

Bill No.: Bill No. 4-17  
Introduced: March 14, 2017  
By Commissioner: McLean  
Enacted: April 11, 2017

**MT. LEBANON, PENNSYLVANIA  
ORDINANCE NO. 3289**

**AN ORDINANCE AMENDING THE PARKS AND RECREATION  
ORDINANCE AND ZONING ORDINANCE TO DEFINE  
NEIGHBORHOOD IDENTIFICATION SIGNS AND PERMIT THEM  
WITHIN TRAFFIC ISLANDS**

WHEREAS, Mt. Lebanon, Pennsylvania, desires to amend Chapter XI of the Mt. Lebanon Code, entitled "Parks and Recreation," and Chapter XX of the Mt. Lebanon Code, entitled "Zoning," to define neighborhood identification signs and to permit them within traffic islands.

NOW THEREFORE, MT. LEBANON, PENNSYLVANIA, HEREBY ORDAINS:

**Section 1.** PART 1, Section 102.17 of Chapter XI of the Mt. Lebanon Code (Parks and Recreation) is hereby amended to read as follows (new text red underlined and deleted text in strikethrough):

§102.17 No person shall use, occupy or otherwise conduct any activity upon property designated as a Traffic Island, other than the following:

§102.17.1 The ~~authorized~~ Authorized use of benches where such are provided.

§102.17.2 A Neighborhood Identification Sign, subject to the receipt of Commission approval; compliance with the requirements of the *Neighborhood Signs Policy*; and the requirements of Chapter XX §823 "Sign Regulations."

**Section 2.** Section 823.5 of Chapter XX of the Mt. Lebanon Code (Zoning) is hereby amended to read as follows (new text red underlined and deleted text in strikethrough):

§823.5 Authorized signs in R-1, R-2, R-3, R-4 and R-5 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.

§823.5.1.4 *Neighborhood Identification Signs* shall be permitted subject to Commission approval and shall conform with the following standards:

§823.5.1.4.1 *Neighborhood Identification Signs* shall have a maximum area of twelve (12) square feet.

§823.5.1.4.2 *Neighborhood Identification Signs* shall not advertise any products or services.

**Section 3.** Section §1402 PART 14 of Chapter XX of the Mt. Lebanon Code (Zoning) is hereby amended add the following definition to the list:

*Neighborhood Identification Sign: a Free Standing Sign* designed to announce the entrance to a residential neighborhood.

**ORDAINED AND ENACTED** into an Ordinance and passed by the Commission of Mt. Lebanon, Pennsylvania on this 11th day of April, 2017.

ATTEST:

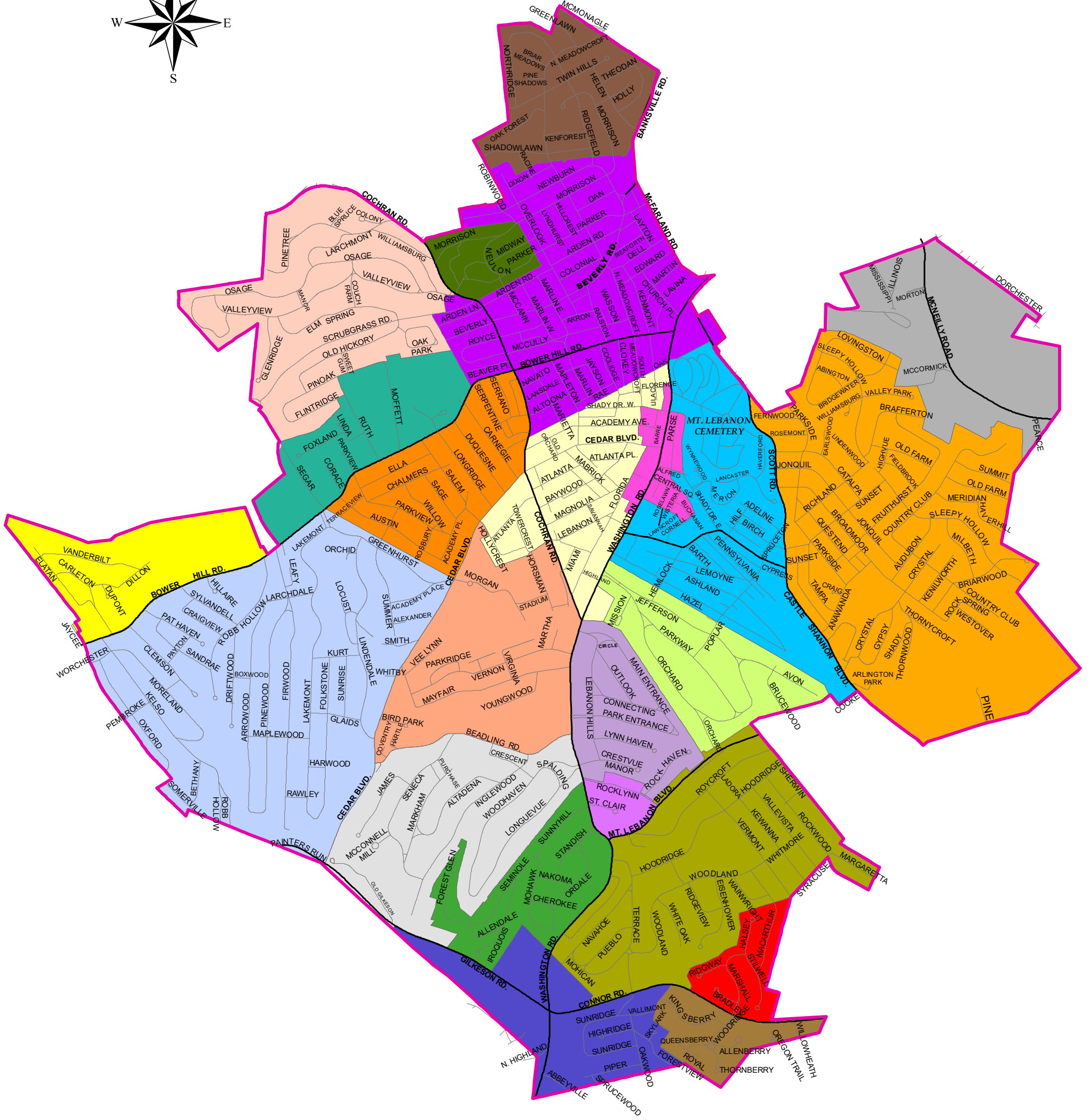
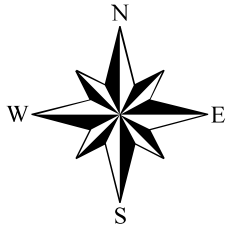
MT. LEBANON, PENNSYLVANIA



  
Secretary

  
President of the Commission

# MT. LEBANON, PENNSYLVANIA

## Neighborhoods



- |  |   |   |
|--|---|---|
|  Municipal Boundary |  HOODRIDGE           |  ST. CLAIR TERRACE     |
|  AVONDALE           |  HOODRIDGE HIGHLANDS |  SUNSET HILLS          |
|  BEVERLY HEIGHTS    |  LEBANON HILLS       |  TWIN HILLS            |
|  CARLETON MANOR     |  MCNEILLY            |  UPTOWN/CENTRAL SQUARE |
|  CEDARHURST         |  MISSION HILLS       |  VIRGINIA MANOR        |
|  CLEARVIEW          |  OLD VIRGINIA MANOR  |  WASHINGTON PARK       |
|  FOXLAND            |  PARKER GARDENS      |  WILLOW TERRACE        |
|  HIGHLAND TERRACE   |  SEMINOLE HILLS      |  WOODRIDGE             |

# Neighborhood Identification Sign Policy

Last Revised: April 14, 2017

1. General/Purpose
  - a. Neighborhood Identification Signs may be installed on Municipally-owned property only at traffic islands at the entrances to defined Neighborhoods and may not interfere with any traditional use of the green space. The intent of this sign policy is to allow for identification of neighborhoods consistent with concepts such as the Municipality's historic character as well as other identification signs currently located in the Municipality; it is not to create a forum for unlimited expression.
  - b. Neighborhood boundaries will be defined as any neighborhood identified in the map titled Mt. Lebanon Neighborhoods, a copy of which is attached to this policy. Only one sign will be permitted per neighborhood.
2. Petition. A petition, on a form approved by the Municipality, must be submitted to the Manager or the Manager's designee. The form shall contain the following information:
  - a. A neighborhood chair/chairs must be designated who will be responsible for keeping all residents apprised of plans. A neighborhood meeting should be held and documented at the outset and prior to submission of the final design and plan to the municipality.
  - b. A signed petition must be signed by a simple majority of residents in the Neighborhood, and it must indicate that residents of the neighborhood will pay voluntarily for the fabrication, installation and maintenance of the sign.
3. Standards. The following standards shall apply to signs under this Policy.
  - a. Sign design, material, size and placement must conform to all municipal ordinances relevant to the particular zoning district. A survey may be required.
  - b. Sign must be designed by a graphic designer, architect or similarly qualified professional and must and reflect both Mt. Lebanon's historic status and the character of the specific neighborhood. Sign design may complement but should not duplicate other neighborhood entry signs. Signs must contain the Municipal Logo to identify the neighborhood as being a part of Mt. Lebanon.
  - c. Sign should be fabricated of a durable metal that will require minimal maintenance and should have an historic color palette.
  - d. Sign may not be illuminated.
  - e. *Per Chapter XX Section 823.5.1.4.2* governing Neighborhood Identification Signs, Signs may not exceed twelve (12) square feet in area.
  - f. Sign must be installed by the manufacturer or a sub-contractor according to municipal specifications to provide easy maintenance.
  - g. Sign must be installed so surrounding grass can be easily cut. Any landscaping around the sign must be paid for and maintained by the residents of the neighborhood. If landscaping is proposed a plan must be submitted identifying the location, species of plant and an associated maintenance plan. Periodic repairs or restoration must be paid for by the residents.
  - h. Signs shall be free standing and shall not advertise any products or services.

- i. A to scale mockup design showing the sign in the proposed location must be reviewed by the historic preservation board, the traffic engineer and the zoning officer to ensure it complies with all codes, meets safety standards and is consistent with the historic character of the community. The Commission will issue final approval, if plan meets all conditions specified by the municipality.

#### 4. General

- a. The Municipality has the right to amend or terminate this sign program at any time and for any reason, in whole or in part. Without limiting the generality of the foregoing, the Municipality may eliminate the program with respect to a particular sign, a particular location, or entirely. Any sign erected hereunder will be owned by the Municipality and may be altered or removed in its discretion. Prior to eliminating the program or removing a particular sign, residents of the neighborhood will be apprised of the reason and be given a chance to address the issue.
- b. The purpose of this Policy is to assist the Commission in evaluating, selecting, and implementing options relative to Neighborhood identification signs by outlining the underlying philosophies and processes to be followed by the Commission. It is intended that this Policy provide a meaningful framework to accomplish these objectives while remaining flexible to allow the Commission to be responsive to future changes in the economic environment, budgets, traffic, identification signage, as well as the overall direction and the competing needs of residents, the community and the Municipality. Accordingly, the Commission may adjust or disregard one or more of the provisions listed herein, or employ other considerations not listed herein, where the Commission has determined that such action is desirable in its discretion. Without limiting the generality of the foregoing, the Commission may require additional consents and funding regardless of anything contained herein to the contrary. The decision to proceed or not to proceed with any sign is always within the discretion of the Commission, is subject to any conditions the Commission may choose to attach to any decision, and no decision to proceed with one sign will serve as precedent for any other sign. This Policy may be discontinued at any time and for any reason, and remains subject at all times to having available funds, which the Commission is under no obligation to provide or to allocate to any particular sign.