

PART 14 – DEFINITIONS

§ 1401 Word Usage and Interpretation

In the interpretation of this Chapter, the provisions and rules of this Chapter shall be observed and applied, except when the context clearly requires otherwise.

- Words in italics throughout this Chapter are defined.
- Words in the present tense include the future.
- Words in the singular include the plural and the plural the singular.
- The word "shall" is intended to be mandatory.
- The word "Lot" shall include the word "plot" or "parcel".
- The word "person" shall include an individual, firm or corporation.
- A *Building* or *Structure* includes any part thereof.
- The word "and" indicates that all connected items, conditions, provisions or events shall apply.
- The word "or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
- The words "either...or" indicates that the connected items, conditions, provisions or events may apply singly but not in any combination.
- The word "*Municipality*" means the *Municipality* of Mt. Lebanon, Pennsylvania.
- The word "County" means the County of Allegheny, Pennsylvania.
- Any use of the gender specific words (his, hers, him, her) shall imply both genders.

In case of any difference of meaning or implication between the text of this Chapter and any caption, illustration or table, the text shall control.

§ 1402 Definitions.

When used in this Chapter, the following terms shall have the meanings herein ascribed to them. Where any definition is divided into classifications or categories of activities or *Uses*, each classification or category shall be considered a different activity or Use requiring separate application of the provisions of this Chapter. No part of any definition shall be varied.

Arcade Sign: A *Building Sign* projecting beneath the underside of any structural overhang or passageway, either vehicular or pedestrian.

Awning Sign: An architectural projection protruding from and supported by the exterior wall of a *Building* and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either fixed or retractable, including such *Structures* which may be internally illuminated by fluorescent or other light sources.

Blade Sign: a sign oriented perpendicular to the face of the *Building* usually located on the ground floor façade, except for businesses located above the ground level with direct exterior pedestrian access.

Canopy Sign, Attached: A sign attached to a multisided overhead *Structure* or architectural projection supported by attachment to a *Building* on one or more sides and either cantilevered from such *Building* or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light.

Canopy Sign, Freestanding: a sign attached to a multi-sided overhead *Structure* supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

Cornice Sign: a *Building Sign* attached or inscribed on a horizontal molded projection, which crowns or finishes the wall of a *Building*.

Double-faced Sign: any *Free Standing Sign* carrying the same message on two faces, only one of which is visible from any ground position, the faces of which are not separated by more than eighteen (18) inches.

Flag: any display of fabric without frame which moves with the movement of the wind and which advertises no product, service or entertainment. This shall be deemed to include a *Flag* or insignia of the United States, the Commonwealth of Pennsylvania, Allegheny County, or the *Municipality* of Mt. Lebanon.

Free Standing Sign: any Sign supported by upright structural members on or by supports on or in the ground, not attached to any *Building*, including *Bulletin Board Sign, Business District Identification Sign, Post and Panel Sign, Outdoor Advertising Sign, Pole Sign, Pylon Sign, and Double Faced Sign.*

Graphic Element: any display of fabric, which moves with the movement of wind and which does not advertise a product, service, or entertainment.

Incidental Signs: any sign, *Pennant*, valance, or advertising display intended to be displayed for a limited period of time, including *Flag, Pennant, Temporary Sign, Temporary Exterior Sign, Temporary Interior Sign, Portable Sign, Sandwich Sign, and Vehicle Mounted Sign.*

Instructional or Directional Sign: a Sign conveying instructions or directions with respect to the use of the *Premises* or a portion of the *Premises* on which it is maintained or a use or practice being conducted on the *Premises*; or directional, informational, or public service signs such as those advertising availability of restrooms, conveniences, and *Street* address numbers.

Marquee Sign: a *Building Sign* attached to a covered *Structure* projecting from or extended from a *Building* facade when such *Canopy* or covered *Structure* is supported by the *Building*, including signs mounted on a cantilever where there is no other structural purpose for the cantilever.

Nonconforming Sign: Any Sign lawfully existing on the effective date of this Chapter, or any amendment to it rendering the Sign nonconforming, which does not comply with all of the standards and regulations of this Chapter or any amendment hereto.

Outdoor Advertising Sign: any *Free Standing Sign* on which is portrayed information which directs attention to a business or service not necessarily related to the other *Uses* existing or permitted on the *Lot* upon which the sign is located.

Parapet Sign: a *Building Sign* attached to a wall above the roofline or above any balcony line.

Pennant: any display of fabric which moves with the movement of the wind and which advertises a product, a service, or an entertainment.

Plaque Sign: a *Building Sign* consisting of flat plate or tablet intended only for orientation use for *Building* or occupant notification, and containing only the name of the resident, title of person practicing or profession, name of *Building* or name of agent.

Political or Election Sign: a *Temporary Sign*, which directs attention to a candidate or candidates for *Public* office, a political party or a ballot issue.

Post and Panel Sign: any *Free Standing Sign* other than a *Pole Sign* which is supported by two posts placed in the ground, not exceeding eight (8) feet in total height from the most adjacent ground surface, and not attached to any *Building*, including any object placed on the ground in any manner advertising a particular enterprise or parcel.

Pole Sign: any *Free Standing Sign* greater than eight (8) feet in height. *Pole Signs* may be supported by a single pole *Structure*, or by two or more uprights or braces placed in the ground.

Portable Sign: any *Temporary Sign*, which by its description or nature may be or is intended to be moved from one location to another.

Projecting Sign: a *Building Sign*, which extends in excess of eight (8) inches beyond any vertical surface of the *Building* that supports it.

Pylon Sign: any *Free Standing Sign* with a *Sign Face* having a vertical dimension in excess of its horizontal dimension. Typically, pylon signs are used to achieve a greater height to width ratio.

Roof Sign: a *Building Sign* erected above the finished roof level of a *Building* and attached to the roof *Structure*.

Sandwich Sign: a temporary, exterior, portable, *Free Standing Sign*.

Sign Area: As defined in § 822.6 of this Chapter.

Sign Copy: Letters, numerals, figures, symbols, logos, and *Graphic Elements* comprising the content of message of a sign, exclusive of numerals identifying *Street* address only.

Sign Face: The surface upon, against or through which the *Sign Copy* is displayed or illustrated, not including structural supports, architectural features of a *Building* or sign *Structure*, non-structural or decorative trim, or any areas that are separated from the background surface upon which the *Sign Copy* is displayed by a distinct delineation, such as a reveal or border.

Snip Sign: any Sign nailed or otherwise attached to any object, tree, *Building* or *Structure* advertising any business commodity, service, facility, or entertainment sold or offered elsewhere than upon the same *Lot* where the sign is located.

Temporary Sign: any Sign not permanently attached to a *Structure* or the ground that can be easily transported to any location.

Temporary Exterior Sign: a sign which offers *Premises* for sale, rent or development, or advertises the services of professionals or building trades during construction or *Alteration* of the *Premises* upon which the sign is located.

Temporary Interior Sign: a Sign whose intended use is to promote products or services of special Interest, reduced prices or notification to the public and which is being erected or affixed primarily to attract the public outside the *Building*.

Vehicle Mounted Sign: any *Temporary Sign* painted on or attached to a *Vehicle*, which sign is related to the business activity, *Use*, service or product of the *Owner* of the *Vehicle* or to the sale of the *Vehicle*, and which sign is incidental to the primary *Use* of the *Vehicle*.

Wall Sign: any Sign attached to the wall of the *Building*.

Window Sign: any Sign attached to a display window or visible through a display window. Any Sign regardless of its location or intent, which can be read from the *Street* or adjoining property on or through the window of an establishment, shall be deemed to be a *Window Sign*.

§ 820.2 Such displays shall not be permitted to block windows, entrances or exits, and shall not impair the ability of pedestrians to use the *Building*.

§ 820.3 Outdoor displays shall be temporary or seasonal in nature.

§ 821 Radio or Television Antenna *Structures*

§ 821.1 A radio or television antenna *Structure* may be installed or used only in a *Rear Yard*; provided that said *Structure* shall not be located in a required *Yard* and further provided that such *Structure* be located a minimum of twenty (20) feet from any property line; has a maximum height of fifty (50) feet and is screened from adjacent properties as approved by the *Municipality* and as set forth in § 814 of this Chapter.

§ 821.2 Such a *Structure* may be mounted on the roof provided it has a maximum height of twelve (12) feet above the roof line as measured from the highest point of the roof for flat roofs, the deck line of mansard roofs, or the mean height between eaves and ridge for gable, hip and gambrel roofs.

§ 821.3 No radio or television *Structures* shall be installed or used before securing a Building Permit.

§ 822 Satellite Dish Antenna *Structures*

§ 822.1 A satellite dish antenna *Structure* may be installed or used only in a *Rear Yard* provided such *Structure* is not located in a required *Yard* and further provided such *Structure* is located a minimum of twenty (20) feet from any property line; has a maximum height of thirteen (13) feet above the ground when positioned vertically, a maximum diameter of ten (10) feet, and is screened from adjacent properties as approved by the *Municipality* and as set forth in § 814 of this Chapter.

§ 822.2 No satellite dish antenna *Structure* shall be installed or used before securing a Building Permit.

§ 823 Sign Regulations.

§ 823.1 Purpose

The purpose of this Section is to provide standards for the regulations of the height, size, location and appearance of Signs to:

823.1.1 Protect and enhance property values and neighborhood character.

823.1.2 Protect Public and Private investment in Buildings and open spaces.

823.1.3 Encourage sound signing practices to aid business and provide information to the public.

823.1.4 Prevent excessive and confusing Sign displays.

823.1.5 Reduce hazards to motorists and pedestrians.

823.1.6 Protect the public health, safety and general welfare.

§ 823.2 Allowed Signs

The following are allowed in any district.

823.2.1 Any Public Notice or warning required by a valid applicable federal, state or local law, regulation or ordinance.

823.2.2 Works of art that do not include a commercial message.

823.2.3 Temporary signs advertising auctions, garage, or yard sales provided that they do not exceed six (6) square feet in area and are removed as soon as the event or activity has occurred, and provided that they shall not be permitted to be erected more than seven (7) days prior to the event and shall be permitted only at the site at which the event will take place.

823.2.4 Flags in residential districts provided that they do not exceed fifteen (15) square feet in area. This size limitation shall not apply to a Flag of the United States of America.

823.2.5 Customary holiday decorations.

823.2.6 One (1) prominently displayed Building Address Sign that is pedestrian and automobile-oriented.

823.2.7 Family name Signs Not to exceed two (2) square feet in area

823.2.8 No trespassing and similar Signs.

823.2.9 Traffic control Sign.

823.2.10 No more than two (2) directional and parking Signs not exceeding two (2) square feet per business and no taller than three (3) feet high.

823.2.11 Signs, Flags or emblems erected and maintained pursuant to any government function.

823.2.12 Decorative or architectural features of a Building, except letters or trademarks.

823.2.13 Memorial or historic plaques, markers, monuments or tablets. not to exceed five (5) square feet in area.

823.2.14 Permanent bulletin board event Signs related to Places of Worship, Public and Semi-Public Uses not exceeding six (6) square feet.

§ 823.3 General Provisions

823.3.1 Conformance to Codes

823.3.1.1 No sign shall be erected, moved, enlarged, replaced, illuminated or altered except in accordance with the provisions of this ordinance and any other ordinances and/or regulations enacted by the *Municipality*. The completion of an application and the subsequent issuance of a permit by the *Zoning Officer* are required prior to any of these actions occurring.

823.3.1.2 General repair and maintenance of any sign shall not be considered an *Alteration*.

823.3.1.3 Any application for a permit for the erection of a sign or other advertising *Structure* in which electrical wiring and connections are to be used shall be submitted to the *Zoning Officer*. All specifications for each sign and all parts thereof (including framework, supports, background, anchors, and wiring systems) must meet, at a minimum, the requirements as set forth in the *Building* (ICC), electrical, and fire prevention codes adopted by the *Municipality*, as they now exist or as they may hereafter exist. In the absence of an adopted electrical code, the most recent edition of the National Electrical Code shall be used as the standard for all wiring systems.

823.3.2 Applicable Procedures

823.3.2.1 No sign shall be erected, replaced or altered, except a *Temporary Sign* for a *Use by Right* in a residential zoning district, unless an application has been properly completed, any required fees have been paid and a permit issued by the *Zoning Officer*.

823.3.2.2 The sign application, which will be provided by the *Municipality*, is required to establish at a minimum, the following:

823.3.2.2.1 Proposed sign location

823.3.2.2.2 Materials

823.3.2.2.3 Type of illumination

823.3.2.2.4 Design of freestanding sign

823.3.2.2.5 Size

823.3.2.2.6 Quantity

823.3.3 Illumination

823.3.3.1 No sign shall have flashing or intermittent illumination, change colors, vary in intensity or hue, or emit any sound. Signs shall be nonmoving stationary *Structures* and shall have nonmoving components.

823.3.3.2 All signs located in a Commercial District may be illuminated internally or by directed or reflected light, provided that the source of light is not visible and does not directly illuminate any adjoining *Premises*, and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights. The lighting shall not be directed towards a residential zoning district or residential *Building* or be located less than one hundred (100) feet from the boundary line of any residential zoning district.

823.3.4 Traffic Visibility

Signs shall not interfere with the line of sight of motor *Vehicle* drivers along any *Street* or intersection in such a manner as to obstruct free and clear vision of other *Vehicles*, any traffic signal or sign, parking meters or *Street* furniture. Signs shall be erected so that their position, shape, or color shall not be confused with any traffic sign, signal or device.

823.3.5 Signs in Rights-of-Way

No signs, except official traffic signs of the *Municipality*, county or state, on *Streets* within their respective jurisdiction, shall be erected within two feet of any *Street*, or within any *Public Right-of-Way* unless otherwise provided herein. All signs located on properties adjacent to *Public* rights of way shall allow adequate clearance for motor *Vehicles* and pedestrians. Signs, architectural projections, or sign *Structures* projecting over *Streets* must be at a minimum, seventeen feet, six inches (17' - 6") above the *Finished Grade*. Any signs over pedestrian access areas must be at least seven (7) feet above the *Finished Grade*.

823.3.6 Building Facades Facing More Than One Street

For signs on different *Building* walls facing more than one property line or more than one *Street*, the sign for each *Building* wall will be calculated separately.

823.3.7 Obsolete Sign Copy

Any *Sign Copy* that no longer advertises or identifies a use conducted on the property on which said sign is erected must have the *Sign Copy* covered with a material consistent with the provisions of this ordinance or removed within fourteen (14) days after written notification from the *Zoning Officer*, and upon failure to comply with such notice, the *Owner* of the *Building, Structure* or ground on which the sign is located shall be subject to the penalties identified in the Administrative Procedures section (Part 10) of this ordinance.

823.3.8 Maintenance, Repair and Removal

823.3.8.1 Every sign or other advertisement *Structure* permitted by this ordinance shall be adequately maintained so as to not show evidence of deterioration, which includes, but is not limited to peeling, rust, dirt, fading, discoloration or holes. Signs requiring illumination will be illuminated as specified in the ordinance. In addition, when any sign becomes unstable, in danger of falling, or is otherwise deemed unsafe by the *Zoning Officer*, or if any sign shall be unlawfully installed, erected, or maintained in violation of any of the provisions of this ordinance, the *Owner* shall, upon written notice by the *Zoning Officer*, forthwith in the case of immediate danger, and in any case within not more than ten (10) days, make such sign conform to the provisions of this ordinance, or shall remove it. If within ten (10) days the order is not complied with, the *Owner* of the *Building, Structure* or ground on which the sign is located shall be subject to the penalties identified in the Administrative Procedures section (Part 10) of this ordinance.

823.3.8.2 Signs, together with their panel cabinet, supports braces, anchors and electrical equipment, pertaining to enterprises or occupants that are no longer using the *Building, Structure* or lot, shall be removed within one (1) year after the *Owner* or occupant has discontinued such use.

823.3.9 The following signs are exempt from the regulations under this chapter:

823.3.9.1 Any *Public Notice* or warning required by a valid applicable federal, state or local law, regulation or ordinance.

823.3.9.2 Works of art that do not include a commercial message.

823.3.9.3 Signs and banners erected under the direction of the Mt. Lebanon Manager.

823.3.9.4 Political or election signs.

§ 823.4 Prohibited Signs

The following devices and locations are prohibited in all districts:

823.4.1 Except as provided for elsewhere in this code, signs encroaching upon or overhanging a Public Right-of-Way. No sign shall be attached to any utility pole, light standard, Street tree or any other Public facility located within the Public Right-of-Way.

823.4.2 Portable Signs except as permitted as Temporary Signs.

823.4.3 Any sign attached to, or placed on, a Vehicle or trailer parked on Public or Private property, except for signs meeting the following conditions:

823.4.3.1 The primary purpose of such *Vehicle* or trailer is not the display of signs.

823.4.3.2 The signs are magnetic, decals, or painted upon an integral part of the *Vehicle* or equipment as originally designed by the manufacturer, and do not break the silhouette of the *Vehicle*.

823.4.3.3 The *Vehicle* or trailer is in operating condition, currently registered and licensed to operate on *Public Streets* and actively used or available for use in the daily function of the business to which such signs relate.

823.4.3.4 Vehicles and trailers shall not be used primarily as static displays, advertising a product or service, nor utilized as storage, shelter or distribution points for commercial products or services for the general public.

823.4.4 Balloons, streamers or pinwheels except those temporarily displayed as part of a Community Special Event or Private Special Event. A Private Special Event includes birthday parties and related events. For the purposes of this Subsection, "temporarily" means no more than twenty (20) days in any calendar year.

823.4.5 Arcade, cornice, marquee, parapet, pole, portable, projecting, pylon, sandwich, Vehicle-mounted, and Snip Signs, and Pennants are prohibited unless otherwise authorized within this ordinance.

§ 823.5 Authorized Signs

823.5.1 Authorized signs in R-1, R-2, R-3, R-4, R-5 and R-6 Districts and residential Uses in Transitional Areas and Planned Residential Developments are as follows:

823.5.1.1 One *Building Sign* not exceeding two (2) square feet in area, identifying a *Home Occupation*, mounted on a *Dwelling* parallel to the wall to which it is attached.

823.5.1.2 *Instructional or Directional Sign*, not exceeding twelve (12) square feet in area only for *Uses* authorized as *Conditional Uses* or *Special Exceptions*.

823.5.1.3 For *Conditional Uses* only, one *Free Standing Sign* not exceeding twelve (12) square feet in area.

823.5.2 Authorized signs in the R-7 District are as follows:

823.5.2.1 Any sign authorized in R-1 through R-6 districts as listed above.

823.5.2.2 The *Building Sign Area* for any *Building* in this district shall not exceed twenty (20) square feet.

823.5.3 Authorized signs in the C-1, C-2 and CBD Districts and all Commercial Uses in Transition Areas, Planned Residential Developments and Planned Mixed Use Developments are as follows:

823.5.3.1 Any sign authorized in R-1 through R-7 districts as listed above.

823.5.3.2 *Building Signs* which shall conform with the following standards:

823.5.3.2.1 The maximum letter, number or symbol area of the sign shall be sixty (60) percent of the total *Sign Area*.

823.5.3.2.2 The maximum height of a letter, symbol or number shall be eighteen (18) inches.

823.5.3.2.3 The maximum total number and area of such signs shall be calculated as follows:

823.5.3.2.3.1 For each first floor storefront having a display window facing a *Street* and having access to that *Street*, a maximum of one square foot of *Sign Area* shall be permitted on the front facade for each linear foot of interior width of such storefront, provided that no sign shall exceed forty (40) square feet in area.

823.5.3.2.3.2 For each one or two *Story Building* occupied by one or more *Commercial Uses*, one sign shall be permitted which identifies the name and location of each such *Commercial Use* not displaying a

Building Sign. The maximum total area for such sign shall not exceed four square feet.

823.5.3.2.3.3 For each *Building* that is three (3) stories or more in height and occupied by one or more *Commercial Uses*, one sign shall be permitted that identifies the names and locations of all such *Commercial Uses*. That sign shall not exceed 40 square feet.

823.5.3.2.3.4 The maximum total *Sign Area* for a *Commercial Use* having a second facade abutting a second *Street* and pedestrian access directly from that second *Street* shall be one-half (1/2) square foot of *Sign Area* for each linear foot of interior width of such facade, provided that no such sign shall exceed thirty (30) square feet in *Sign Area*.

823.5.3.2.3.5 No *Building* wall shall be used for the display of advertising, unless the sign message pertains to a use carried on within such *Building*. No *Building Sign* shall be authorized on a facade that does not face a *Street*.

823.5.3.2.3.6 For enclosed, multi-*Story*, retail malls, which abut more than one *Street*, the following signage criteria shall apply.

823.5.3.2.3.6.1 One internally illuminated *Channel Letter Building Sign* identifying the mall is permitted for each building facade facing an Arterial or Collector *Street*. The total mall identification *Sign Area* shall not exceed 200 square feet per facade.

823.5.3.2.3.6.2 No sign or *Graphic Element* shall extend above the roof or roofline of the mall building.

823.5.3.2.3.6.3 Miscellaneous *Building Sign* age used to provide directional guidance to mall patrons for *Parking Areas* shall not exceed a total of 100 square feet, and no single sign shall exceed 50 square feet. This signage may be illuminated.

823.5.3.2.3.6.4 One freestanding sign with up to 6 tenant sign panels shall be permitted at each *Driveway* intersection with an Arterial or

Collector *Street*. The maximum height of each freestanding sign shall be fifteen (15) feet and the total *Sign Area* of each sign shall not exceed eighty (80) square feet. The freestanding sign shall be set back from the *Street Right-of-Way* a minimum of ten (10) feet. Each freestanding sign shall be similar in appearance to other freestanding signs for the same retail mall and may be illuminated.

823.5.3.2.3.6.5 *Graphic Elements*, which do not specifically identify a tenant or product, are not considered signage for purposes of this Section and shall be consistent with an exterior *Graphic Elements* plan for the mall reviewed by the *Planning Board* and approved by the Commission. *Graphic Elements* may be illuminated by directed or reflected light.

823.5.3.2.3.6.6 All *Building Sign* age shall be located consistent within a *Building Sign* zone location plan reviewed by the *Planning Board* and approved by the Commission.

823.5.3.2.3.6.7 For each *Building* façade facing a Collector or Arterial *Street* or *Parking Lot*, the maximum aggregate area of all tenant *Building Signs* shall be five (5) percent of the area of that *Building* façade. No individual tenant *Building Sign* for major tenants (gross area of 7,500 square feet or more for general retail, or gross area of 5,000 square feet or more for *Restaurants*) shall exceed 80 square feet with a maximum letter size of forty two (42) inches. No individual tenant *Building Sign* for other tenants (gross area less than 7,500 square feet for general retail or gross area less than 5,000 square feet for *Restaurants*) shall exceed 40 square feet with a maximum letter size of thirty (30) inches. No *Building* façade shall be used for the display of signs, other than directional and mall identification signs, unless the signs pertain to a use carried on

within the *Building*. Tenant *Building Signs* may be internally illuminated *Channel Letters* or non-illuminated.

823.5.3.2.3.6.8 *Sign Area* shall not exceed 20% of the awning/*Canopy* area, not to exceed 25 square feet. This area does not count against the total permitted tenant *Building Sign* age. *Canopy* and *Awning Signs* shall not be illuminated.

823.5.3.2.3.6.9 *Blade Signs* identifying tenants shall be permitted provided no individual *Blade Sign Area* shall exceed fifteen (15) square feet. The total *Blade Sign Area* shall count against the total permitted tenant *Building Signage*. *Blade Signs* may be internally illuminated.

823.5.3.2.3.6.10 A maximum of two (2) illuminated message boards indicating titles of movies, plays and performances shall be permitted. The maximum area of each such message board shall be one hundred and fifty (150) square feet. Illumination shall be shut off within fifteen (15) minutes of the beginning of the last movie, play or performance.

823.5.3.2.3.6.11 No signs or *Graphic Elements* shall be permitted on more than three facades of any building.

823.5.3.2.3.7 *Awning* and *Canopy Signs* which shall be permitted to project into a *Right-of-Way*, provided that such projection shall not exceed five (5) feet nor project closer than three (3) feet from the side of the curb line of the *Street*. Such signs shall not resemble, interfere with, or compete for attention with any traffic sign or signal. The maximum area of such signs shall be no more than fifteen (15) square feet.

823.5.3.2.3.8 *Roof Signs* which shall conform with the following standards:

823.5.3.2.3.8.1 *Roof Signs* are authorized only in the C-2 District on a *Building* having a maximum

height of twenty-five (25) feet and a minimum setback from the *Lot Line* of one hundred (100) feet.

823.5.3.2.3.8.2 One *Roof Sign* shall be permitted and a maximum of one square foot of *Sign Area* shall be permitted for each linear foot of interior width of such storefront, provided that no sign shall exceed forty (40) square feet in area.

823.5.3.2.3.9 *Window Signs* which shall conform with the following standards:

823.5.3.2.3.9.1 The aggregate area of all such signs shall not exceed fifty percent (50%) of the window area on which signs are displayed provided they are no larger than the maximum allowable area of any authorized *Building Sign* in the applicable zoning district. Window panels separated by muntins or mullions shall be considered as one continuous window area.

823.5.3.2.3.9.2 *Window Signs* shall not be counted against the *Sign Area* permitted for other sign types.

823.5.3.2.3.10 *Blade Signs* which shall conform to the following standards:

823.5.3.2.3.10.1 The sign shall have a maximum *Sign Area* of 6 square feet and extend no more than two feet into the *Public Right-of-Way*.

823.5.3.2.3.10.2 The minimum Sign Height above the *Public Right-of-Way* shall conform to the requirements in § 822.3.5.

823.5.3.3 Freestanding Signs which shall conform with the following standards:

823.5.3.3.1 When a *Building* is set back from its *Front Lot Line* by a distance greater than ten (10) feet, one freestanding sign not exceeding fifty (50) square feet in area may be installed by such business a minimum of ten (10) feet behind the *Front Lot Line* provided the *Lot* has a minimum frontage of one hundred (100) feet.

823.5.3.3.2 *Post and Panel Signs* shall have a maximum height of twelve (12) feet, and a maximum *Sign Area* of fifty (50) square feet.

823.5.3.3.3 This section shall not be deemed to include *Outdoor Advertising Signs*.

823.5.3.3.4 *Sandwich Signs* shall have a minimum of five (5) feet of unobstructed space between the sign and the curb to allow for unimpeded vehicular and pedestrian access. The maximum area of such signs shall be no more than six (6) square feet.

823.5.3.4 *Incidental Signs* which shall conform to the following standards:

823.5.3.4.1 *Temporary Interior Signs* shall not cover more than twenty-five percent (25%) of the window area to which the sign is affixed and shall not be posted for a period of more than fourteen (14) days.

823.5.3.4.2 One *Temporary Exterior Sign* advertising a special non-recurring event not exceeding thirty (30) square feet may be installed on the *Premises* no more than fourteen (14) days before the date of the event and shall be removed no later than two days following the last date of the event. No sign shall be on the *Premises* for more than thirty (30) days at one time. No more than two (2) such displays shall be authorized in any calendar year.

823.5.3.4.3 No *Incidental Signs* shall be authorized for any use in a transitional area, planned residential district or planned *Mixed-use* district.

823.5.3.5 *Business District Identification Signs* shall be permitted in the C-1, C-2 & CBD Districts and such signs shall conform with the following standards:

823.5.3.5.1 *Business District Identification Signs* shall have a maximum area of thirty (30) square feet.

823.5.3.5.2 *Business District Identification Signs* shall not advertise any products or services.

823.5.3.6 Banners shall be permitted only in connection with community special events in the C-1, C-2 and CBD Districts and such signs shall conform with the following standards:

823.5.3.6.1 Banners shall have a maximum area, exclusive of frame, of thirty (30) square feet.

823.5.3.6.2 Banners shall not advertise any products or services and shall be mounted on freestanding poles by a frame at two or more edges.

823.5.3.6.3 Banners shall not be displayed for more than twenty (20) consecutive days including the date of an event for which the banner is displayed.

823.5.3.6.4 Banners shall be removed within twenty-four (24) hours following the date of the permit.

823.5.3.6.5 Banners shall have no lights or animation.

823.5.3.6.6 Banners shall not be located so as to block the line of sight for motorists.

823.5.3.6.7 A maximum of two banners shall be permitted for each event for which the banner is displayed.

823.5.3.7 *Temporary Signs* shall be permitted in all districts and shall conform with the following standards:

823.5.3.7.1 Real Estate Signs

823.5.3.7.1.1 Signs advertising the sale or development of more than one *Lot* may be erected upon the property so developed and advertised for sale. Such signs shall not exceed twelve (12) square feet in area. No more than two (2) such signs shall be placed on any property. Such signs shall be removed from the *Premises* within seven (7) days following the sale of the last lot. The time of removal shall start with the date of the closing on such last lot.

823.5.3.7.1.2 A sign shall be permitted, not exceeding six (6) square feet in area, advertising the sale or lease of the *Lot* on which it is placed. No more than one (1) such sign shall be placed on any lot. Such sign shall be removed from the *Lot* within seven (7) days following the sale or lease of the lot. The time for removal will start at the date of closing.

823.5.3.7.1.3 Open House *Directional Signs* shall be permitted, not exceeding three (3) square feet in area and 30 inches in height. Such signs shall be placed in

public view only on the day of the open house and no sooner than one (1) hour before the open house. Such signs must be removed no later than one (1) hour after the conclusion of the open house. Only one sign per intersection is allowed for each open house. Open house *Directional Signs* may be placed on *Private* property with property owner's permission, or on unpaved, unlandscaped or unimproved *Public Right-of-Way* areas. Such signs shall not impede or obstruct vehicular or pedestrian traffic and shall not obstruct motor *Vehicle* drivers' free and clear vision of other *Vehicles* or traffic signals and signs.

823.5.3.7.2 Construction Signs

A Sign, advertising the development or improvement of a property by a builder, contractor, or other person furnishing service, materials, or labor to the *Premises* is permitted. It shall not exceed twelve (12) square feet in area. Not more than one (1) such sign shall be placed on any property. Such sign shall be removed within seven (7) days following completion of work or issuance of an occupancy permit except as otherwise mandated by state or federal regulations.

823.5.3.7.3 *Community Special Event Signs*

823.5.3.7.3.1 One *Temporary Exterior Sign* advertising a special non-recurring event (within a calendar year) shall be permitted and shall conform to the following requirements:

823.5.3.7.3.2 The sign does not exceed twelve (12) square feet in area.

823.5.3.7.3.3 It shall be installed on the *Premises* no more than thirty (30) days before the date of the event.

823.5.3.7.3.4 It shall be removed no later than two (2) days following the last date of the event.

823.5.3.7.3.5 No sign shall be on the *Premises* for more than forty-five (45) days at one time. No more than two (2) such displays shall be authorized in any calendar year.

823.5.3.8 Signs Not Listed

823.5.3.8.1 A *Temporary Sign* not listed in §823.5.3.7 advertising a special, non-recurring event such as yard sales, garage sales, etc. shall be permitted and shall conform with the following requirements:

823.5.3.8.1.1 Not more than one (1) such sign shall be placed on the *Premises* and shall not have a maximum area of more than six (6) square feet.

823.5.3.8.1.2 Such sign shall be installed no more than two (2) days before the date of the event and shall be removed no later than two (2) days following the event.

§ 823.6 Sign Area

823.6.1 The area of a sign shall include all lettering, wording and accompanying designs and symbols together with the background whether open or enclosed, on which they are displayed, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or Structure against which it is placed. The area shall not include any supporting framework and bracing that are incidental to the display itself. The computation of the Sign Area shall be the smallest rectilinear, circular, or triangular shape,

823.6.2 or the sum of the combination of regular geometric figures, which comprise the Sign Face.

823.6.3 Where the sign consists of individual letters, numerals or symbols attached to or painted on a surface, Building, wall or window, the Sign Area shall be that of the smallest rectangle or other regular geometric shape that can enclose such letters or symbols.

823.6.4 In computing the area of a double face sign, only one (1) side shall be considered, provided both faces are identical and are not more than thirty-six inches apart. If the interior angle formed by both faces of a Double-faced Sign is greater than forty-five degrees, both sides of the sign shall be considered in computing the Sign Area.

§ 823.7 Sign Materials

823.7.1 Sign Faces and the individual letters, numerals and symbols shall be constructed of materials that are weather resistant, permanent, and non-combustible.

823.7.2 Posts for Free Standing Signs shall be constructed only of extruded aluminum, stainless steel or wood, which has a minimum nominal dimension of four (4) inches by four (4) inches.

Decorative pole covers may be aluminum.

823.7.3 Signs shall be designed and anchored to withstand a steady horizontal wind speed of at least 70 miles per hour regardless of the direction of air movement. No loads, except those of the sign itself, plus normal snow and ice loads shall be placed on the supports of the sign.