

ZONING

140 Attachment 2

Township of Straban

Sign Tables and Diagrams

Table 140-54

Permanent Signs – Permitted On- and Off-Premises

[Amended 1-5-2015 by Ord. No. 2015-05; 12-3-2018 by Ord. No. 2018-01]

Sign Type	Maximum Number of Signs	Maximum Sign Area (square feet/sign side)	Minimum Setback from ROW (feet)	Maximum Height (feet)	Districts Permitted
Township-owned signs	—	—	—	—	All
Identification or directional signs for public/semipublic facilities (school, church, hospital, library, club, utility)	1/lot	20	10	10	All
Memorial/Historical markers or tablets	1/lot	6	5	10	All
Nameplates identifying owner or resident of private property	1/du	3	5	6	All
Signs controlling use of private property	—	2	5	6	All
External directional signs; applies to signs on existing roads fronting shopping centers, multi-use buildings, business/industrial parks	1/lot frontage used as access	2		6	All
Projecting signs	1/business located on building facade	15	—	10	EC-1 and -2, MU-1 and -2, Town Center Use
Freestanding nonmobile signs*	Standalone business: 1 located at primary vehicular access point	40	30, except that a 10-foot setback is permitted in the EC-1 District	10	EC-1 and -2, MU-2
Parallel or wall signs; must be centrally mounted above store access or sign board designated on the building	Varies. See § 140-54 for limitations.	See § 140-54 for limitations.	—	—	EC-1 and -2, MU-1 and -2, Town Center Use

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Sign Type		Maximum Number of Signs	Maximum Sign Area (square feet/sign side)	Minimum Setback from ROW (feet)	Maximum Height (feet)	Districts Permitted
Freestanding planned center signs;	Freestanding nonmobile signs*	Multiple. See § 140-56-A for more	75 square feet. See § 140-56A for more	75 from U.S. Route 15	25	EC-1 and 2 MU-1 and -2
				25 from U.S. Route 30		
				10 from all other roads		
	Monument sign	Multiple. See § 140-56-A for limitations	120 square feet. See § 140-56A for limitations	75 from U.S. Route 15	15	EC-1 and -2, MU-1 and -2
				25 from U.S. Route 30		
			10 from all other roads			
	Pedestrian directory signs	Multiple	28	—	10	EC-1 and -2, MU-1 and -2
	Internal directional signs	1/internal road intersections, excluding parking lot aisles	18	50, from all public road rights-of-way	6	EC-1 and -2, MU-1 and -2
Menu board		—	32 square feet/side	—	8	MU-1 and 2, EC-1, Town Center Use
Window signs		1/storefront window and 1/storefront door	No more than 30% of window or door area	—	—	EC-1 and -2, MU-1 and -2, Town Center Use
Convention and visitors center development approved sign regulations		See § 140-56, Convention and visitors center development sign regulations				
Advertising/billboard signs		1/linear mile of roadway frontage	30 feet in horizontal measurement with an overall size of 300 square feet	10	Top: 40 Bottom: 10 feet above ground	Along U.S. Route 15
Awning signs; can be permanently mounted to storefront entryways or windows		Multiple, but consistent, awnings must be used if several windows are present	—	—	8	EC-1 and -2, MU-1 and -2, Town Center Use
Electronic message centers		1/business	40	75	10	EC-1 (east of Coleman Road, or commerce parks)

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Sign Type	Maximum Number of Signs	Maximum Sign Area (square feet/sign side)	Minimum Setback from ROW (feet)	Maximum Height (feet)	Districts Permitted
Residential development entrance signs/community or neighborhood entrance signs	1/access point, with no more than 2 signs per street and a minimum of 500 linear feet between similar signs	40	10	8	MU-1 and -2, R-1 and -2

Note:

* See Diagram 140-54-1 for specific design options. The location of signs shall not interfere with proper sight distances on streets or be placed within the clear sight triangle as set forth in the Straban Township Subdivision and Land Development Ordinance.¹

¹ Editor's Note: See Ch. 117, Subdivision of Land.

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**Table 140-55
Temporary Signs – Permitted On- or Off-Premises**

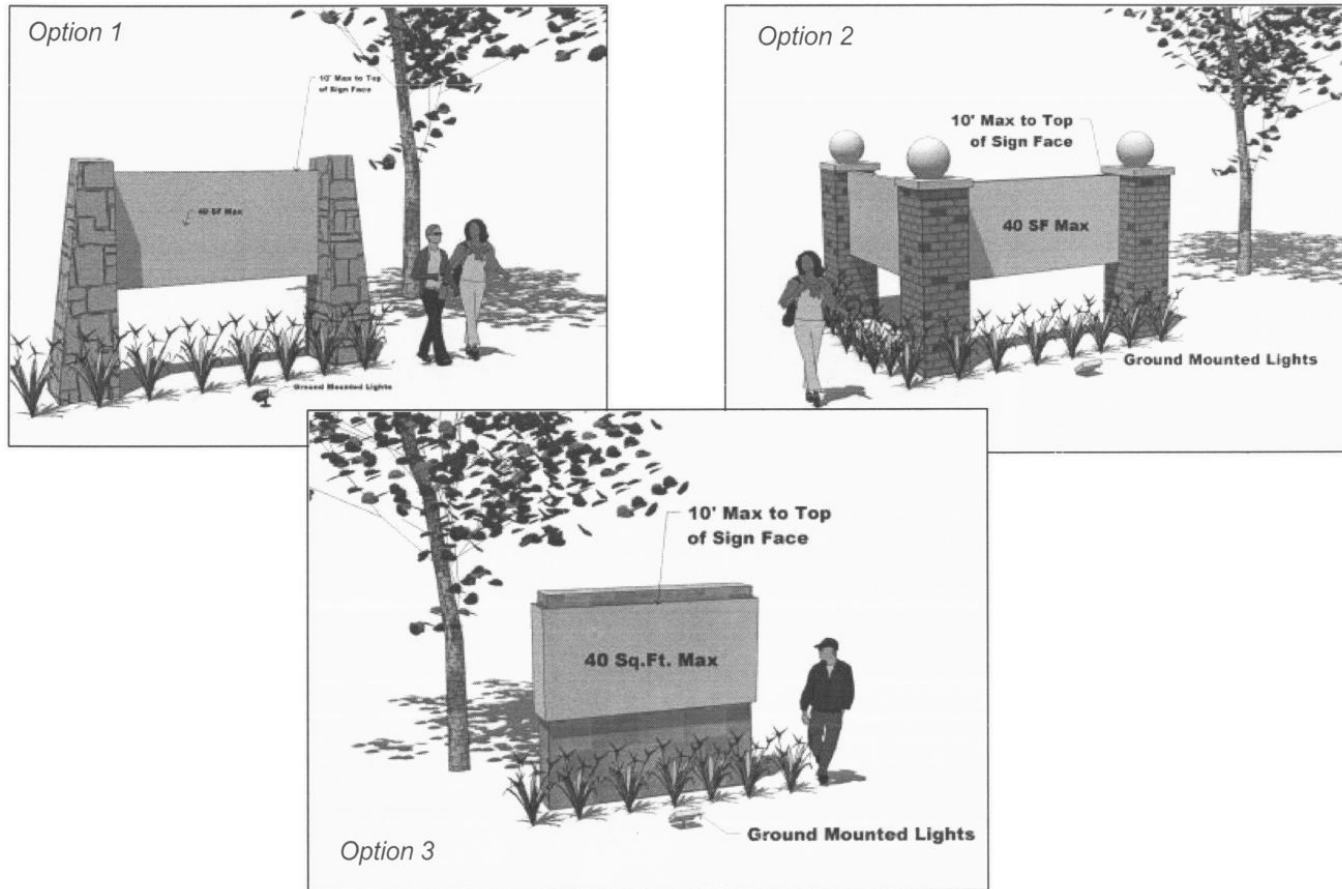
Sign Type	Condition of Removal	Maximum Number Permitted	Maximum Sign Area (square feet/sign side)	Minimum Setback from ROW (feet)	Maximum Height (feet)	Districts Permitted
Identification signs: for architects, engineers contractors, financial lenders, or others engaged in construction work on the premises where work is proceeding	Removal within 20 days after the last structure has been initially occupied or upon the expiration of any building permit, whichever is sooner	1/firm involved in work on the site	12	10	10	All
Real estate signs on all individual residential and nonresidential properties for sale or lease	Removed within one week of date of sale, rent or lease agreement	1/lot	6	—	Ground mounted: 4; building-mounted: below 2nd story	All
Real estate signs for developments greater than 3 acres that are for sale, lease or subdivision	Removed within one week of date of sale, rent or lease agreement	1/development entryway point	32	10	10	All
Signs announcing approved housing developments, office or apartment complexes, or town center use	Removed 75% completion of development or within 18 months of placement	1/lot	32	10	10	All
Sign board/sidewalk/sandwich signs	Each day at close of business	2	6	3-foot clearance from pedestrians	3 to 4	EC-1, MU-1, MU-2
Signs for approved commercial, industrial or other nonresidential development	Removed 75% completion of development or within 18 months of placement	1/lot	32	10	10	Districts or uses permitting nonresidential development
Signs announcing grand openings, new ownership, change of use on the site of permitted use ¹	Removed within one month of erection of sign	1/lot frontage	10	—	10	R-1 and -2

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Sign Type	Condition of Removal	Maximum Number Permitted	Maximum Sign Area (square feet/ sign side)	Minimum Setback from ROW (feet)	Maximum Height (feet)	Districts Permitted
Signs announcing grand openings, new ownership, change of use on the site of permitted use	Removed within one month of erection of sign	1/lot frontage	32	—	Height of building	MU-1 and -2, EC-1 and -2, Town Center Use
Signs advertising the temporary sale of agricultural products, raised on property on which it is being sold	Removed when product is no longer on sale	1/lot	6	10	10	All
Directional signs with permission of landowner on which the sign is placed; placement is prohibited on traffic or utility poles.	Removed within one week of placement	—	2	3	3	All
Signs announcing on- or off-site special event, excluding yard or garage sales or temporary reductions in price	Removed within one month of the erection of the sign; no similar sign shall be erected within 90 days of a previous event	1/lot	32	25	10	All
Yard or garage sale sign	During days of sale	2/lot	6	5	10	All
Political posters, banners, and signs about candidates, parties, and ballot issues	Allowed 6 weeks prior to election and 2 weeks following election	—	16	5	Free standing: 5 feet Attached: 10 feet	All

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**Diagram 140-54-1
Freestanding Nonmobile Sign
Alternative Design Options*
Economic Development Districts**



* Required for all businesses within the EC-1 and EC-2 Districts. Pillar materials and design specifications must be provided to the Township as part of final land development approval. Sign Options 1 and 3 can be double-faced.