

**LOWER SAUCON TOWNSHIP  
NORTHAMPTON COUNTY, PENNSYLVANIA**

**ORDINANCE No. 2019-01**

**AMENDMENTS TO THE CODE OF THE TOWNSHIP OF LOWER SAUCON**

**AN ORDINANCE OF THE TOWNSHIP OF LOWER SAUCON, NORTHAMPTON COUNTY, PENNSYLVANIA, AMENDING AND REVISING THE CODE OF THE TOWNSHIP OF LOWER SAUCON BY REVISING CHAPTER 180 (ZONING) TO: (1) AMEND SECTION 180-5 (DEFINITIONS, WORD USAGE) TO DELETE CERTAIN DEFINITIONS RELATING TO SIGNS; (2) DELETE SECTION 180-99 (SIGNS AND BILLBOARDS) IN ITS ENTIRETY; (3) DELETE SECTION 180-104.1 (ADVERTISING SIGNS) IN ITS ENTIRETY; (4) ADD ARTICLE XVI.1 (SIGNS) WHICH PROVIDES A COMPREHENSIVE REGULATION OF ALL TYPES OF SIGNS WITHIN LOWER SAUCON TOWNSHIP; AND REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROVISIONS CONTAINED HEREIN**

**WHEREAS**, Lower Saucon Township is a Township of the Second Class, Optional Plan, located in Northampton County, Commonwealth of Pennsylvania; and

**WHEREAS**, the Township of Lower Saucon adopted Ordinance #98-17 on May 20, 1998, enacting the Code of the Township of Lower Saucon (hereinafter referred to as the “Code”); and

**WHEREAS**, the Council of Lower Saucon Township desires to amend the Code of the Township of Lower Saucon to revise the Township Zoning Ordinance provisions relating to Advertising Signs, Signs and Billboards, as further described herein; and

**WHEREAS**, the Council of Lower Saucon Township has determined that the adoption of this Ordinance containing the described amendments to the text of the Zoning Chapter of the Code is in the best interest of the public health, safety, and welfare of the residents of Lower Saucon Township.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the Council of the Township of Lower Saucon, Northampton County, Commonwealth of Pennsylvania, that the provisions of the Code of the Township of Lower Saucon are hereby amended as follows:

**SECTION I. Amendments to Chapter 180 (Zoning), Section 5 (Definitions; word usage)**

The following definitions are hereby deleted in their entirety from §180-5(B), Definitions; word usage, of the Lower Saucon Township Zoning Ordinance:

- A. Advertising Sign or Billboard
- B. Animated Sign
- C. Billboard

01/25/18 Draft  
10/25/18 Draft  
12/12/18 Draft  
03/06/19 Adopted

- D. Changeable Copy Sign
- E. Changeable Copy Sign, Electronic
- F. Electronic Graphic Display (Digital Billboard)
- G. Non-conforming Sign
- H. Off-Premise Sign
- I. Sign
- J. Sign, Gross Surface Area of
- K. Video Sign or Video Billboard

**SECTION II. Amendments to Chapter 180 (Zoning), Sections 21, 27, 33, 39, 45, 51, 57, 63, 69, 75, 81, 83.4, and 87 (Accessory Uses)**

- A. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-21.I. to read, “Signs (See Article XVI.1)”.
- B. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-27.H. to read, “Signs (See Article XVI.1)”.
- C. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-33.H. to read, “Signs (See Article XVI.1)”.
- D. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-39.H. to read, “Signs (See Article XVI.1)”.
- E. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-45.H. to read, “Signs (See Article XVI.1)”.
- F. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-51.G. to read, “Signs (See Article XVI.1)”.
- G. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-57.G. to read, “Signs (See Article XVI.1)”.
- H. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-63.H. to read, “Signs (See Article XVI.1)”.
- I. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-69.G. to read, “Signs (See Article XVI.1)”.
- J. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-75.H. to read, “Signs (See Article XVI.1)”.

01/25/18 Draft  
10/25/18 Draft  
12/12/18 Draft  
03/06/19 Adopted

- K. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-81.A.(4) to read, “Signs (See Article XVI.1)”.
- L. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-83.4.A.(4) to read, “Signs (See Article XVI.1)”.
- M. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-87.A.(5) to read, “Signs (See Article XVI.1)”.

**SECTION III Amendments to Chapter 180 (Zoning), Sections 68 and 74 (Conditional Uses)**

- A. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-68.A.(2) to read, “Outdoor Advertising Signs (See Article XVI.1)”.
- B. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-74.A.(1) to read, “Outdoor Advertising Signs (See Article XVI.1)”.

**SECTION IV Amendments to Chapter 180 (Zoning), Sections 79 and 83 (Permitted Uses)**

- A. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-79.A.(1)(c) to read, “Outdoor Advertising Signs (See Article XVI.1)”.
- B. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-83.2.A.(1)(c) to read, “Outdoor Advertising Signs (See Article XVI.1)”.

**SECTION V. Amendment to Chapter 180 (Zoning), Section 99 (Signs and Billboards)**

The Lower Saucon Township Zoning Ordinance is hereby amended to delete §180-99 (Signs and Billboards) in its entirety.

**SECTION VI. Amendment to Chapter 180 Zoning, Section 100 (Nonconformities)**

- A. The Lower Saucon Township Zoning Ordinance is hereby amended to renumber §180-100 (Nonconformities) to §180-99 (Nonconformities):.
- B. The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-100.E (now §180-99.E) to read as follows:  
  
“...unless another nonconforming use is approved by the Zoning Hearing Board in accordance with §180-99.G and that such approved use be initiated...”

**SECTION VII. Amendment to Chapter 180 (Zoning)**

The Lower Saucon Township Zoning Ordinance is hereby amended to add the following Article:

**ARTICLE XVI.1**  
**Signs**

**§180-100.1 Purpose.**

The purposes of the sign regulations are:

- A. To provide uniform standards for signs within the Township and specific standards for signs in each zoning district.
- B. To establish procedures for the review and approval of sign permit applications.
- C. To regulate the location, size, construction, erection, alteration, use, and maintenance of signs.
- D. To promote the use of well-crafted signs in harmony with the architectural and residential character of the Township.

**§180-100.2 Scope and applicability.**

- A. In all zoning districts within the jurisdiction of this chapter, signs may be used, erected, maintained, altered, relocated, removed or demolished only in compliance with the provisions of this article and any and all ordinances and regulations of the Township relating to the use, erection, maintenance, alteration, moving or removal of signs or similar devices.
- B. All plans and applications for subdivision and land developments shall include on the plan's information describing all signs proposed for the subdivision and/or land development. The plans shall indicate the size, location, style, materials, proposed text, lighting, and colors for all signs, to demonstrate that the requirements of the Township's sign regulations as set forth in this chapter have been satisfied.

**§180-100.3 Definitions.**

The following words and terms shall, for the purposes of this article, have the meanings given:

**ABANDONED SIGN** – A permanent sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 365 days; a sign which is damaged, in disrepair, or vandalized and not repaired within 90 days.

**ALTERATION** – A change in the size, shape, or type of an existing sign. Copy or color change of an existing sign is not an alteration. Changing or replacing a sign face or panel is not an alteration, providing there is no increase in the size of the sign face or panel.

**ANIMATION** – The movement or the optical illusion of movement of any part of the sign structure, design or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity; the automatic changing of all or any part of the facing of a sign; the movement of a sign set in motion by the atmosphere. Time and temperature devices shall be considered animated signs.

**APPLICANT** – A person or entity who applies for a sign permit in accordance with the provisions of this article.

01/25/18 Draft  
10/25/18 Draft  
12/12/18 Draft  
03/06/19 Adopted

**AWNING SIGN** – A sign with its copy on a shelter made of any nonrigid material, such as fabric or flexible plastic that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure.

**BANNER SIGN** – A sign with its copy on nonrigid material such as cloth, plastic, fabric or paper with no supporting framework. Banners are temporary in nature and do not include flags such as the flag of the United States, the Pennsylvania state flag, and/or other local governmental flags.

**BILLBOARD** – See "Outdoor Advertising Sign".

**BUILDING FAÇADE** – That portion of any exterior elevation of a building extending vertically from grade to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation.

**BUILDING SIGN** – A sign that is applied or affixed to a building.

**CANOPY SIGN** – A sign on a rigid multi-sided structure attached to a building or on any other freestanding structure that may have a roof with support but no walls.

**CHANGEABLE COPY** – The ability of sign copy to be changed manually by placement of individual letters and symbols, digitally, or electronically. Digital or electronic changeable copy signs are also referred to as "electronic message centers" and are regulated by §180-100.7.C.

**COPY** – The graphic content or message of a sign.

**DIRECTIONAL SIGN** – Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

**DOUBLE-FACED SIGN** – A sign with two faces, back to back.

**ELECTRONIC MESSAGE CENTER OR SIGN (EMC)** – An electrically activated changeable copy sign whose variable message and/or graphic presentation capability can be electronically or digitally programmed.

**EMERGENCY SIGN** – Emergency warning signs erected by a government agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.

**EXTERNAL ILLUMINATION** – A source of indirect illumination located away from the sign, but which is itself not visible to persons viewing the sign from any street, sidewalk or adjacent property.

**FASCIA SIGN** – See "Wall Sign".

**FOOT-CANDLE (FC)** – A measure of illuminance, the amount of light falling onto a surface. One lumen of light, shining evenly across one square foot of surface, illuminates that surface to one foot-candle (sometimes also written footcandle or foot candle).

**FREESTANDING SIGN** – The general term for any sign which is supported by structures or supports that are placed on, or anchored in, the ground and that is independent and detached from any building or other structure. Freestanding signs can be considered monument signs or pole signs.

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10/25/18 Draft  
12/12/18 Draft  
03/06/19 Adopted

**INCIDENTAL SIGN** – A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "telephone," "no trespassing" and other similar directives, and window signs giving store hours or the names of credit institutions. No sign with a commercial message legible from a position off the lot on which the sign is located shall be considered incidental.

**INTERNAL ILLUMINATION** – A source of illumination entirely within the sign which makes the content of the sign visible at night by means of the light being transmitted through a translucent material but wherein the source of illumination is not visible.

**MARQUEE SIGN** – Any sign attached to a covered structure projecting from and supported by a building with independent roof and drainage provisions and which is erected over a doorway or doorways as protection against the weather.

**MOBILE BILLBOARDS** – Any vehicle or trailer which has attached thereto or thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same or nearby property or any other premises. These shall not include business logos, identification or advertising on vehicles primarily used for other business purposes.

**MONUMENT SIGN** – A freestanding sign, permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole or attached to any part of a building. Also known as a ground sign.

**NONCONFORMING SIGN** – Any sign which is not allowed under this article, but which, when first constructed before this article was in effect and for which a sign permit was issued, was legally allowed.

**OFF-PREMISES SIGN** – A sign which directs attention to an object, product, service, place, activity, person, institution, organization, or business that is primarily offered at a location other than the lot upon which the sign is located.

**OUTDOOR ADVERTISING SIGN** – A permanent sign erected, maintained or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed. May also be referenced as a billboard.

**PARAPET** – The extension of a building facade above the line of the structural roof.

**PERMANENT SIGN** – A sign attached or affixed to a building, window, or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign.

**POLE SIGN** – A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or base structure.

**PROJECTING SIGN** – A sign which is supported by an exterior wall of a building or other structure and which is constructed and displayed perpendicular to the face of the building or other structure so that both sides of the sign are visible.

**ROOF SIGN** – A sign which is erected, constructed, and maintained on or above the eave of the roof of a building.

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10/25/18 Draft  
12/12/18 Draft  
03/06/19 Adopted

**SANDWICH BOARD SIGN** – A movable, temporary sign consisting of two faces, connected and hinged at the top.

**SIGN** – Any device visible from a public place whose essential purpose and design is to convey either commercial or non-commercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. The term "sign" shall not include any flag or badge or insignia of the United States, State of Pennsylvania, Northampton County, Lower Saucon Township, or official historic plaques of any governmental jurisdiction or agency.

**SIGN AREA** – The total area of the face of a sign including all lettering, wording, accompanying designs and symbols, together with a background, whether or not open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself. In the case of individual letters or symbols attached to or painted on a surface, building, wall, or window, the area shall be considered to be the smallest rectangle or other geometric shape which encompasses all letters and symbols. See §180-100.6.G.

**TEMPORARY SIGN** – A sign not designed for permanent display. Temporary signs are intended to be removed after the purpose has been served.

**VIDEO SIGN or VIDEO BILLBOARD** – An on- or off-premises sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which mimic the illusion of motion, including but not limited to moving objects, moving patterns or bands of light, or expanding or contracting shapes, and/or fade, dissolve, travel, or scrolling features. These also include projected images or messages with the characteristics onto buildings or other objects.

**WALL SIGN** – A sign that is in any manner affixed to an exterior wall of a building or structure and that projects not more than eighteen (18) inches from the building or structure wall, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face of the architectural projection to which it is affixed.

**WINDOW SIGN** – A sign that is applied, painted, or affixed to a window, or placed inside a window, facing the outside of the building, and visible from the outside.

**§180-100.4 Prohibited signs.**

The following signs are prohibited:

- A. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of this chapter in the zoning district on which the property to which the sign relates is located. This provision does not apply to off-premise, outdoor advertising signs.
- B. Any sign which flashes, rotates, spins, revolves or oscillates (with the exception of barber poles).
- C. Any sign which emits smoke, visible vapors or particles, sound or odor.
- D. Any illuminated sign in residential districts, except as provided for in §180-100.8.

01/25/18 Draft  
10/25/18 Draft  
12/12/18 Draft  
03/06/19 Adopted

- E. No sign shall contain neon or other gases or powders in exposed tubes where the tubes are visible, except for signs located within windows.
- F. Mobile billboards, if they are parked in such a manner that their primary purpose is for advertising.
- G. Roof signs.
- H. Any sign which interferes with an official highway sign.
- I. Any sign which imitates or attempts to imitate an official traffic sign, signal or device.
- J. Signs or any guide, stay or attachment thereto erected, placed, painted, or maintained by any person, with the exception of Lower Saucon Township, on rock, fences or trees or electric light, power, telephone or telegraph, or other pole on any street in the Township, nor affixed to or on any trail in the Township.
- K. Video signs or video billboards

**§180-100.5 Exempt signs.**

A sign permit shall not be required prior to the erection, structural repair, alteration, moving, removal or demolition of any exempt signs in any zoning district in the municipality. Exempt signs shall conform to the regulations of §180-100.6. No exempt sign shall be illuminated, except as provided for herein. Exempt signs are as follows:

- A. Official highway route number signs, street name signs, emergency signs, and other official traffic signs which are in the interest of public safety or the regulation of traffic.
- B. Trespassing signs; signs indicating the private nature of a road, driveway or premises; and signs prohibiting or otherwise controlling fishing or hunting upon a particular premises, provided that the area of one side of any such sign shall not exceed two square feet and shall be spaced at intervals of not less than one hundred (100) feet of street or property line frontage.
- C. Incidental signs, such as those advertising the availability of rest rooms, or public conveniences or those applied to a windowpane giving store hours or the name(s) of credit or charge institutions, provided that such signs do not advertise any commercial establishment, activity, organization, product, goods or services. Any sign covered by this subsection shall not exceed two square feet.
- D. Governmental flag or insignia such as the flag of the United States, the Pennsylvania state flag, and/or other local governmental flags.
- E. Legal notice.
- F. Cornerstone; historical plaque or sign affixed to the surface of a building wall and not exceeding two square feet.
- G. Governmental signs, including safety signs, signs indicating points of interest, signs identifying official governmental buildings or facilities. Signs identifying governmental buildings, police stations or other Township facilities may be illuminated by exterior lights focused on the sign.



01/25/18 Draft  
10/25/18 Draft  
12/12/18 Draft  
03/06/19 Adopted

H. Directional signs, provided they do not contain any commercial messaging. Such sign shall not exceed four square feet in area and shall have a maximum height of five (5) feet. Directional signs shall be non-illuminated.

I. Temporary residential signs.

**§180-100.6 General sign regulations.**

A sign permit shall be secured from the Zoning Officer prior to the use, erection, structural repair, alteration, relocation, removal or demolition of any sign unless listed as exempt as per §180-100.5. The following regulations shall be observed for all signs in all zoning districts in the Township:

A. Signs which advertise, promote or draw attention to any product, article of business, service or activity sold, occurring or located at or in the place or premises where such sign is located shall be allowed by permit in the Township, except where specifically exempt from such requirements. Off-premises, outdoor advertising signs are permitted only in accordance with §180-100.11.

B. Any sign located along the right-of-way of a state or federal highway shall comply with any more restrictive requirements of the state and federal government relating thereto.

C. Location of signs.

1. No sign shall be placed in such a position as to endanger traffic by obscuring the view or by confusion with official street signs or signals because of position, color or reflective surface.
2. Except in the case where a local right-of-way abuts a structure, only traffic signs and similar regulatory notices of a duly constituted governmental body are permitted within a street right-of-way.
3. No sign shall be erected or maintained nearer to a street line or lot line than a distance equaling the height of the top of the sign, or ten (10) feet, whichever is greater, except in the case where the sign is temporary, a local right-of-way abuts a structure or the sign is that of a governmental authority.
4. A sign shall not project over a public walkway, except where a local right-of-way abuts a structure or for signs of a governmental entity. For those exceptions where a sign is permitted, the lowest edge of such sign shall be at least eight feet above the sidewalk elevation.
5. No sign shall be located within two (2) feet of any multi-use trail within the Township.
6. If a sign is located on a public or private sidewalk, a minimum of four feet of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.

D. Sign Height.

Sign height for all freestanding signs shall be measured as the distance from the highest portion of the sign to the mean finished grade of the street closest to the sign. In the case where a sign is located greater than one hundred (100) feet from a public street, height shall be measured to the mean grade at the base of the sign.

Figure 1  
Example of Sign Height

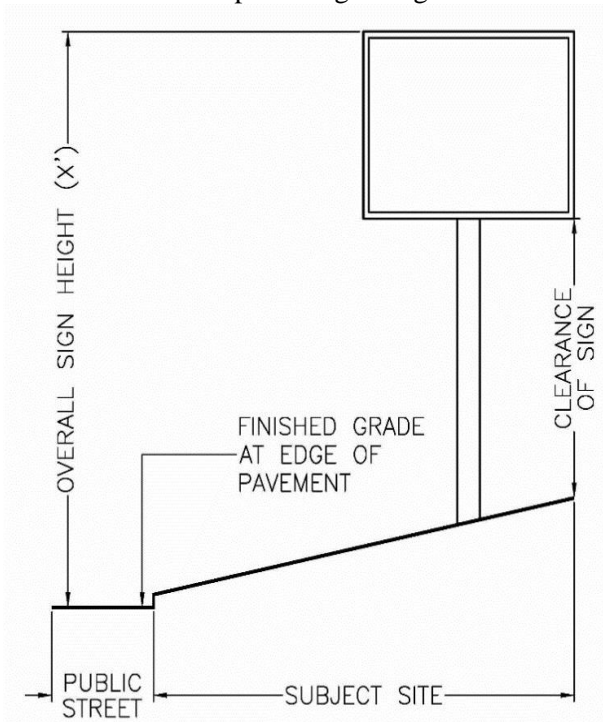
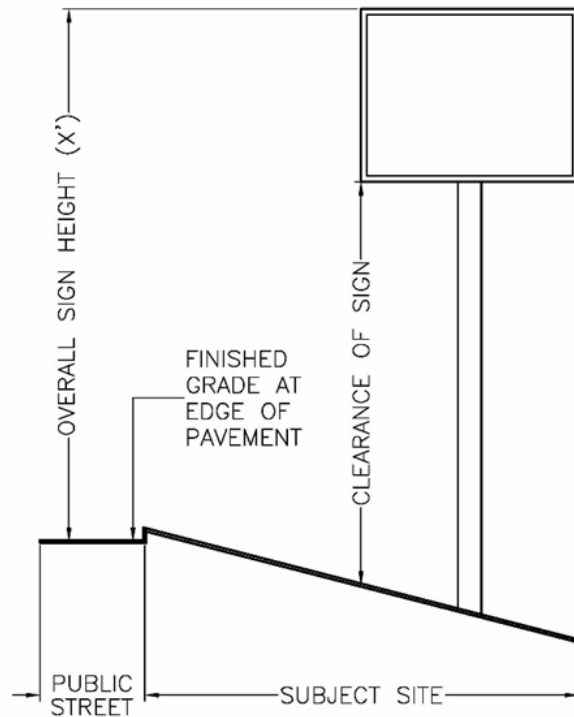
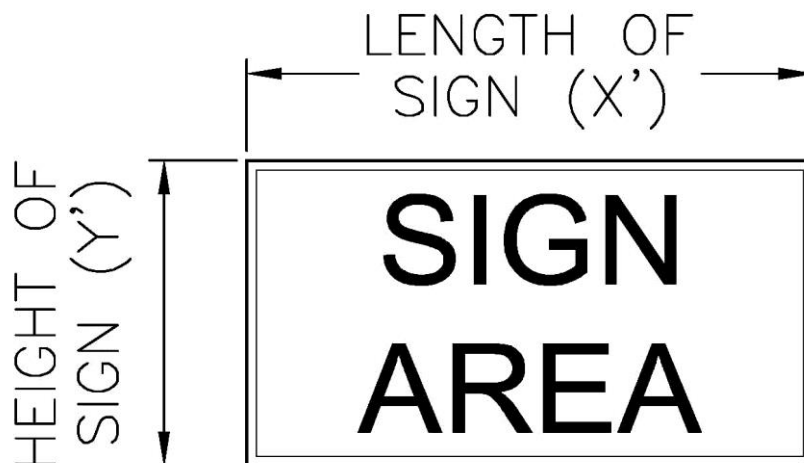


Figure 2  
Example of Sign Height



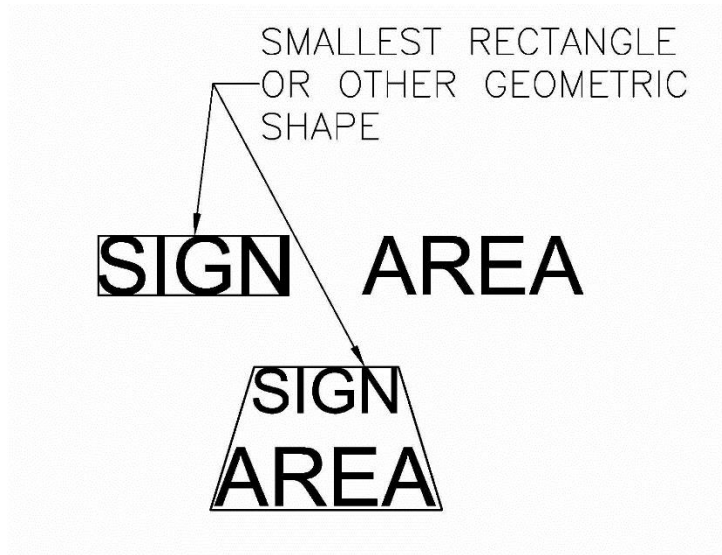
1. Clearance for freestanding and projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.
  2. All signs must be contained within the building height restriction of the zoning district, with the exception of off-premise outdoor advertising signs.
- E. All signs must be constructed with durable materials, must conform with the requirements of the PA UCC, and must be kept in good condition and repair. Any sign which is allowed to become dilapidated may be removed by the Township in accordance with the regulations contained in §180-100.13.
- F. Illumination of Signs.
1. Light sources to illuminate signs shall neither be visible from any street right-of-way nor cause glare hazardous or distracting to pedestrian, vehicle drivers, or adjacent properties.
  2. Illumination types:
    - a. External illumination, where permitted, is allowed only as a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color and concealed by a translucent cover.
    - b. Internal illuminations, including back-lighting, must be static in intensity, and color. No portion of the light source should be visible.
- G. Area of a Sign.
1. The area of a sign shall be construed to include all lettering, wording and accompanying design and symbols, together with a background, whether or not open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.

Figure 3  
Example of Sign Area



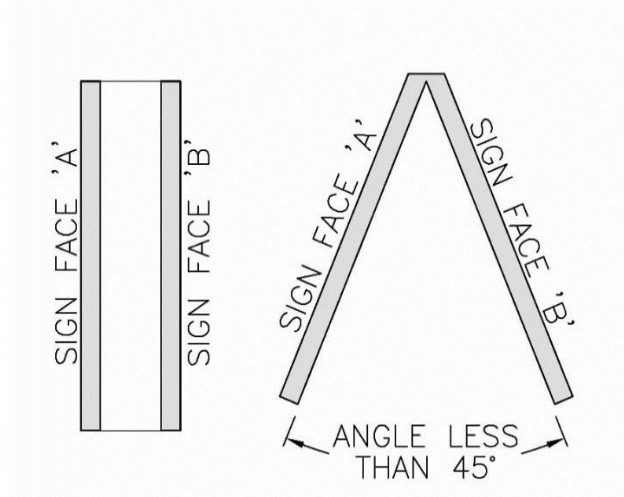
2. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be the smallest rectangle or other geometric shape which encompasses all the letters and symbols.

Figure 4  
Example of Sign Area — Individual Letters of Symbols



3. In computing the size of a double-faced sign, only one sign face shall be considered, provided that both faces are identical, except where the interior angle formed by the two sides is greater than  $45^\circ$ , in which case both sides shall be counted as part of the sign area. Outdoor advertising signs and billboards shall be in compliance with §180-100.11.

Figure 5  
Example of Sign Area — For Double Faced Signs



**§ 180-100.7 Regulations by Sign Type.**

The following regulations shall apply to all signs. All general sign regulations (§180-100.6) are applicable as well as any additional requirements within the specified zoning district in which the sign is located.

A. Building (mounted) signs shall include the following:

1. Wall signs. No portion of a wall sign shall be mounted less than eight feet above the finished grade or extend out more than twelve (12) inches from the building wall on which it is affixed. If the wall sign projects less than four (4) inches from the building wall on which it is affixed, the eight (8) foot height requirement need not be met.
2. Canopy or awning signs.
  - a. A canopy or awning without lettering or other advertising shall not be regulated as a sign.
  - b. Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
  - c. No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
  - d. Sign Placement.
    - (1) Letters or numerals shall be located only on the front and side vertical faces of the awning or canopy.
    - (2) Logos or emblems are permitted on the top or angled portion of the awning or canopy up to a maximum of three (3) square feet. No more than one emblem or logo is permitted on any one (1) awning or canopy.
  - e. Sign height. The lowest edge of the canopy or awning sign shall be at least eight (8) feet above the finished grade.
  - f. No ground-floor awning or canopy may project into a street right-of-way.
  - g. Awnings or canopies above the ground floor may be fixed, provided they do not project more than four (4) feet from the face of the building.
3. Projecting signs.
  - a. No portion of a projecting sign shall project more than four (4) feet from the face of the building.
  - b. The outermost portion of a projecting sign shall not project into the right-of-way or no closer than five (5) feet from a curb line or shoulder of a public street, whichever is greater.

- c. Sign height. The lowest edge of a projecting sign shall be at least eight (8) feet above the finished grade.
  4. Window signs. Incidental window signs displaying pertinent business information such as the business' hours of operation and credit cards accepted, shall be excluded from area calculations for window signs.
  5. Marquee signs.
    - a. Such signs shall be located only above the principal public entrance of a building facing a public street or parking lot.
    - b. No marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.
    - c. No marquee shall extend into the right-of-way or closer to the curb than three feet, whichever is greater.
    - d. Sign height.
      - (1) No portion of a marquee sign shall extend vertically above the eave line.
      - (2) The lowest edge of the marquee sign shall be at least eight (8) feet above the finished grade.
- B. Freestanding signs.
  1. The clearance or lowest edge of any freestanding pole sign shall be either less than four (4) feet or greater than eight (8) feet above the ground.
  2. Sign placement.
    - a. All freestanding signs shall be set back ten (10) feet from the right-of-way or the height of the sign, whichever is greater, except for official traffic signs and government/regulatory signs.
    - b. No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, cartway of the right-of-way or other areas required to remain unobstructed.
  3. Freestanding signs may have changeable copy. However, if the copy is digital or electronic, the regulations for electronic message center in §180-100.7.C, pertain.
  4. Freestanding signs shall include the street number and/or address of the property for which it advertises, at a minimum lettering height of four (4) inches.
- C. Electronic message center sign.

Signs otherwise permitted and in accordance with all applicable regulations of this chapter may be changeable copy signs or electronic changeable copy signs. Electronic message signs are subject to the following regulations:

1. Audio or pyrotechnics are specifically prohibited.
  2. Duration. Any portion of the message must have a minimum duration of six seconds and must be a static display. Messages may change immediately or fade in and out only. No portion of the message may flash, scroll, twirl, twinkle, oscillate, rotate, blink, or in any manner imitate motion.
  3. Time and temperature shall be included as a separate message.
  4. Brightness. The illumination and/or intensity of the display shall be controlled so as not to create glare, hazards or nuisances. Such signs shall have a maximum nits level of 5,000 nits; provided the brightness of the digital sign does not exceed 0.3 foot-candles of light above normal ambient light levels. Such signs shall be equipped with automatic dimming technology which automatically adjusts the sign's brightness based on ambient light controls. Maximum nit levels after 10:00 p.m. must not exceed 250 nits.
    - a. The luminance specification shall be determined by a foot-candle metering device held at a height of five feet and aimed towards the sign from a distance of sixty-five (65) feet.
    - b. The metering device should be at a location perpendicular to the sign's center, as this angle has the highest luminance.
    - c. This check shall include the measurement of an all-white image displayed on the sign to evaluate worst-case conditions.
    - d. If the difference in luminance between the sign-on and the sign-off conditions is 0.3 fc or less, then the sign luminance is in compliance.
  5. All signs must be equipped with a properly functioning default mechanism that will stop the sign and return to a solid black display should a malfunction occur.
  6. The applicant shall be required to coordinate/permit message access for local, regional, state, and national emergency services during emergency situations. Emergency messages are not required to conform to message standards listed herein.
- D. Temporary construction sign in conjunction with a temporary use.

Signs for uses and structures that are utilized for a specified duration during new construction, renovation, reconstruction, or other special circumstances of a nonrecurring nature, such as fires and acts of nature and are a permitted use within the subject zoning district, shall not be included in the determination of the type, number or area of signs otherwise allowed on a property. The following shall apply:

1. One (1) temporary construction sign is permitted per property, unless the property has frontage on more than one street, in which case two (2) temporary construction signs shall be permitted, one (1) on each frontage.

2. Area.
  - a. For properties less than two (2) acres, the maximum area for temporary constructions signs shall be six (6) square feet.
  - b. Properties larger than two (2) acres shall be permitted a temporary construction sign with a maximum area of sixteen (16) square feet.
  - c. If the property exceeds five (5) acres in size, the area may be increased to twenty-four (24) square feet.
3. Sign height. Each temporary construction sign shall be limited to eight (8) feet in height.
4. Sign shall be non-illuminated.

**§ 180-100.8 Signs in Residential Districts (RA, R80, R40, R20, R12, MH).**

The following types of signs and no others shall be permitted in the **RA, R80, R40, R20, R12, and MH districts**, contingent upon the securing of a sign permit, except where permits are specifically exempted by this article. All general sign regulations (§180-100.6) and sign-type regulations (§180-100.7) are also applicable.

- A. Any exempt sign as defined and regulated in §180-100.5.
- B. Signs specific to residential uses shall be permitted subject to the following regulations.
  1. Permanent sign(s).
    - a. Number: one (1) sign per street frontage.
    - b. Area: maximum area of six (6) square feet.
    - c. Height: maximum height of six (6) feet.
- C. Residential developments containing more than ten (10) units:
  1. One (1) freestanding sign per street frontage. Sign may be externally illuminated with a shielded light source.
  2. Area: each sign shall have a maximum area of sixteen (16) square feet per sign face.
  3. Height: signs shall have a maximum height of eight (8) feet.
- D. Permitted nonresidential uses shall be permitted a maximum of one (1) sign per street frontage.
  1. Permanent sign(s).
    - a. Area: each sign shall have a maximum area of thirty-six (36) square feet per sign face.



- b. May be either non-illuminated, or externally illuminated with shielded lights. Signs for religious, educational, recreational or institutional uses may be internally illuminated.
  - c. Changeable copy signs and electronic message signs are permitted. A maximum of one (1) is permitted per property.
  - d. Height: signs shall have a maximum height of six (6) feet.
2. Temporary sign(s).
- a. Area: each sign shall have a maximum area of twelve (12) square feet.
  - b. Sign shall be non-illuminated.
  - c. Such sign shall be permitted to be displayed up to thirty (30) days, not more than four (4) times per calendar year.
  - d. Height: signs shall have a maximum height of six (6) feet.
- E. Temporary construction signs in accordance with §180-100.7.D.

**Residential Districts — RA, R80, R40, R20, R12, MH**

	Single Family Detached	All Other Residential Uses	Permitted Non-Residential Uses		Residential Developments (more than 10 units)
	Permanent	Permanent	Temporary	Permanent	Permanent
<b>Maximum Area</b>	6 sq. ft.	6 sq. ft.	12 sq. ft.	36 sq. ft.	16 sq. ft.
<b>Maximum Number</b>	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage	1 per street frontage
<b>Duration</b>			30 days, not more than 4 times per year		
<b>Maximum Height</b>	6 ft.	6 ft.	6 ft.	6 ft.	8 ft.

**§180-100.9 Signs in Commercial and Industrial districts (GB, GB2, LI, LM, O&L).**

The following types of signs and no others shall be permitted in the **GB, GB2, LI, LM, and O&L districts**, contingent upon the securing of a sign permit, except where permits are specifically exempted by this article:

- A. Any exempt sign as defined and regulated in §180-100.5.
- B. Building signs shall be permitted subject to the following regulations.
  - 1. Permanent sign(s).
    - a. The total area of all building signs for non-residential uses shall be limited to 1.5 square feet per linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations. Where the nonresidential use is a multitenant establishment, the area of the signs for each establishment is limited to

1.5 square feet per linear foot of building frontage of each individual establishment and is subject to the same maximum size limitations.

- b. Number: one (1) sign per tenant per street frontage, up to a maximum of two (2) signs per tenant.
- c. Height: signs shall have a maximum height equal to the eave line.

2. Temporary sign(s).

- a. Number: one (1) temporary sign per property is permitted. Two (2) temporary signs are permitted if the property has more than 10,000 square feet of gross floor area.
- b. Area: each sign shall have a maximum area of sixteen (16) square feet per sign face.
- c. Height: the lowest edge of a building sign shall be at least eight (8) feet above the finished grade, and shall not extend beyond the height of the building.
- d. Sign shall be non-illuminated.
- e. Such sign shall be permitted to be displayed up to thirty (30) days, not more than four (4) times per calendar year.

C. Freestanding signs for nonresidential uses shall be permitted subject to the following regulations (excluding multi-tenant convenience shopping center use, see § 180-100.9.E).

1. Permanent sign(s).

- a. Number: one (1) sign per street frontage.
- b. Area: each sign shall have a maximum area of one hundred fifty (150) square feet.
- c. Height: signs shall have a maximum height of twenty (20) feet.
- d. Illumination: signs may be internally illuminated or externally illuminated with shielded lights.

2. Temporary sign(s).

- a. Number: one (1) per property.
- b. Area: each sign shall have a maximum area of thirty-two (32) square feet.
- c. Height: signs shall have a maximum height of twenty (20) feet.
- d. Sign shall be non-illuminated.
- e. Such sign shall be permitted to be displayed up to thirty (30) days, not more than four (4) times per calendar year.

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 10/25/18 Draft  
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 03/06/19 Adopted

- D. Electronic message center signs in accordance with §180-100.7.C may be substituted for or incorporated as a freestanding or wall sign but no more than one (1) electronic message sign may be utilized on any one (1) property.
- E. Signs for multi-tenant, convenience shopping centers with frontage on major arterial streets:
1. Number: one (1) permanent freestanding sign shall be permitted (to be shared by all users of the shopping center) along each street frontage abutting the property. One (1) temporary freestanding sign shall be permitted per tenant.
  2. Height: the height of a sign with frontage on a major arterial is permitted to be thirty (30) feet for permanent signs and twenty (20) feet for temporary signs.
  3. Area: the area of a sign with frontage on a major arterial street is two hundred fifty (250) square feet on any one (1) face for permanent signs and sixteen (16) square feet for temporary signs.
  4. Illumination: permanent signs may be internally illuminated. Temporary signs shall be non-illuminated.
- F. Temporary construction signs in accordance with §180-100.7.D

**Commercial and Industrial Districts (GB, GB2, LI, LM, O&L)**

	Convenience Shopping Center Use – Freestanding Sign		All Other Nonresidential Uses – Freestanding Sign		Convenience Shopping Center Use – Building Sign(s)		All Other Nonresidential Uses – Building Sign(s)		Residential Uses
	Temporary	Permanent	Temporary	Permanent	Temporary	Permanent	Temporary	Permanent	Permanent
<b>Maximum Area</b>	16 sq. ft.	250 sq. ft.	32 sq. ft.	150 sq. ft.; Except when frontage on a major arterial – 250 sq ft.	16 sq. ft.	1.5 sq. ft. per linear foot of building frontage of each establishment and is subject to maximum size limitations	16 sq. ft.	1.5 sq. ft. per linear foot of building frontage that faces a public street or parking lot subject to maximum size limitations	2 sq. ft. per dwelling unit
<b>Maximum Number</b>	1 per tenant	1 per street frontage	1 per property	1 per street frontage	1 per street property (up to 2 if property has greater than 10,000 sq. ft. of floor area)	1 per tenant per street frontage (up to 2 per tenant)	1 per property (up to 2 if a property has greater than 10,000 sq. ft. of floor area)	1 per tenant per street frontage (up to 2 per tenant)	1 per street frontage
<b>Duration</b>	30 days, not more than 4 times per year		30 days, not more than 4 times per year		30 days, not more than 4 times per year		30 days, not more than 4 times per year		

	Convenience Shopping Center Use – Freestanding Sign		All Other Nonresidential Uses – Freestanding Sign		Convenience Shopping Center Use – Building Sign(s)		All Other Nonresidential Uses – Building Sign(s)		Residential Uses
	Temporary	Permanent	Temporary	Permanent	Temporary	Permanent	Temporary	Permanent	Permanent
<b>Maximum Height</b>	20 ft.	30 ft.	20 ft.	20 ft.	The lowest edge of a building sign shall be at least 8 feet above the finished grade and shall not extend beyond the height of the building	The eave line	The lowest edge of a building sign shall be at least 8 feet above the finished grade and shall not extend beyond the height of the building	The eave line	6 ft.

**§80-100.10 Signs in Urban Residential and Village Center districts (UR, VC).**

The following types of signs and no others shall be permitted in the UR and VC districts, contingent upon the securing of a sign permit, except where permits are specifically exempted by this article:

- A. Any exempt sign as defined and regulated in §180-100.5.
- B. Signs specific to residential uses shall be permitted subject to the following regulations.
  - 1. Permanent sign(s).
    - a. Number: one (1) sign per street frontage.
    - b. Area: maximum area of six (6) square feet for single-family detached dwellings and four (4) square feet per dwelling unit for all other residential uses.
    - c. Height: maximum height of six (6) feet.
    - d. Sign shall be non-illuminated.
- C. Signs specific to nonresidential uses shall be permitted subject to the following regulations.
  - 1. Permanent sign(s).
    - a. Number: one (1) sign per street frontage.
    - b. Area: maximum area of sixty-four (64) square feet.
    - c. Height: building signs shall have a maximum height equal to the eave line. Freestanding signs shall have a maximum height of twenty (20) feet.
    - d. Signs may be externally illuminated with shielded, downward facing lights.

- 2. Temporary sign(s).
  - a. Number: one (1) sign per two hundred (200) feet of street frontage.
  - b. Area: maximum area of twelve (12) square feet.
  - c. Height: building signs shall have a maximum height equal to the eave line. Freestanding signs shall have a maximum height of twenty (20) feet.
  - d. Sign shall be non-illuminated.
  - e. Such sign shall be permitted to be displayed up to thirty (30) days, not more than four (4) times per calendar year.
  
- D. Temporary construction signs in accordance with §180-100.7.D

**Urban Residential and Village Center Districts – UR, VC**

	Single-Family Detached	All Other Residential Uses	Non-Residential Uses	
	Permanent	Permanent	Temporary	Permanent
<b>Maximum Area</b>	6 sq. ft.	2 sq. ft. per dwelling unit	12 sq. ft.	64 sq. ft.
<b>Maximum Number</b>	1 per street frontage	1 per street frontage	1 per 200 feet of street frontage	1 per street frontage
<b>Duration</b>			30 days, not more than 4 times per year	
<b>Maximum Height</b>	6 ft.	6 ft.	Building sign – the eave line; Freestanding sign – 20 feet	Building sign – the eave line; Freestanding sign – 20 feet

**§180-100.11 Outdoor Advertising Signs**

- A. General. Outdoor advertising signs shall be principal uses, but may exist with other permitted or special exception uses on the same property.
- B. Maximum height: Eighteen (18) feet from ground level to the top of the sign.
- C. Maximum length: Twenty-five (25) feet.
- D. Maximum sign area: Three hundred (300) square feet.
- E. Minimum setback from property lines shall be the front, side and rear yards as required for the zoning district.
- F. Maximum setback. No portion of an outdoor advertising sign shall be located further than one hundred (100) feet from the required right-of-way of an arterial or collector road.

- G. Additional special setback requirements at intersection of public roads. Outdoor advertising signs shall be no closer than seventy-five (75) feet from the intersection of the required right-of-way lines of the intersection of public roads and shall be located beyond the limits of any required or designated clear sight triangle.
- H. Outdoor advertising signs shall be separated from another principal use and/or principal structure on the same lot by at least twenty (20) feet.
- I. Outdoors advertising signs shall be separated from any existing advertising sign by a distance of at least 1,000 feet even if such existing outdoor advertising sign is located on a separate lot.
- J. Outdoor advertising signs may have sign information on a maximum of two (2) faces or sides, as long as both faces or sides are back to back and the total outside limits of both panels, when viewed as a silhouette, do not create an area in excess of three hundred (300) square feet.
- K. Electronic graphic displays (digital billboards) must also meet the following standards:
  - 1. Audio or pyrotechnics are specifically prohibited.
  - 2. Duration. Any portion of the message must have a minimum duration of six seconds and must be a static display. Messages may change immediately or fade in and out only. No portion of the message may flash, scroll, twirl, twinkle, oscillate, rotate, blink, or in a manner imitating motion.
  - 3. Brightness. The illumination and/or intensity of the display shall be controlled so as not to create glare, hazards or nuisances. Such signs shall have a maximum nits level of 5,000 nits; provided the brightness of the digital sign does not exceed 0.3 foot-candles of light above normal ambient light levels. Such signs shall be equipped with automatic dimming technology which automatically adjusts the sign's brightness based on ambient light controls. Maximum nit levels after 10:00 p.m. must not exceed 250 nits.
  - 4. All signs must be equipped with a properly functioning default mechanism that will stop the sign and return to a solid black display should a malfunction occur.
  - 5. The applicant shall be required to coordinate/permit message access for local, regional, state, and national emergency services during emergency situations. Emergency messages are not required to conform to message standards listed herein.
- L. All restrictions regulating signs in this chapter shall also apply to outdoor advertising signs unless modified by the requirements of this section.

**§180-100.12 Nonconforming signs.**

Any sign existing at the time of passage of this chapter that does not conform in use, location, height or size with the regulations contained herein shall be considered nonconforming and may continue in such use, in its present location, until the sign is considered abandoned or replacement or rebuilding of the sign becomes necessary, at which time a zoning permit will be required and the sign brought into conformity with this chapter.

**§180-100.13 Removal of unlawful, unsafe, or abandoned signs.**

The following provisions shall apply in all districts:

A. Unsafe or unlawful signs.

1. Upon written notice by Lower Saucon Township, the owner, person, or firm maintaining a sign shall remove any sign which meets one (1) or more of the following:
  - a. Becomes unsafe;
  - b. Is in danger of falling;
  - c. Becomes deteriorated so that it no longer serves the purpose of communication;
  - d. Determined to be a nuisance by the Township; or
  - e. Has been unlawfully erected in violation of any of the provisions contained in this article.
2. Lower Saucon Township may remove or cause to be removed, the sign, at the expense of the owner and/or lessee in the event the owner or the person or firm maintaining the sign has not complied with the terms of the notice. Permanent signs shall be removed or remedied within thirty (30) days of the date of the notice. Temporary signs shall be removed within five (5) business days of the date of the notice. In the event of immediate danger, the Township may remove the sign immediately upon issuance of notice.

B. Abandoned signs.

1. It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within ninety (90) days of the sign becoming abandoned as defined in this article. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, and structural trim.
2. Where the owner of the property on which an abandoned sign is located fails to remove such sign in ninety (90) days, Lower Saucon Township may remove such sign. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, Lower Saucon Township may file a lien upon the property for the purpose of recovering all reasonable costs associated with removal of the sign.

**SECTION VIII. Amendment to Chapter 180 Zoning, Section 104.1 (Advertising Signs)**

The Lower Saucon Township Zoning Ordinance is hereby amended to delete §180-104.1 (Advertising Signs) in its entirety.

01/25/18 Draft  
10/25/18 Draft  
12/12/18 Draft  
03/06/19 Adopted

**SECTION IX. Amendment to Chapter 180 (Zoning), Section 136 (Home Professional Office / Occupation)**

The Lower Saucon Township Zoning Ordinance is hereby amended to revise §180-136.A(8) to read, “Signs indicating products made or services rendered shall comply with Article XVI.1 of this chapter”.

**SECTION X. Amendment to Chapter 180 (Zoning), Appendix**

- A. The Lower Saucon Township Zoning Ordinance, Appendix A is hereby amended by revising “Advertising Signs” to read “Outdoor Advertising Signs”.
- B. The Lower Saucon Township Zoning Ordinance, Appendix A, is hereby amended by deleting the Location of Additional Regulations for the Advertising Signs Use (which currently reads §180-99 and §180-104.1) and replacing it with “Article XVI.1”.
- C. The Lower Saucon Township Zoning Ordinance, Appendix B, is hereby amended by deleting the Location to Additional Regulations for the Signs Use (which currently reads §180-99) and replacing it with “Article XVI.1”.
- D. The Lower Saucon Township Zoning Ordinance is hereby amended by deleting Appendix C (General Sign Regulations) in its entirety.

**SECTION XI. SEVERABILITY**

The provisions of this Ordinance are severable. If any sentence, clause or Section of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent that this Ordinance would have been adopted had such unconstitutional illegal or invalid provision not been included herein.

**SECTION XII. REPEALER**

All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

**SECTION XIII. EFFECTIVE DATE**

This Ordinance shall become effective five (5) days after adoption thereof.

**ENACTED and ORDAINED** this 6<sup>th</sup> day of March, 2019.

Attest

Lower Saucon Township

\_\_\_\_\_  
Leslie Huhn  
Township Secretary

\_\_\_\_\_  
Priscilla deLeon  
Council President