

Borough of Ivyland

991 Pennsylvania Avenue, Ivyland, PA 18974 • 215-675-0110 • FAX: 215-675-8553

Application for Sign Permit

Date: _____ Permit No. _____

Name of Applicant _____

Name of Business _____

Type of Business _____

Applicant's Address _____

Address where sign is to be located _____

Phone Number _____

Type of Sign proposed _____

Dimensions of Sign _____

Type of lighting proposed _____

Fee _____

FOR BOROUGH USE ONLY

Zoning District _____ Tax Parcel Number _____

Sign Approved ☐ Denied ☐

Conditions of Approval: _____

Code Enforcement Officer

Date

ARTICLE 8 SIGNS

Section 800 Definition of Sign

"Sign" shall mean and include any permanent or temporary structure or part thereof, or any device attached, painted, or represented directly or indirectly on a structure or other outdoor surface that shall display or include any letter, word, insignia, flag, or representation used as, or which is in the nature of an advertisement, visual communication, direction, or is designed to attract the eye or bring the subject to the attention of the public.

Section 801 Location of Sign

- A. On-Premises Sign - A sign which directs attention to a person, business, profession, home occupation or activity conducted on the same lot.
- B. Off-Premises Sign - A sign which directs attention to a person, business, profession, product, home occupation or activity not conducted on the same lot.

Section 802 Types of Signs

- A. Freestanding Signs - A sign supported by means of poles or standards either on the ground or on the roof of a building. The height of a freestanding sign shall be measured from the curb closest to the sign.
- B. Parallel Sign - A sign mounted parallel to a wall or vertical building surface or painted thereon. Parallel signs shall not extend beyond the edge of any wall or other surface to which they are mounted, or shall not project more than twelve inches from its surface.
- C. Projecting Sign - A sign mounted to a wall or other vertical building surface other than a Parallel sign.
- D. Window Sign - A temporary or permanent sign which is oriented to the public right-of-way, is legible to persons in vehicles, and is located on the outside or inside of a window to direct attention to an activity conducted on the same lot.

Section 803 Area of Sign

- A. 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.
- B. 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.
- C. 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.
- D. In computing square foot area of a double-face sign, only one side shall be considered provided both faces are identical. If the interior angle formed by the two faces of the double-face sign is greater than twenty-five degrees, then both sides of such sign shall be considered in calculating the sign area.

Section 804 Definition and Restrictions on Illumination of Signs

A. The following types of sign illumination are permitted:

1. Indirectly Illuminated Signs - A sign illuminated with a separate external light. Such light shall be shielded so that no direct rays therefrom are visible elsewhere on the lot where said illumination occurs.
2. Non-Illuminated Sign - A sign which is not illuminated either directly or indirectly.

B. The following types of sign illumination are not permitted:

1. Directly Illuminated Sign - A sign designed to give forth artificial light directly (or through transparent or translucent material) from a source of light within such sign, including but not limited to neon and exposed lamp signs.
2. Festoon lighting is a directly illuminated sign comprised of either;
 - a. A group of incandescent light bulbs hung or strung overhead or on a building or structure; or,
 - b. Light bulbs not shaded or hooded or otherwise screened to prevent the direct rays of the light from shining on an adjacent property or right-of-way.
3. Flashing Sign - An illuminated sign in which the light is not maintained stationary and constant in intensity or color.

Section 805 Permit Requirements for Signs

All on-premises signs over two square feet in area and all off-premises signs except governmental signs regardless of size shall require the issuance of a zoning permit before erection or replacement. All signs must comply with all of the regulations contained herein, irrespective of whether a permit is required.

Section 806 Signs Permitted in R-1, R-2, R-3 Residential Districts

The following signs are permitted provided no directly illuminated signs shall be allowed.

A. On-Premises Signs

1. Official traffic signs and other official federal, state, county, and Borough governmental signs.
2. Signs displaying only the name and address of the occupant of the premises provided that the area of any such sign shall not exceed one square foot and not more than one such sign shall be erected for each occupant of a premises, unless such property fronts on more than one street, in which case, one such sign may be erected on each street frontage. No signs are permitted to advertise home occupations.
3. Residential Accessory Office Identification Signs displaying the name and profession of the person conducting the residential accessory office use. Such signs shall not exceed two (2) square feet.

4. Signs for bulletin or announcement boards or for identification of permitted non-residential buildings or uses provided that the area of any such sign shall not exceed ten square feet in total area and shall not exceed six feet in height; not more than one such sign may be placed on each street frontage.

5. Signs advertising the sale, lease or rental of property, provided that the area of any such sign shall not exceed six square feet and not more than one such sign shall be placed on property held in single and separate ownership unless such property fronts on more than one street. Such signs shall be removed within thirty days after an agreement of sale or rental has been entered into.

6. Trespassing signs, signs indicating the private nature of a road, driveway, or premises, provided that the area of any such sign shall not exceed two square feet.

7. One temporary sign erected in connection with the development or proposed development of the premises by a builder, contractor, developer or other persons interested in such sale or development, provided that the area on any side of any such sign shall not exceed twelve square feet and such sign shall be removed within twenty days after the last structure has been initially occupied.

8. Temporary signs of mechanics or artisans may be erected and maintained during the period such persons are performing work on the premises on which such signs are erected, provided that such signs shall be removed upon completion of work by the mechanic or artisan, and the total areas of all such signs shall not exceed twenty-four square feet.

9. Temporary signs announcing a campaign, drive, or event of a civic, philanthropic, educational, or religious organization. Such signs shall not exceed twelve square feet in area and shall be removed immediately upon completion of the campaign, drive, or event.

B. Off-Premises Signs

1. Signs directing patrons, members, or audience to noncommercial, temporary exhibits, shows, or events located in the Borough and signs erected in conjunction with a political election subject to the following requirements:

a. No such sign shall exceed twenty-five square feet in area.

b. Signs shall be removed within one week after the date of the exhibit, show, event, or election and shall not be erected for longer than 30 days in total.

c. No permit shall be issued for the erection of such signs until a deposit shall be made with the Zoning Officer in accordance with a fee schedule adopted by Borough Council to guarantee removal within the time prescribed. Failure to remove such signs within the time prescribed shall result in forfeiture of the deposit.

d. No such sign shall be posted earlier than three weeks before the occurrence of the event to which it relates with the exception of political signs which shall be posted not earlier than one month prior to an election.

2. Signs necessary for the direction, regulation and control of traffic, street name, signs, legal notices, warnings at railroad crossings, and other official signs which are similarly authorized or erected by a duly constituted governmental body.

Section 807 Signs Permitted in the Industrial-Commercial (I-C and I-C 2) Districts and the Limited Industrial (L-I) District

No sign shall be permitted except as follows:

A. On-Premises Signs

1. All signs permitted in Section 806 at the standards prescribed therein except as otherwise provided in this Section.
2. Signs for permitted non-residential uses provided:
 - a. All parallel and projecting signs shall not exceed ten percent of the area of the building face to which they are attached and painted or fifty square feet, whichever is less.
 - b. Free-standing signs shall not exceed one square foot of sign area for each foot of lot frontage. The maximum area of any freestanding sign may not exceed thirty-two square feet and not more than one such sign shall be placed on property in single and separate ownership unless such property fronts on more than one street, in which case one such sign may be erected on each street frontage.

B. Off-Premises Signs

All signs permitted in Section 806.B. in accordance with the standards prescribed therein.

C. Signs for uses abutting Residential Districts

Signs for uses on properties abutting residential districts shall meet the following additional standards:

1. Sign design and materials shall be in keeping with the residential nature of abutting properties;
2. Signs shall not be illuminated with internal lights, and any lights focused on the sign shall be located and shielded so that no light shines onto the residential properties.
3. Signs on properties abutting residential districts shall be reviewed by Borough Council prior to issuance of a sign permit.

Section 808 Signs Permitted in the Borough-Commercial Districts

No sign shall be permitted except as follows:

A. On-Premises Signs

1. All signs permitted in Section 806 at the standards prescribed therein except as otherwise provided in this Section.

2. Signs for permitted non-residential uses provided:

a. All parallel and projecting signs shall not exceed five percent of the area of the building face to which they are attached and painted or thirty-two square feet, whichever is less.

b. Free-standing signs shall not exceed one-half square foot of sign area for each foot of lot frontage. The maximum area of any freestanding sign may not exceed sixteen square feet and not more than one such sign shall be placed on property in single and separate ownership unless such property fronts on more than one street, in which case one such sign may be erected on each street frontage.

B. Off-Premises Signs

All signs permitted in Section 806.B. in accordance with the standards prescribed therein.

Section 809 General Sign Regulations

The following requirements shall apply to all signs:

A. Signs may be illuminated by indirect lighting but shall have such lighting shielded so no direct light will shine on abutting properties or in the normal line of vision of the public using the streets or sidewalks.

B. No sign shall be so located or arranged that it interferes with traffic through glare, through blocking of reasonable sight lines for streets, sidewalks or driveways, through confusion with a traffic control device (by reason of color, location, shape or other characteristic), or through any other means.

C. Signs existing at the time of passage of this Ordinance and which do not conform to the requirements of the Ordinance shall be considered nonconforming signs and once removed shall be replaced only with conforming signs; however, nonconforming signs may be repainted or repaired provided such repainted or repaired sign does not exceed the dimensions of the existing sign.

D. All signs except temporary signs shall be constructed of durable material and kept in good condition and repair. Electrical signs shall be subject to Underwriters Laboratory, Inc. inspection and approval.

E. All on-premises signs over two square feet in area and all off-premises signs regardless of size shall require the issuance of a zoning permit before erection or replacement. All signs must comply with all of the regulations contained herein, regardless of whether a permit is required.

F. If an establishment has walls fronting on two or more streets, the sign area for each street may be computed separately.

G. No signs except those of a duly constituted governmental body, including traffic signs and similar regulatory notices, shall be allowed within the street right-of-way unless specifically authorized by other ordinances and regulations of the Borough of Ivyland.

H. No portion of any freestanding sign shall be located closer to any lot line than one-half the required yard for the district in which it is located. If this requirement cannot be met then freestanding signs shall be prohibited on such properties.

- I. Any vehicle to which a sign is affixed in such a manner that the carrying of such sign or signs no longer is incidental to the vehicle's primary purpose but becomes a primary purpose in itself shall be considered a freestanding sign and as such be subject to the provisions regarding freestanding signs in the district in which such vehicle is located.
- J. No sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered only elsewhere than upon the premises where it is displayed shall be established nearer than one hundred feet to a residential district.
- K. Special promotional devices, signs or displays such as flood lights, banners, pennants, etc., shall be permitted for a period not exceeding fifteen days in any one calendar year. All other portable or moveable signs are prohibited at all times in all districts.
- L. Flashing signs, revolving lights, and festoon lighting shall be prohibited in every district.
- M. No freestanding sign shall be higher than 8 feet.
- N. No sign shall be erected on a building roof or shall extend higher than the highest point of the building.
- O. The Zoning Officer shall issue a zoning permit for all temporary signs for all temporary uses which shall be considered as uses which operate for a period of four months out of a year. Said temporary signs shall not exceed seven square feet and shall be removed within 30 days of the termination of the use.
- P. Where a use or structure is located in another municipality and the sign for such use is to be located within Ivyland Borough, the sign regulations of Ivyland Borough shall be applicable.
- Q. Novelty signs, including but not limited to objects such as tires, automobiles, food products, pennants, banners, balloons, bulletin boards, and animated signs are prohibited.