

ARTICLE 19

SIGNS

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Section 1900 Intent

It is the intent of this Article to authorize the use of signs whose types, sizes and arrangements are compatible with their surroundings, preserve the natural beauty of the area, protect existing property values in both residential and non-residential areas, prevent endangering the public safety, express the identity of the community as a whole or individual properties or occupants, legible in the circumstances in which they are seen, and appropriate to traffic safety. These regulations are designed and intended to prevent over-concentration, improper placement and excessive height, bulk and area of signs.

Section 1901 Permit Requirements and Application

- A. It is unlawful for any person to erect, construct, enlarge, alter, move, or convert any sign in the Borough of Freeport or cause the same to be done, without first obtaining a sign permit for each sign.
- B. Applications for a sign permit shall be made in writing to the Zoning Officer, and shall be accompanied by such information as may be required to assure compliance with these regulations and all other appropriate ordinances and regulations of the Borough.
- C. Sign permits shall be issued for the life of the sign, or any shorter period as stated on the approved permit application. However, any permit may be revoked

at any time by the Zoning Officer upon finding that the sign violates any provision of this Article or that the permittee made false representations in securing the permit.

- D. No person shall erect, construct, or maintain any sign upon any property, structure or building without the prior written consent of the owner or person entitled to possession of the property, structure or building, or his authorized representative. The written consent must accompany the sign permit application.
- E. Every sign permit issued shall become null and void if installation is not completed within 180 days from the date of such permit.

Section 1902 Exemptions from Permitting Requirements

- A. The following signs shall be exempt from the permit requirements of this Article, except as they may interfere with traffic safety or in any other way become a public safety hazard.
 - 1. Signs or decorations displayed for recognized holidays.
 - 2. Memorial plaques or historic markers or other similar signs which are engraved or a permanent component of a building, monument, tombstone or other similar structure.
 - 3. Public information signs.
 - 4. Street number signs indicating the address of a building or structure, and not exceeding one (1) square foot in area.
 - 5. Temporary signs, provided that a temporary sign shall be displayed for a period not to exceed 30 days per calendar year.

Section 1903 Sign Height

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to the construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of land at the principal entrance to the principal structure on the lot, whichever is lower.

Section 1904 Computation of Area of Individual Signs

The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the

backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly incidental to the display itself.

Section 1905 Computation of Maximum Total Permitted Sign Area

The permitted sum of the area of all individual signs shall be permitted in accordance with Tables 19A, 19B and 19C of this Article. Lots fronting on two or more streets are allowed the permitted sign area for each street frontage. However, the total sign area that is oriented toward a particular street may not exceed the portion of the lot's total sign area allocation that is derived from the lot, building, or wall area frontage on that street. In no case shall the maximum aggregate sign area exceed 200 square feet per parcel.

Section 1906 Sign Placement

Signs shall be subject to the placement requirements in Tables 19A, 19B and 19C of this Article, but in no event shall any sign be placed in a position that will obstruct the view of motorists or cause any other danger to motorists or pedestrians within a public right-of-way or on adjoining lots. Nor shall any sign be placed within the clear vision triangle required to be maintained at all street intersections, driveway and access way entrances onto public streets. All signs shall be set back within the buildable area of the site, except as noted in Tables 19A, 19B and 19C.

Section 1907 Design, Construction, and Maintenance

All signs shall be designed, constructed, and maintained in accordance with the UCC. All signs shall be maintained in good structural condition, in compliance with the UCC and in conformance with this Ordinance at all times.

Section 1908 Prohibited Signs

Unless specifically noted otherwise in this Article, the following signs shall be prohibited in all zoning districts:

- A. Signs affixed to trees, utility poles, fences, or equipment.
- B. Roof signs.
- C. Any sign determined to be unsafe or insecure or that is erected in violation of the provisions of this Ordinance.

Section 1909 Signs Permitted in Individual Zoning Districts

- A. Signs in residential districts shall be subject to the time, place and manner regulations found in Table 19A.
- B. Signs in commercial districts shall be subject to the time, place and manner regulations found in Table 19B.
- C. Signs in industrial districts shall be subject to the time, place and manner

regulations found in Table 19C.

- D. In addition to the regulations in Tables 19A, 19B and 19C, all freestanding signs, except for temporary signs, shall comply with the following limitations and requirements:
1. A freestanding sign shall have no more than 2 sign faces;
 2. The area immediately surrounding the base and support structure of the sign shall be landscaped; and
 3. Pole signs shall be prohibited in residential districts and shall be strongly discouraged in all other districts.

Section 1910 Additional Standards for Illuminated Signs

In addition to the regulations in Tables 19A, 19B and 19C, all illuminated signs shall meet the following requirements:

- A. Any sign located adjacent to a dwelling unit or lot zoned for residential use shall be located, shielded and screened to prevent direct light or glare onto a dwelling unit or residential lot.
- B. Whenever external illumination is used for a sign, the source of light shall be located, shielded, screened and directed in such a manner that the light source is not visible.
- C. Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light or lights are prohibited if such signs interfere with traffic safety. Reflective surfaces or devices on sign faces with illumination are permitted, provided such signs do not interfere with traffic safety.
- D. Signs must be effectively shielded to prevent beams or rays from being directed toward any portion of the traveled ways, and must not be of such intensity or brilliance to cause glare or impair the vision of the driver of any motor vehicle or otherwise interfere with any driver's operation of a motor vehicle.
- E. No sign shall be so illuminated that it interferes with the effectiveness of or obscures an official traffic sign, device, or signal.

Section 1911 Outdoor Advertising Signs (Billboards)

- A. General Regulations

Where permitted, outdoor advertising signs shall comply with the following:

1. No outdoor advertising sign, display or device shall be erected or maintained within 50 feet of the nearest edge of the right-of-way of any road, street or highway within the Borough.
2. No outdoor advertising sign designed to be visible from a highway shall

be permitted to be erected within a distance of 500 feet of any existing outdoor advertising sign located on the same side of the highway.

3. No outdoor advertising sign shall be located within 500 feet of any school, church, hospital or similar institution.
 4. The display area of an outdoor advertising sign shall not exceed 672 square feet in size. Two (2) outdoor advertising signs erected one above the other shall be treated as 2 signs.
 5. Back-to-back V-type signs will be permitted and shall be treated as one sign, provided that the interior angle between the two signs does not exceed 60 degrees.
 6. The maximum height for outdoor advertising signs shall be 35 feet measured from the pavement edge or center edge of highway or roadway and/or ground level, whichever is higher. In no case shall a sign be higher than the surrounding buildings. In the case of a single building, the height of the building shall control up to the maximum height permitted by code.
 7. No structure supporting an outdoor advertising sign shall be located on a lot where there exists a structure or another principal permitted use.
 8. No outdoor advertising sign shall be erected or maintained which involves rapid motion or rotation of the structure, or any part thereof.
 9. No outdoor advertising sign shall contain lighting which is not shielded, and any lighting shall be of such low intensity as not to cause glare or impair the vision of the operator of any motor vehicle.
 10. No outdoor advertising sign shall be painted, affixed or attached to any natural feature.
 11. No outdoor advertising sign shall hinder the clear, unobstructed view of approaching or merging traffic, or obscure from view any traffic sign or other official sign.
 12. No outdoor advertising sign, including its structure, shall be located on any building, regardless of use.
- B. Outdoor advertising signs shall only be located in the HC, Highway Commercial Districts.
- C. All outdoor advertising signs shall be kept in a complete state of repair and maintenance. Any nonconforming outdoor advertising sign that is left to deteriorate or fall into disrepair will be deemed abandoned, and therefore, loses its privilege for continuation as a nonconforming use.
- D. This section shall be strictly construed and the requirements and regulations set forth herein shall not be subject to the granting of variances for any reasons.

Section 1912 Nonconforming Signs

- A. Normal maintenance of a nonconforming sign may occur, including any necessary repairs and alterations that do not enlarge, extend, or intensify the nonconformity.
- B. No structural alteration, enlargement, or extension shall be made of a nonconforming sign except when the alteration will eliminate the nonconforming condition.
- C. No conforming sign shall be erected on the same premises as an existing nonconforming sign until the nonconforming sign has been removed or changed to a conforming sign. However, for multi-occupant land uses, the fact that one particular establishment therein has a nonconforming sign will not prohibit a different establishment therein from erecting a conforming sign on the same premises.
- D. A nonconforming sign shall be made to conform to the requirements of this Article whenever there is a change in the use of the building, which the sign serves, or whenever the building or structure, which the sign serves is externally expanded or remodeled.
- E. Whenever the use of a nonconforming sign, or the use which the sign serves, has been discontinued for a period of 90 calendar days, or whenever it is evident that there is a clear intent on the part of the owner to abandon the use of a nonconforming sign, or the use which the sign serves, then the sign thereafter shall be made to conform with the provisions of this Article.
- F. If a nonconforming sign is damaged or destroyed by any means to the extent of 50 percent or more of its replacement value at the time of the damage or destruction (based on prevailing costs), then the sign thereafter shall be restored to conform to the provisions of this Article. However, if the damage or destruction is less than 50 percent of the replacement value, then the sign may thereafter be restored to its original condition, so long as restoration or repair of the sign is completed within 3 months after the date of damage or destruction. The repaired or reconstructed sign shall be made to conform to the Borough Building Code in force at the time of the repair or reconstruction.

Table 19A. Signs Permitted in Residential Districts

Signs Permitted in Residential Districts (TR, SR, MR)				
Type	Max. Number Permitted	Max. Area Per Sign	Max. Height	Minimum Setback
Signs for Each Single-Family or Two-family Dwelling:				
1. Permanent Signs				
a. Building Signplate	1 per dwelling unit	2 square feet	NA	NA
b. Post and Panel	1 per building	4 square feet	6 feet	5 feet from ROW
2. Temporary Signs				
2 per dwelling unit				
3. Subdivision Signs				
2 per subdivision entrance				
4. Instructional Signs				
Exempt from regulations				
Signs for Multi-Family Buildings:				
1. Permanent Signs				
a. Building Signplate	1 per public entrance to building, mounted on door or wall	2 square feet	NA	NA
b. Monument Sign	1 per development entrance or per 500 feet of public street frontage, whichever is greater	30 square feet	8 feet	5 feet from ROW
2. Temporary Signs				
2 per building				
3. Instructional Signs				
Exempt from regulations				
Signs for Non-Residential Uses in TR, SR and MR Districts:				
1. Permanent Signs				
a. Building Signplate	1 per public entrance to building, mounted on door or wall	2 square feet	NA	NA
b. Monument Sign	1 per development entrance or per 500 feet of public street frontage, whichever is greater	30 square feet	8 feet	5 feet from ROW
2. Temporary Signs				
2 per building				
3. Instructional Signs				
Exempt from regulations				

Table 19B. Signs Permitted in Commercial District

Signs Permitted in Commercial Districts (CBD, RMU, CT,HC)				
Type	Max. Number Permitted	Max. Area Per Sign	Max. Height	Minimum Setback
Signs Permitted in the CBD and RMU Districts				
1. Permanent Signs				
a. Building Signplate	1 per public entrance to building mounted on door or wall	2 square feet	NA	NA
b. Projecting Sign	1 per street frontage	6 square feet	NA	NA
c. Single-Occupant Bldgs				
(1) Wall Sign	1 per street frontage	1 square feet per 1 lineal feet street frontage	NA	NA
(2) Awning Sign			NA	NA
(3) Monument Sign			10 feet	5 feet from ROW
d. Multi-Occupant Bldgs				
(1) Wall Sign	1 per business; 2 per business if end unit	1 square feet/1lineal feet store frontage; 0.5 square feet/1 lineal feet store frontage	NA	NA
(2) Awning Sign	1 per business	1 square feet/1 lineal feet store frontage	NA	NA
(3) Monument Sign	1 per building	1.25 square feet/1 lineal feet street frontage	10 feet	5 feet from ROW
2. Temporary Signs	1 per business	20 square feet	4 feet	5 feet from ROW
3. Instructional Signs	Exempt from regulations			
Signs Permitted in the CBD and RMU Districts				
1. Permanent Signs				
a. Building Signplate	1 per public entrance to building mounted on door or wall	2 square feet	NA	NA
b. Projecting Sign	1 per street frontage	6 square feet	NA	NA
c. Single-Occupant Bldgs				
(1) Wall Sign	1 per street frontage	1 square feet per 1 lineal feet street frontage	NA	NA
(2) Awning Sign			NA	NA
(3) Monument Sign			15 feet	5 feet from ROW
(4) Pole Sign	1 per site	0.75 square feet per 1 lineal feet strett frontage	15 feet	5 feet from ROW
d. Multi-Occupant Bldgs				
(1) Wall Sign	1 per business; 2 per business if end unit	1 square feet/1lineal feet store frontage; 0.5 square feet/1 lineal feet store frontage	NA	NA
(2) Awning Sign	1 per business	1 square feet/1 lineal feet store frontage	NA	NA
(3) Monument Sign	1 per building	1.25 square feet/1 lineal feet street frontage	10 feet	5 feet from ROW
(4) Pole Sign	1 per site	0.75 square feet per 1 lineal feet street frontage	15 feet	5 feet from ROW
2. Temporary Signs	1 per business	20 square feet	4 feet	5 feet from ROW
3. Instructional Signs	Exempt from regulations			

Table 19C. Signs Permitted in Industrial Districts

Signs Permitted in Industrial Districts (IN)				
Type	Max. Number Permitted	Max. Area Per Sign	Max. Height	Minimum Setback
Signs Permitted in the IN Districts:				
1. Permanent Signs				
a. Building Signplates	1 per public entrance to building, mounted on door or wall	2 square feet	NA	NA
b. Single-Occupant Bldgs				
(1) Wall Sign	1 per street frontage	1.0 square feet per 1 lineal foot street frontage	NA	NA
(2) Awning Sign			NA	NA
(3) Monument Sign			10 feet	5 feet from ROW
c. Multi-Occupant Bldgs				
(1) Wall Sign	1 per business; 2 per business if end unit	1.0 square feet/1 lineal foot store frontage; 0.5 square feet/1 lineal foot store frontage	NA	NA
(2) Awning Sign	1 per business	1.0 square feet/1 lineal foot store frontage	NA	NA
(3) Monument Sign	1 per building	1.0 square feet per 1 lineal foot street frontage	10 feet	5 feet from ROW
2. Temporary Signs	1 per business	20 square feet	4 feet	5 feet from ROW
3. Instructional Signs	Exempt from regulations			