

Non-refundable Residential Application Fee: \$75.00
Non-refundable Commercial Application Fee: \$150.00
Date Paid: _____ Check #: _____ Initials: _____

Borough of Kenhorst
339 South Kenhorst Blvd
Kenhorst, PA 19607
(610) 777-7327

Permit No. _____

Application / Sign Permit

Property Owner _____	Phone No. _____
Address _____ _____	
Property Location _____ _____	
Contractor _____	Phone No. _____
Address _____ _____	

Use: Identification Directional Advertising Temporary

Type: Free Standing Wall Mount Overhanging
If free standing, draw property boundary and show the distance of the sign structure from all property lines and center line of all streets.

Size: Length _____ Height _____

Distance from ground to the highest point of sign or mounting structure _____

Content: If two sided, show both sides by photo or hand drawn sketch

Will the sign be illuminated? (If yes, give details) Yes No

Details for electric and lighting _____

Manufactured by: _____

All applications must include an engineered detail of the materials and method of erection

Total Costs: \$ _____

_____	_____	_____
Cost of Improvement	Application Date	Signature of Applicant
_____	_____	Approved _____
Permit Fee	Issue Date	Denied _____

Chapter 475. Zoning

Article V. Supplementary Regulations

§ 475-46. Signs.

A. Area standards for signs.

- (1) The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display.
- (2) The area of a sign, painted upon or applied to a building, shall be considered to include all lettering, wording and accompanying designs or symbols, together with any backing associated with the sign.
- (3) Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest rectangle or other shape which encompasses all of the letters and symbols.

B. Permitted signs, all zoning districts. These signs are permitted in all zoning districts and are subject to the following standards, provisions and specifications:

- (1) Official traffic control signs and other official, federal, state, county or Borough government signs.
- (2) Temporary signs announcing a campaign, drive or event of a civic, philanthropic, educational or religious organization; provided, such sign shall not exceed 12 square feet in area and shall be removed immediately upon the completion of the campaign, drive or event.
- (3) Business signs offering the sale or rental of the premises upon which the sign is erected; provided it meets the requirements of the realty sign requirements.
- (4) Temporary signs of contractors, developers, architects, engineers, builders and artisans, or businesses erected and maintained on the premises; provided, that the area of such sign shall not exceed 12 square feet; and, provided, that such sign shall be removed upon completion of the work but in no case shall be permitted for more than 30 consecutive days in a calendar year.
- (5) Trespassing signs, signs indicating the private nature of a road, driveway or premises, signs controlling fishing or hunting on the premises; provided that the area of any such sign shall not exceed two square feet.
- (6) All signs must be located to comply with the requirements for clear sight triangles, as specified under § 475-36A of this chapter.
- (7) Signs directing patrons, members of audience to temporary exhibits, shows or events and signs erected in conjunction with a political election; provided, that such sign shall not exceed six square feet, shall be removed within one week after the date of the exhibit, show, event or election, shall not be posted earlier than two weeks before the date of the exhibit, show or event and that political signs shall not be posted earlier than one month prior to an election.

- (8) Signs expressing the opinion of the owners or occupants of the property on which signs are placed; provided, that no such sign shall be obscene or shall cause threat to the health or safety of the public, no such sign shall exceed 10 square feet and not more than one such sign shall be erected on any one street frontage.
- C. Permitted signs, residential districts. The following signs are permitted within the R-1, R-2, R-3 and R-4 Zoning Districts:
- (1) Home occupation or name sign displaying the name and address of the occupant or the profession or activity of the occupant of a dwelling; provided, that not more than one such sign shall be erected for each permitted use or dwelling; and, provided, that the area of such sign shall not exceed two square feet; and, provided, that such sign shall be fixed flat on the main wall of such building or may be erected in the front yard, but not within 10 feet of the cartway.
 - (2) Sign, bulletin, announcement board or identification sign for schools, churches, clubs, nonprofit groups, divisions of government, multifamily dwellings or other principal uses and buildings other than dwellings on the same lot therewith for the purpose of displaying the name of the institution and its activities or services; provided, that the area of any such sign shall not exceed 12 square feet and not more than one such sign shall be erected on any one street frontage.
 - (3) Signs offering the sale of farm products, nursery products or livestock produced or raised on the premises; provided that the area of any such sign shall not exceed 12 square feet and not more than one such sign shall be erected on any one street frontage.
 - (4) Signs denoting membership in agricultural associations, cooperatives or indicating specialization in a particular breed of cattle, hogs, etc., or in a particular hybrid or strain of plant; provided, that such sign is limited to six square feet and not more than one sign per 10 feet of road frontage.
- D. Permitted signs, multifamily residential developments. The following signs are permitted within multifamily residential developments:
- (1) Multifamily dwelling premises shall not be advertised by temporary real estate signs for more than 12 months after the building is constructed.
 - (2) Directional signs, not to exceed two square feet each, erected within the project itself to direct persons to a sales or rental office or sample apartment.
 - (3) Permanent identifying signs for the purpose of indicating the name of the multifamily project and for the purpose of identifying the individual buildings within the projects. Not more than one sign for each entrance to the project from a public street to identify the name of the project shall be permitted and no such sign shall exceed 10 square feet in size. Signs to identify the individual buildings within the project shall not exceed two square feet in size.
- E. Permitted signs, mixed-use and nonresidential districts. The following signs are permitted in the M-1, C-1 and C-2 Zoning districts and no other:
- (1) Business or commercial wall or freestanding signs on the same lot as the use to which it relates; provided, that the total of such signs shall be limited to two square feet for each lineal foot of horizontal building facade length, but not to exceed an aggregate area of 160 square feet. No more than two freestanding sign structures shall be permitted per lot.
 - (2) Special temporary promotional devices, signs or displays shall be permitted on the outside of a building; provided, they are not on display for a total period of 30 cumulative days in any given year.
 - (3) Off-site advertising signs may be erected and maintained within the C-1 and C-2 Zoning Districts. The following standards and specifications shall apply:
 - (a) All off-site advertising signs shall have a maximum display area of 300 feet per sign face with a maximum width of 25 feet, inclusive of any border, and shall have no more than one in each

direction.

- (b) Two sign faces may be utilized only in the back-to-back arrangement, in which case, they shall be parallel and directly opposite sign faces oriented in opposite directions located not more than 15 feet apart.
 - (c) All off-site advertising signs shall be constructed on a steel unipole support meeting the industry-wide standards and shall be designed and certified as accurate and of sound construction quality by a registered and certified professional engineer, whose signature and seal shall appear on the face of said plan, along with said certification.
 - (d) All off-site advertising signs shall conform to the building height restrictions of the district controlling the location of the structure. The height shall be measured from the bed of the street, road, highway or alley to the highest part of the sign or supporting structure.
 - (e) No off-site advertising sign shall be erected within 1,000 feet of any other off-site advertising sign on the same side of any street, road, highway or alley.
 - (f) No off-site advertising sign shall be erected closer than 20 feet to the cartway or as specified by the Pennsylvania Department of Transportation.
 - (g) All off-site advertising signs shall be maintained in good and safe structural condition. The painted portion of all off-site advertising signs shall be kept in good condition.
 - (h) All newly erected off-site advertising signs shall conform to all applicable federal, state and local laws, rules and regulations.
 - (i) The general area in the vicinity of all off-site advertising signs shall be kept free and clear of sign material, debris and adhere to any and all Borough ordinances now in effect or as hereinafter amended, including Chapter 341, Property Maintenance, of the Code of the Borough of Kenhorst.
[1]
- [1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*
- (j) Off-site advertising signs may be illuminated; provided, that the lighting shall be arranged in a manner which shall protect neighboring properties and streets or roadways from direct glare, beams or rays and shall not be of such intensity or brilliance to cause impairment of the vision of any driver or operator of any vehicle nor create hazardous interferences of any kind.
 - (k) No off-site advertising signs shall be erected within 150 feet of any street intersection. No off-site advertising sign shall be erected or placed in any manner so as to interfere with or impede the unobstructed vision of a motor vehicle operator attempting to enter on or exit from any intersection with a public or private roadway, or any driveway or parking facility.

F. Permit requirements.

- (1) No sign shall be erected or maintained without the owner thereof having first obtained a permit from the Borough, which shall be issued by the Zoning Officer and/or the designated person or firm authorized by Borough Council, only upon receipt of a written application completed in duplicate, signed by the applicant and accompanied by five copies of a plan of the property or tract of land, prepared to scale, depicting dimensional limits of the sign face, the perimeter boundaries as taken from the deed for said tract, identifying the current owner of the tract, all adjacent owners, the next closest intersecting public roadways and any driveways or parking areas within 150 feet of the site, the proposed location of the sign area to be transferred in fee or controlled by lease and any and all easements or utility installation affecting such site and accompanied by five copies of a plan of the sign prepared to scale depicting the supporting structure and the specifications of the materials and methods of construction and maintenance to be employed, signed and certified by a registered licensed professional engineer.

- (2) Permit applications shall be reviewed by the Zoning Officer and/or the designated person or firm authorized by Borough Council for compliance with this chapter and upon approval by both, a permit shall be issued to remain in effect for a period of three years from the date of issuance of the permit, subject to renewal for additional three-year intervals upon written reapplication and presentation of documentation establishing applicant's continued compliance with the terms and conditions of this chapter concerning weed control, maintenance, illumination and other terms not to include the location of the site itself, but to include any terms or conditions appearing on the face of the permit.
- (3) Permit applications shall be accompanied by a check or cash in full satisfaction of an initial application fee to be established by resolution of Borough Council.

G. Supplementary sign regulations. The following supplementary sign regulations shall apply to all zoning districts in the Borough:

- (1) Projection. No sign shall project more than 12 inches from the building facade to which it is attached. No freestanding sign may project beyond the lot line or beyond a street right-of-way.
- (2) Height. No sign that is a part of or is supported by a building shall be erected upon the roof of such building, nor shall such sign extend above the height of the building. Freestanding signs shall meet the height requirements of the particular district in which they are located.
- (3) Clearance. No sign structure erected directly upon the ground shall have less than three feet of clear space between such sign and the ground; however, necessary supports may extend through such open space.
- (4) Illumination. Signs may be lighted with nonglaring lights or may be illuminated by shielded floodlights; provided, that lighting is screened from adjacent properties, and meets PA DOT requirements for lighted signs.
- (5) Placement. No signs shall be permitted which are posted, stapled or otherwise permanently attached to public utility poles or trees within a street right-of-way. No portion of any freestanding sign shall be located within five feet of any side lot line.
- (6) Construction. All signs, except temporary signs, shall be constructed of durable material and kept in good condition and repair. Any sign which is allowed to become dilapidated may, after 30 days' notification, be removed by the Borough at the expense of the owner or lessee of the property on which it is located.
- (7) Modification of an existing sign. Any sign that is proposed to be modified or altered, with the sole exceptions of changing messages on an electronic or bulletin board style sign, shall be required to obtain a sign permit for the modification prior to the commencement of construction.
- (8) No lighted signs of intermittent flashing animated or rotating types shall be permitted.
- (9) No sign other than those permitted by ordinance shall be erected or maintained. Upon termination or abandonment of any building or land use, all signs pertaining to that use must be removed within 60 days of said termination or abandonment.
- (10) No sign shall be mounted or located in such a manner as to block or restrict the operation of any door or window or to block or restrict the movement into or out of any exit or entrance of a building or driveway.
- (11) A sign affixed to any vehicle or other object in such a manner that the carrying of such sign or signs no longer is incidental to the primary purpose of the vehicle or objects but becomes a primary purpose in itself shall be prohibited.

H. Off-premises signs permitted. The following signs, which do not pertain to the business or activity conducted on the premises upon which the sign is located, are permitted in all districts with the express

permission of the property owner:

- (1) Signs upon which are used for directing patrons, members or audiences to service clubs, churches or nonprofit organizations may be erected, subject to the following requirements:
 - (a) A sign shall indicate only the name of the organization and the direction to the facility.
 - (b) Only one such sign shall be erected prior to each intersection turning movement to reach such facility.

I. Realty signs.

- (1) Each parcel shall be permitted a maximum of one freestanding realty sign advertising the parcel for sale.
- (2) The maximum realty sign size is 36 inches by 48 inches.
- (3) No realty signs may be affixed to a building without obtaining a sign permit from the Borough.
- (4) All realty signs not located on the parcel for sale shall be considered temporary in accordance with § 475-29. Any realty sign off premises will require a permit from the Borough.

J. Nonconforming signs, once removed, shall be replaced only with conforming signs; however, nonconforming signs may be repainted or repaired, provided that such repainted or repaired sign does not exceed the dimensions of the existing sign. When the cost of repair or restoration of any nonconforming sign shall exceed 50% of its original value, said nonconforming sign shall be replaced with a conforming sign.

K. Interference with traffic and safety. No sign shall be erected, placed or maintained upon any public right-of-way, and no sign shall be erected, placed or maintained so that it impedes, interferes with or distracts from the operation of any traffic control light or sign, official traffic directional sign or other traffic safety control device or general traffic safety.

- (1) No sign shall be located to obscure a motorist's view of roadway, intersections, railway crossings, traffic signals, stop signs or other warning devices.
- (2) All signs shall be erected in conformance with the Federal Highway Beautification Act.^[2]
[2] *Editor's Note: See 23 U.S.C. § 131.*