUN	Building	32 per face ⁷	30 days per single event; maximum 60 days in any one calendar year
C-1, C-3, C-4, I-1, I-2, I-3	Building	⁸	30 days per single event; maximum 60 days in any one calendar year
C-2, C-4	Building	32 per face ^{7,8,9}	No time limit

NOTES:

- ¹ No limit on number of signs.
- ² Limit of two off-premises directional signs.
- ³ Limit of four off-premises signs.
- ⁴ Limit of two street banner signs.
- ⁵ Limit of two off-premises directional signs.
- ⁶ Limit of 1 sign per lot, except:
 - (a) Shopping centers with three to 20 tenants may have two temporary signs.
 - (b) Shopping centers with more than 20 tenants may have three temporary signs.
- ⁷ In lieu of, but not in addition to, freestanding temporary sign.
- ⁸ Available building sign area minus area used for permanent building signs. If less than 32 square feet available, minimum 32 square feet permitted.
- ⁹ Each tenant in a shopping center is limited to the available building sign area for the individual tenant, minus any such area already allocated to that tenant for a permanent building sign.

All Temporary Signs:

1. One sign permitted per street frontage.
2. Maximum two faces per sign.
3. Minimum five feet from property line.