

Part 8**Signs****§27-801. Outdoor Signs.**1. *General Regulations for All Signs.*

A. *Determination of Size.* The size of the sign shall refer to the area of the sign facing, including any border framing or decorative attachments. In the case of open signs made up of letters, figures and designs, the space between such letters, figures and designs shall be included. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back to back and at no point more than 3 feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal size.

B. *Prohibited in Right-of-Way.* Signs shall not be erected within or extend into the public right-of-way, which for the purpose of this Part shall be construed to extend to and include, at a minimum, the sidewalks on both sides of every street.

C. *Measurement Not to Include Base.* The base of any freestanding sign shall not be included in the measurement for determining the area of the sign. However, the base shall not be used for any portion of the message, whether verbal or pictorial, nor shall it be used for the placement of any future signs, whether permanent or temporary.

D. *Two-Sided Signs.* With the exception of a variable message sign, in computing the total permitted square foot area of a double-faced sign, only one side shall be considered, provided both faces are identical and parallel. Otherwise, all sides shall be considered in calculating the total permitted square foot area.

E. *Location / Projection of Signs.*

(1) Signs must be located so that they do not interfere with proper sight distances.

(2) For all uses, an advertising sign and/or a business sign must be at least 60 feet apart, and no sign exceeding 30 square feet in area may be located within 75 feet of a residential zone.

(3) No sign may project over a public sidewalk area or over a public highway or street unless specifically authorized by other Township or State regulations.

(4) Projecting signs shall be no less than 8 feet high at the lower edge of the sign.

F. *Illumination of Signs.*

(1) Flashing, rotating, and intermittent lights are not permitted.

(2) A sign may be illuminated only if the lighting is so screened that it is not directed or reflected toward any residence within 100 feet or so it does not obstruct the vision of motorists.

(3) Signs which are illuminated in the colors red, green, or amber, either by colored bulbs or tubing, or in high reflection by the use of special preparations such as fluorescent paint or glass, may not be located within a radius of 200 feet of a highway traffic light or similar safety device or from the center of any street intersection.

G. *Signs Painted on Buildings.* Advertising painted upon, or displayed upon, a barn or other building or structure shall be regarded as an advertising sign board and the regulations pertaining thereto shall apply.

H. *Signs Within a Building.* Nothing in these regulations shall be construed as prohibiting signs intended for viewing principally from within a building or signs temporarily attached to the inside face of a display window, announcing a sale or similar feature, provided that the latter shall not occupy more than 33% of the total display window area for a period not to exceed 10 days. Such signs shall be permitted in addition to any of the specific sign types designated on the charts to follow.

I. *Construction and Maintenance.* Signs must be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated.

J. *Termination of Enterprise.* Upon termination or abandonment of a commercial or industrial use, all signs pertaining to the enterprise must be removed.

(Ord. 2011-04, 3/14/2011)

§27-802. Permitted Permanent Signs.

Only the types of permanent signs listed on Chart 27-8-A shall be permitted throughout the Township. Permanent signs must conform to the standards set forth in Chart 27-8-A as well as satisfy the general regulations of this Part and §27-1101.1.

(Ord. 2011-04, 3/14/2011)

§27-803. Permitted Temporary Signs.

Only the types of temporary signs listed on Chart 27-8-B shall be permitted throughout the Township. Temporary signs must conform to the standards set forth in Chart 27-8-B as well as satisfy the general regulations of this Part and §27-1101.1. Within 30 days of the effective date of this Chapter, all property owners (exceptions listed in §27-805) utilizing a temporary sign requiring a permit shall either obtain the building permit or remove the sign.

(Ord. 2011-04, 3/14/2011)

§27-804. Advertising Signs.

1. Advertising signs shall be permitted in the Commercial and Industrial Districts subject to the provisions of this Part and §27-1101.1 and the following criteria:

A. Only one advertising sign per lot shall be permitted.

B. No advertising sign shall exceed an overall size of 300 square feet in area, nor exceed 35 feet in height.

C. No advertising sign shall be located within 1,000 feet of another

advertising sign.

D. All advertising signs shall be a minimum of 50 feet from all side and rear property lines.

E. All advertising signs shall be set back a minimum of 35 feet from any street right-of-way line.

F. No advertising sign shall obstruct the vision of motorists or adjoining commercial or industrial uses which depend upon visibility for identification.

(Ord. 2011-04, 3/14/2011)

§27-805. Building Permits Not Required.

The following signs do not require a building permit: See Chart 27-8-A and Chart 27-8-B) P1, T1, T2, and T6.

(Ord. 2011-04, 3/14/2011)

§27-806. Off-Premises Advertising Signs/Billboard Signs.

1. Signs shall be permitted along principal arterial roads consistent with the Dover Borough/Dover Township Joint Comprehensive Plan subject to the provisions of this Part and §27-1101.1 and the following criteria:

A. Signs are permitted a minimum of 1,000 linear feet, measured from the roadway centerline, from another off-premises advertising signs/billboard signs.

B. No sign shall exceed 700 square feet.

C. Signs shall be set back a minimum of 50 feet from a principal arterial road right-of-way line.

D. No sign shall obstruct the vision of motorists or adjoining commercial or industrial use which depend upon visibility for identification.

E. An off-premises advertising sign/billboard sign shall have adequate site distance in accordance with the Dover Township Subdivision and Land Development Ordinance [Chapter 22], §22-709.

F. Permit approval is contingent upon a certified lease agreement between the landowner and sign company (lessee). Such lease shall be provided to the Township. The applicant shall provide a sketch plan that includes the sign lease area. The lease area topographical boundaries shall be shown on the sketch plan.

G. The maximum height from natural grade to the highest point of the sign shall be 35 feet.

H. Signs containing digital displays (changeable message technology) must be readily available for timely public service announcements.

I. Digital display signs must have static messages and are not permitted to contain content that flashes, or intermittent/moving lights. Digital display billboard signs shall not contain animation or full-motion videos.

J. Digital display signs must maintain their images for a minimum of 30 seconds. The sign shall be static between midnight and 5 a.m.

K. All signs shall be in strict compliance with the 1965 Highway Beautification Act and corresponding State laws.

(Ord. 2011-04, 3/14/2011)

§27-807. Business Signs Are Permitted to Have Digital Displays (Changeable Message Technology).

1. Must be readily available for timely public service announcements.
2. Digital display signs must have static messages and are not permitted to contain content that clashes or intermittent/moving lights, i.e., display only.
3. Digital display signs must maintain their images for a minimum of 30 seconds. The sign shall be static between midnight and 5 a.m.
4. All signs shall be in strict compliance with the 1965 Highway beautification Act and corresponding State laws.

(Ord. 2011-04, 3/14/2011)

**Chart 27-8-A
Permitted Permanent Signs**

Sign Type	Maximum Number Permitted	Maximum Area Permitted	Maximum Height Attached	Maximum Height Freestanding	Maximum Projection From Bldg.(Att. Sign)	Zones Permitted
P-1: All traffic signs & signals operated by the Township	-	-	-	-	-	All
P-2: Identification and information for public & semi-public facilities; such as	1 free-standing and/or 1 attached	32 square feet per lot (total)	Height of building	10 feet	12 inches	Where use is permitted
P-3: Directional signs	1 per lot	2 square feet per sign	Height of building	3 feet	12 inches	All*
P-4: Identification sign for residential subdivision or multi-family development	1 per development entrance or 1 per 1000 feet of road frontage and 1 per farmstead located along a road frontage	Residential Developments 20 square feet and Farmsteads - 32 square feet	-	10 feet	-	Where use is permitted
P-5: Business signs for the purpose of identification of a permitted use on the property on which the use exists (excludes complexes such as shopping centers, malls, multi-use buildings, industrial parks and individual stores or businesses within such complexes)	1 freestanding sign; unlimited number of attached signs	One square foot per linear foot of lot frontage, not to exceed 80 square feet for freestanding signs within the I, BP, and C (for properties abutting State Route 74 only) Districts and not to exceed 50 square feet for freestanding signs within the C District (properties not abutting Route 74). 30 square feet for each attached sign. 140 square feet aggregate for the lot.	-	18 feet in the C (for properties abutting State Route 74 only), I, and BP Districts. 15 feet in the C District (properties not abutting Route 74).	-	Where use is permitted.
P-5A: Freestanding business sign	1 per lot	1 sq. ft. per 2 lineal feet of frontage. not to exceed 20 square feet. All residential zones max 16 square feet	-	15 feet	-	Where use is permitted

Sign Type	Maximum Number Permitted	Maximum Area Permitted	Maximum Height Attached	Maximum Height Freestanding	Maximum Projection From Bldg. (Att. Sign)	Zones Permitted
P-5B: Freestanding business sign. To include home occupation sign (attached or freestanding) and the other regulations relating thereto, currently identified as P-5C.	1 per lot	1 square foot per lineal foot of lot frontage; not to exceed 40 square feet	-	15 feet	-	C, I, BP
P-5C: Home occupation sign (attached or freestanding)	1 per approved use	2 square feet	-	3 feet	-	Where use is permitted
P-6: Business signs for shopping center, malls, multi-use buildings and industrial parks (complexes):						
P-6A: Freestanding business sign for complex. Note: Individual stores or businesses are prohibited from having individual freestanding signs.	1 per street frontage	1 square foot per lineal foot of lot frontage, not to exceed 100 square feet.	-	18 feet	-	C, I, BP
P-6B: Attached business signs for complex	1 per street frontage of attached principal structure	½ square foot per lineal foot of wall onto which sign is to be affixed, not to exceed 40 square feet	Height of building	-	12 inches	C, I, BP
P-6C: Attached business signs for individual stores or businesses within complex.	Unlimited	1.5 square feet per lineal foot of building frontage, not to exceed 30 square feet maximum cumulative area for all signs.	Height of building	-	12 inches	C, I, BP
P-7: Advertising sign - see §27-804						
P-8: Billboard sign - see §27-806. Off Premises Advertising Signs/Billboard Signs.						

*With permission of landowner on which sign is placed. Not on traffic or utility poles.

**Chart 27-8-B
Permitted Temporary Signs**

Sign Type	Maximum Number Permitted	Maximum Area Permitted	Maximum Height Attached	Maximum Height Freestand	Maximum Projection From Bldg.(Att.Sign)	Zones Permitted
T-1: Signs identifying architects, engineers, contractors, or others engaged in construction work on the premises where their work is processing, except that where a permit for a T-3 sign has been issued, T-1 signs shall not be permitted - sign to be removed upon completion of the work.	1 per each separate firm involved in work on the site	6 square feet per sign	Height of building	10 feet	12 inches	All
T-2: Real estate signs on individual properties that are for sale, rent, or lease - sign to be removed within 1 week of sale, rent, or lease agreement.	1 per street frontage of the lot	6 square feet per sign for residences, 32 square feet per sign for commercial or industrial properties or vacant land.	Height of building	10 feet	12 inches	All
T-3: Signs announcing proposed housing developments, apartment complexes, or commercial, industrial, or other nonresidential development and including information identifying architects, engineers, contractors, financing companies, or others involved in the creation of the development. Contrary to the definition of temporary signs, these signs shall be embedded in the real estate - sign to be removed after 2 years unless the permit is renewed.	1 per street frontage	32 square feet per sign	Height of building	10 feet	12 inches	Where use is permitted and development approved
T-4: Business signs - Not to exceed 90 days aggregate in a calendar year and 30 days per use.	1 per lot (attached or free-standing)	20 square feet per sign, except attached banners which shall not exceed 32 square feet.	Height of building	10 feet	12 inches	All where use is permitted
T-5: Temporary signs announcing a special event not normally associated with a location or a location's use (does not include promotions or prices affiliated with services or merchandise normally offered for sale on premises):						

Sign Type	Maximum Number Permitted	Maximum Area Permitted	Maximum Height Attached	Maximum Height Freestand	Maximum Projection From Bldg. (Att. Sign)	Zones Permitted
T-5A: On the site of the event - Not to exceed 30 days and sign shall be removed within 7 days following the conclusion of the event. No lot shall have a sign more than 4 consecutive times during any 12 consecutive months.	1 per frontage	32 square feet	Height of building	10 feet	12 inches	All
T-5B: On a location away from the site of the event. NOT TO EXCEED 7 DAYS PLACEMENT AND MUST BE REMOVED IMMEDIATELY FOLLOWING THE EVENT	-	6 square feet per sign	Height of building	10 feet	12 inches	All, with the permission of the landowner on which the sign is placed. Not on traffic or utility poles.
T-6: Signs for a political election - signs shall be removed by the political party or the candidate within 10 days following the primary or general election to which they refer.	-	32 square feet	Height of building	10 ft.	12 in.	All, with the permission of the landowner on which the sign is placed. Not on traffic or utility poles.