



HILLTOWN TOWNSHIP

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Selected sections of the Zoning Ordinance regulating permanent signage in the PC-1, PC-2, VC, Q, LI and HI Districts

See Article VIII of the Hilltown Township Zoning Ordinance for complete sign regulations; following is *General Regulations* applicable to all signage in the township, and Regulations specific to the PC-1, PC-2, VC, Q, LI and HI Districts

§ 160-77. General sign regulations.

- A. No sign shall be erected at a distance from a side property line less than the sign's total height from the finished grade and there shall be a minimum distance of 20 feet between any side property line and any sign erected under the provisions of the Ordinance.
- B. No sign shall be placed in a position which will cause danger to traffic on a street by obscuring the view. No sign other than one identifying a profession, home occupation, or name of resident or occupant shall be located within 15 feet of the edge of an improved cartway. No sign shall be erected or maintained within a distance of 50 feet from the intersection of any street lines or the intersection of a street line and a private accessway unless the location of this sign is situated at least eight feet above the level of the street center line. In no case shall any sign other than official highway or traffic sign be erected within the official right-of-way of any street. No red, green or yellow illuminated sign shall be permitted within 300 feet of a traffic light.
- C. All signs over two square feet in size, other than those permitted within the street right-of-way, shall be considered structures and shall be in conformance with all other provisions of this chapter.
- 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 the performance criteria of the Underwriter's Laboratory, Inc., or to applicable Township codes, whichever is more stringent. Upon the determination of the Zoning Officer that a sign has become dilapidated, then the owner of the property upon which the sign is located shall be notified by the Zoning Officer to restore said sign, or have said sign restored, to good and proper condition within 30 days. Any sign which is allowed to remain dilapidated shall be removed by the Township at the expense of the owner or lessee of the property on which it is located.
- E. Signs which face a residential district, or which face any occupied residential dwelling, may not have an exposed source of illumination if the sign is located within 200 feet of such district or dwelling. Illuminated signs shall not shine in the normal line of vision for traffic on a public street. Illuminated signs with any form of exposed bulbs are not permitted.

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Zoning and Building Department

§ 160-80. Signs permitted in PC-1, PC-2, VC, Q, LI and HI Districts.

The following are signs permitted in the PC-1, PC-2, VC, Q, LI and HI Districts:

- A. All signs permitted under § 160-79 may be erected and maintained in accordance with said provisions.
- B. All temporary signs permitted under § 160-78 may be erected and maintained in accordance with said provisions.
- C. Freestanding signs which advertise a business, industry, or other permitted use not referenced in Subsections D through F, whether located on-premises or off-premises, may be erected and maintained, provided that:
 - (1) Not more than one such sign shall be erected on any one premises under single and separate ownership, or on premises leased or utilized by any one business establishment except for an establishment which fronts two or more streets, in which case a sign may be erected in each yard fronting on a street;
 - (2) Unless otherwise stated herein, the area of such freestanding signs shall not exceed 32 square feet per side, with the maximum height to top of a sign not to exceed 20 feet from the finished grade; and
 - (3) No sign shall be located beyond the rear wall of the main building when the rear property line upon which it is situated abuts a residential district, except signs that convey information such as parking entrances and traffic flow directions. The area on one side of any such sign shall not exceed eight square feet. The name of the business located on the premises may appear on such signs.
- D. Freestanding signs which advertise a shopping center as defined under § 160-11, including the name of the center and the uses therein, may be erected in each yard fronting on a street. No portion of a shopping center freestanding sign shall be less than eight feet or more than 32 feet above the ground. The area of any one side of such sign shall not exceed 100 square feet.
- E. Freestanding signs which advertise a group of businesses or industrial uses other than a shopping center on a lot held in single and separate ownership, may be erected in each yard fronting a street and such freestanding signs may contain a collection of signs identifying the different interests and uses on the premises, provided that the total area of one side of the freestanding sign does not exceed 100 square feet and that each individual sign does not exceed four square feet.
- F. Freestanding signs which advertise gasoline service stations, may be erected provided that each station shall be permitted two freestanding, brand name signs, each not to exceed six square feet in area and not to be higher than seven feet above the finished grade.
- G. Parallel and projecting signs may be erected and maintained, provided that:
 - (1) Projecting signs attached to a main wall of a principal building shall not project more than 14 inches therefrom, and no portion shall be less than 10 feet above the finished grade and no more than 16 feet above the finished grade;
 - (2) Projecting signs shall not in any way interfere with normal pedestrian or vehicular traffic;
 - (3) The combined area of all parallel, projecting, and permanent window signs facing the street shall not exceed 25% of the area of the building face facing the street; the combined area of all parallel and projecting signs shall not exceed 15% of any building face to which such signs are attached; permanent window signs shall not exceed 30% of the total window area facing the street; and
 - (4) In the case of a shopping center or group of stores or other business uses on a lot held in single and separate ownership, the provisions of this section relating to the total area of signs permitted on a premises shall apply with respect to each building, separate store, or similar use.