

ZONING

220 Attachment 4

**Township of Lower Allen  
Sign Tables (TND) (§ 220-132.2)**

**(§ 220-132.2D) Identification signs and marketing signs.**

(1) Residential identification signs. See the following table:

<b>Residential Identification Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
<b>All Signs</b>		
Maximum area	6 square feet/face	
Maximum number of signs	1 per use	
Additional standards	1. Signs shall be permitted to be illuminated in accordance with § 220-248C.	
<b>Freestanding Signs</b>		
Maximum height		
Less than 10 feet from the street right-of-way line	3.5 feet	
Equal to or greater than 10 feet from the street right-of-way line	6 feet	
Maximum number of faces	2	
Additional standards	1. Signs shall not be located in a street right-of-way, unless limited to 1 square feet/face and located on a mailbox that is installed in accordance with United States Postal Service guidelines.	
	2. Signs shall not be located to interfere with a traffic control device or a driver’s view of approaching, merging or intersecting traffic.	
<b>Building Wall Signs</b>		
Maximum height	6 feet	
Additional standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 inches.	
<b>Window Signs</b>		
Maximum height	6 feet	

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<b>Residential Identification Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
Additional standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building wall signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement. 2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
<b>Projecting Signs</b>		
Maximum height	6 feet (See Subsection 5, Additional standards, below in this table.)	
Maximum number of faces	2	
Additional standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 inches from the building wall. 2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 feet. 3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in Subsection 2 above in this table. 4. Methods of structural attachment are subject to Construction Code compliance if the sign area exceeds 2.5 square feet. 5. Sign height shall be permitted to increase the minimum height necessary above the maximum permitted height, so as to comply with the minimum vertical clearance set forth in Subsection 2 above in this table.	

(2) Nonresidential identification signs and nonresidential marketing signs. See the following table:

<b>Nonresidential Identification Signs and Nonresidential Marketing Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
<b>All Signs</b>		
Additional standards	1. Signs may be illuminated in accordance with § 220-248C.	
<b>Freestanding Signs</b>		

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<b>Nonresidential Identification Signs and Nonresidential Marketing Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
Maximum height		
Less than 10 feet from the street right-of-way line	3.5 feet	
Equal to or greater than 10 feet from the street right-of-way line	12 feet	12 feet (See subsection 1, Additional standards within core neighborhoods, below in this table.)
Maximum area	40 square feet/face	40 square feet/face (See subsection 2, Additional standards within core neighborhoods, below in this table.)
Maximum number of faces	2	
Maximum number of signs	1 per lot	1 per street frontage
Additional standards	1. Signs shall not be located to interfere with a traffic control device or a driver's view of approaching, merging or intersecting traffic.	
Additional standards within core neighborhoods	1. Sign heights shall be permitted to increase by an additional 5 feet if located a minimum of 20 feet beyond the minimum yard setback from the street right-of-way line.	
	2. Sign areas shall be permitted to increase by an additional 20 square feet/face if located a minimum of 20 feet beyond the minimum yard setback from the street right-of-way line.	
	3. Multiple nonresidential uses on 1 lot must share a freestanding sign. An additional 10 square feet/face is permitted for each use.	
<b>Building Wall Signs</b>		
Maximum height	Highest point on the wall to which the sign is attached	
Maximum area	40 square feet/face	1.5 square feet/linear foot of building wall (See subsections 1 and 2, Additional standards within core neighborhoods, below in this table.)
Maximum number of signs	1 per building	No maximum
Additional standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	

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<b>Nonresidential Identification Signs and Nonresidential Marketing Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 inches.	
Additional standards within core neighborhoods	1. A maximum sign area of 32 square feet is permitted for uses with less than 21.3 linear feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 feet beyond the minimum yard setback from the street right-of-way line.	
<b>Window Signs</b>		
Maximum height	Highest point on the window to which the sign is attached	
Additional standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building wall signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
<b>Projecting Signs</b>		
Maximum height	Highest point on the building wall to which the sign is attached	
Maximum area	40 square feet/face	1.5 square feet/linear foot of building wall (See subsections 1 and 2, Additional standards within core neighborhoods, below in this table.)
Maximum number of faces	2	
Maximum number of signs	1 per building	No maximum
Additional standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 inches from the building wall.	
	2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 feet.	
	3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in Subsection 2 above in this table.	

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<b>Nonresidential Identification Signs and Nonresidential Marketing Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
	4. Methods of structural attachment are subject to construction code compliance if the sign area exceeds 2.5 square feet.	
Additional standards within core neighborhoods	1. A maximum sign area of 32 square feet is permitted for uses with less than 21.3 linear feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 feet beyond the minimum yard setback from the street right-of-way line.	

**(§ 220-132.2E) Development identification signs. See the following table:**

<b>Development Identification Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
<b>All Signs</b>		
Additional standards	1. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	
	2. Signs may be illuminated in accordance with § 220-248C.	
<b>Freestanding Signs</b>		
Maximum height	12 feet	
Maximum area	40 square feet/face	
Maximum number of faces	2	
Maximum number of signs	1 at each location where a street provides access to the each core neighborhood, residential neighborhood, and TND development	
Additional standards	1. Signs shall not be located to interfere with a traffic control device or a driver’s view of approaching, merging or intersecting traffic.	
	2. Unless otherwise permitted in a street right-of-way, all signs shall be located at least 10 feet from said street right-of-way line.	
	3. Where primary access to a core neighborhood, residential neighborhood, or TND development is provided by a boulevard, signs shall be permitted to be located in the boulevard island, provided that the location and construction of the signs are approved by the Township Engineer, the island is not maintained by the Township and the entity responsible for island maintenance agrees in writing to maintain, repair and replace the sign and indemnify the Township against any claims or actions resulting from damage caused by or to the signs.	

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<b>Development Identification Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
<b>Building Wall Signs</b>		
Maximum height	Highest point on the wall to which the sign is attached	
Maximum area	40 square feet/face	1.5 square feet/linear foot of building wall (See subsections 1 and 2, Additional standards within core neighborhoods, below in this table.)
Maximum number of signs	1 per building	No maximum
Additional standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 inches.	
Additional standards within core neighborhoods	1. A maximum sign area of 32 square feet is permitted for uses with less than 21.3 linear feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 feet beyond the minimum yard setback from the street right-of-way line.	
<b>Window Signs</b>		
Maximum height	Highest point on the window to which the sign is attached	
Additional standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building wall signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
<b>Projecting Signs</b>		
Maximum height	Highest point on the building wall to which the sign is attached	
Maximum area	40 square feet/face	1.5 square feet/linear foot of building wall (See subsections 1 and 2, Additional standards within core neighborhoods, below in this table.)
Maximum number of faces	2	
Maximum number of signs	1 per building	No maximum

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<b>Development Identification Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
Additional standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 inches from the building wall.	
	2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 feet.	
	3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in Subsection 2 above in this table.	
	4. Methods of structural attachment are subject to Construction Code compliance if the sign area exceeds 2.5 square feet.	
Additional standards within core neighborhoods	1. A maximum sign area of 32 square feet is permitted for uses with less than 21.3 linear feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 feet beyond the minimum yard setback from the street right-of-way line.	

(§ 220-132.2F) Way-finding signs. See the following table:

<b>Way-Finding Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
<b>Freestanding Signs</b>		
Maximum height	12 feet	
Maximum area	12 square feet/face (See subsection 5, Additional standards, below in this table.)	
Maximum number of faces	2	
Maximum number of signs	2 per block between any street or alley intersection	4 per block between any street or alley intersection
Additional standards	1. Signs shall not be located to interfere with a traffic control device or a driver’s view of approaching, merging or intersecting traffic.	
	2. Sign copy is limited to name and/or logo of the premises and distance and/or directional information.	
	3. Signs shall be permitted to be located in the street right-of-way, or located on private property, with written consent of the property owner.	

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<b>Way-Finding Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
	4. Signs shall be located at street or alley intersections a maximum distance of 1 mile from the residential neighborhood, core neighborhood, business, use, or nonresidential destination.	
	5. Multiple destinations/uses on 1 lot must share a freestanding sign. An additional 2 square feet/face is permitted for each destinations/uses.	
	6. Signs may be illuminated in accordance with § 220-248C.	
	7. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	
<b>Building Wall Signs</b>		
Maximum height	Highest point on the wall to which the sign is attached	
Maximum area	40 square feet/face	1.5 square feet/linear foot of building wall (See subsections 1 and 2, Additional standards within core neighborhoods, below in this table.)
Maximum number of signs	1 per building	No maximum
Additional standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 inches.	
Additional standards within core neighborhoods	1. A maximum sign area of 32 square feet is permitted for uses with less than 21.3 linear feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 feet beyond the minimum yard setback from the street right-of-way line.	
<b>Window Signs</b>		
Maximum height	Highest point on the window to which the sign is attached	
Additional standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building wall signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	

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<b>Way-Finding Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
<b>Projecting Signs</b>		
Maximum height	Highest point on the building wall to which the sign is attached	
Maximum area	40 square feet/face	1.5 square feet/linear foot of building wall (See subsections 1 and 2, Additional standards within core neighborhoods, below in this table.)
Maximum number of faces	2	
Maximum number of signs	1 per building	No maximum
Additional standards	<p>1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 inches from the building wall.</p> <p>2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 feet.</p> <p>3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in Subsection 2 above in this table.</p> <p>4. Methods of structural attachment are subject to Construction Code compliance if the sign area exceeds 2.5 square feet.</p>	
Additional standards within core neighborhoods	<p>1. A maximum sign area of 32 square feet is permitted for uses with less than 21.3 linear feet of building wall.</p> <p>2. Sign area shall be permitted to increase by 25% if located a minimum of 50 feet beyond the minimum yard setback from the street right-of-way line.</p>	

(§ 220-132.2G) **Incidental signs and regulatory notice signs. See the following table:**

<b>Incidental Signs and Regulatory Notice Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
<b>All Signs</b>		
Maximum area	4 square feet/face (See subsection 1, Additional standards, below in this table.)	6 square feet/face (See subsection 1, Additional standards, below in this table.)
Maximum number of signs	No maximum	

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<b>Incidental Signs and Regulatory Notice Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
Additional standards	1. Sign area shall be permitted to increase where a larger size is mandated by regulations promulgated under authority of state or federal statutes or by judicial order.	
	2. Signs may be illuminated in accordance with § 220-248C.	
	3. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	
<b>Freestanding Signs</b>		
Maximum height		
Less than 10 feet from the street right-of-way line	3.5 feet	
Equal to or greater than 10 feet from the street right-of-way line	12 feet	
Maximum number of faces	2	
Additional standards	1. Signs shall not be located to interfere with a traffic control device or a driver’s view of approaching, merging or intersecting traffic.	
<b>Building Wall Signs</b>		
Maximum height	Highest point on the building wall to which the sign is attached	
Additional standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 inches.	
<b>Window Signs</b>		
Maximum height	Highest point on the window to which the sign is attached	
Additional standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building wall signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
<b>Projecting Signs</b>		
Maximum height	Highest point on the building wall to which the sign is attached	
Maximum number of faces	2	

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<b>Incidental Signs and Regulatory Notice Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
Additional standards	<ol style="list-style-type: none"> <li>1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 inches from the building wall.</li> <li>2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 feet.</li> <li>3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in Subsection 2 above in this table.</li> <li>4. Methods of structural attachment are subject to Construction Code compliance if the sign area exceeds 2.5 square feet.</li> </ol>	

**(§ 220-132.2H) Limited access highway oriented identification/marketing signs. See the following table:**

<b>Limited Access Highway Oriented Identification/Marketing Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
<b>Freestanding Signs</b>		
Maximum height	25 feet	
Maximum area	672 square feet/face (See Subsection 4, Additional standards, below in this table.)	
Maximum number of faces	2	
Maximum number of signs	2/TND development	
Additional standards	<ol style="list-style-type: none"> <li>1. Signs shall not be located to interfere with a traffic control device or a driver’s view of approaching, merging or intersecting traffic.</li> <li>2. Signs shall be located a minimum of 100 feet from any residential zoning district or residential lot line located outside of the TND development, unless separated by a right-of-way of a limited access highway.</li> <li>3. Signs shall be located a minimum of 10 feet from any property line or street right-of-way line.</li> <li>4. Signs shall be located a minimum of 1,000 feet from any limited access highway oriented identification/marketing sign.</li> <li>5. Sign area shall be permitted to increase for temporary embellishments added to the signs, provided that the maximum total area shall be 750 square feet per face.</li> </ol>	

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<b>Limited Access Highway Oriented Identification/Marketing Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
	6. Signs may be illuminated in accordance with § 220-248C.	
	7. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	

(§ 220-132.2I) Memorial signs. See the following table:

<b>Memorial Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
<b>All Signs</b>		
Maximum area	10 square feet/face	
Maximum number of signs	1 per street frontage	
Additional standards	1. Signs may be illuminated in accordance with § 220-248C.	
	2. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	
<b>Freestanding Signs</b>		
<b>Maximum height</b>		
Less than 10 feet from the street right-of-way line	3.5 feet	
Equal to or greater than 10 feet from the street right-of-way line	12 feet	
Maximum number of faces	2	
Additional standards	1. Signs shall not be located to interfere with a traffic control device or a driver's view of approaching, merging or intersecting traffic.	
<b>Building Wall Signs</b>		
Maximum height	Highest point on the building wall to which the sign is attached	
Additional standards	1. When affixed to the building wall, the sign shall either be cut into exterior masonry facing, or constructed of durable, noncombustible material and fastened to the building wall.	
	2. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	3. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 inches.	
<b>Window Signs</b>		
Maximum height	Highest point on the window to which the sign is attached	
	<b>Residential Neighborhoods</b>	

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<b>Memorial Signs</b>	<b>Residential Neighborhoods and Areas Outside of Core Neighborhoods</b>	<b>Core Neighborhoods</b>
Additional standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building wall signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
<b>Projecting Signs</b>		
Maximum height	Highest point on the building wall to which the sign is attached	
Maximum number of faces	2	
Maximum number of signs	1 per building	No maximum
Additional standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 inches from the building wall.	
	2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 feet.	
	3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in Subsection 2 above in this table.	
	4. Methods of structural attachment are subject to Construction Code compliance if the sign area exceeds 2.5 square feet.	