

**Borough of Taylor
Department of Zoning**

SIGN PERMIT APPLICATION

FOR BOROUGH USE ONLY	
ZONING DISTRICT _____	
ZONING BOARD ACTION REQUESTED:	
YES _____	NO _____
BOARD ACTION _____	DATE _____

Instructions to Applicant

1. Answer all questions.
2. Attach a scaled drawing, diagram, construction plan and/or site plan, illustrating the proposed sign, its message, and its means of support.
 - A. If the sign is to be attached to a structure, show the relationship between sign and the roof peak, the roof eave, and any windows.
 - B. If the sign is to be freestanding, illustrate any proposed landscaping for the ground area under the sign.
3. Attach a list that describes types, numbers and sizes of all other signs on the property.
4. Specify if the sign will flash or not.
5. Specify if the sign will be on a timer or not.

PERMISSION IS HEREBY REQUESTED TO ERECT RELOCATE REMOVE REPLACE A SIGN OR SIGNS IN ACCORDANCE WITH THE FOLLOWING:

1. LOCATION _____
2. NAME OF PROPERTY OWNER _____ ADDRESS _____
3. NAME OF SIGN OWNER _____ ADDRESS _____
4. NAME OF CONTRACTOR _____ ADDRESS _____
5. COPY OF SIGN OR DESCRIPTION OF DISPLAY _____
6. TYPE OF PROPOSED SIGN
 - A. FUNCTIONAL TYPE (check one)
Identification _____
Business _____
Advertising _____
Real Estate _____
Development _____
Institutional _____
 - B. STRUCTURAL TYPE (check one)
Free Standing _____
Wall _____
Projecting _____
7. WILL SIGN HANG OVER CITY RIGHT-OF-WAY? YES _____ NO _____, Over Walkway? YES _____ NO _____
8. NO. OF SQ. FT. OF SIGN AREA _____
9. FRONT FOOTAGE (Between sign and property line) _____
10. IS SIGN ILLUMINATED? YES _____ NO _____
11. ESTIMATED COST FOR SIGN _____
12. NUMBER OF FACES _____
13. DIMENSIONS _____ BY _____
14. SURFACE AREA PER SIGN FACE _____
15. HEIGHT OF TOP EDGE ABOVE GRADE _____
16. HEIGHT OF BOTTOM EDGE ABOVE GRADE _____

I CERTIFY THAT THE INFORMATION ON THIS FORM IS COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. AND THAT THE SIGN DESCRIBED ABOVE WILL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE BOROUGH OF TAYLOR'S ZONING ORDINANCE AND/OR BUILDING CODE. WHICH EVER OF THE TWO IS MOST RESTRICTIVE.

Signature of Applicant

Phone

Address

Date

5.532 **Signs and Lighting.** All signs and lighting devices shall be of a type and design that will not conflict with traffic control signs and lights and shall be so oriented that they do not produce glare on the highway or adjacent residential development.

In any commercial development of 5 acres or more, identification signs may be erected in accordance with the provision of Section 5.850 hereof, except as follows:

- a. There shall be not more than one (1) such sign for each commercial establishment, but there may be a maximum of one additional sign identifying the large-scale development and the occupants thereof; provided, however, that where there is more than one (1) main entrance, such signs may be erected at each entrance.
- b. Signs identifying a large-scale commercial development may be free-standing or attached to a wall or fence.
- c. Any free standing sign shall be located at the entrance way of the use which it identifies. No such free-standing sign shall extend more than 30 feet above the mean ground level where it is located.

- d. No sign identifying a building group shall have an area of more than 10 percent of the vertical wall area of the front of the building nor shall the total area of the sign of each tenant exceed 10 percent of the vertical building wall area of the front of the space occupied by the tenant.
- e. The lesser dimension of any sign shall not exceed five (5) feet, provided, however, that for large-scale development signs, this provision shall not apply.
- f. Except for signs identifying the large-scale development, all signs shall be attached to the principal buildings.
- g. No business sign shall project more than two (2) feet from the building facade to which it is attached.
- h. No business sign shall be erected or maintained upon the roof of a building nor shall any sign extend above the roof of a building a distance of more than five (5) feet, provided, however, that a business sign may be affixed to a parapet. It may not extend above the top of the parapet, except that it may extend not more than five (5) feet above the roof of the building and no such sign shall project more than one (1) foot from the parapet.
- i. The area of any sign shall include the entire face of the sign and any structural work incidental to its erection and/or decoration. If the sign is composed of individual letter, figures or designs, the space between and around such letter, figures, or designs shall be considered as part of the area.
- j. Plans showing proposed location and design of all signs, including direction traffic signs and parking signs shall be submitted to the Planning Commission for its review and recommendation to the Zoning Hearing Board which shall be responsible for approval. In granting such approval, special attention shall be given to considerations of safety and convenience of traffic movement, and the appropriate and harmonious relationships between buildings, structures, and signs, both on the site and in adjacent areas.
- k. Proper arrangement of signs and lighting devices with respect to traffic control equipment and adjacent residential districts shall be observed.
- l. Directional signs indicating the location of the occupant(s) may be erected and maintained, provided, however, that the size of such sign shall not exceed an area of six (6) square feet nor a length of four (4) feet, and provided further that there shall be not more than one (1) such sign for each entrance to any premises.

5.850 Signs

Signs may be erected, reconstructed and maintained only when in compliance with the following provisions and the Building Code of the Borough of Taylor.

5.851 Signs in Residential, Conservation and Institutional Districts. The following types of non-illuminated, non-advertising signs are permitted in all Residential Districts as follows:

a. Nameplates and Identification Signs

1. Signs indicating the name or address of the occupant, or a permitted home occupation, provided that they shall not be larger than two (2) square feet in area. Only one such sign per dwelling unit shall be permitted except in the case of corner lots where two such signs (one facing each street) shall be permitted for each dwelling unit.
2. For buildings other than dwellings a single identification sign not exceeding six (6) square feet in area and indicating only the name and address of the building and the name of the management may be displayed, provided that on a corner lot two such signs (one facing each street) shall be permitted.

b. Sale or Rental Signs. Signs advertising the sale or rental of the premises upon which they are erected by the owner or broker or any other person interested in the sale or rental of such premises, and signs bearing the word "sold" or "rented" with the name of persons effecting the sale or rental may be erected or maintained, provided:

1. The size of any such sign is not in excess of six (6) square feet; and

2. Not more than one (1) sign is placed upon any property unless such property fronts upon more than one street, in which event one (1) more sign may be erected on each additional frontage.
- c. Institutional Signs. Signs of schools, colleges, churches, hospitals, sanatoria, or other institutions of a similar public or semi-public nature may be erected and maintained, provided:
1. The size of any such sign is not in excess of 20 square feet; and
 2. Not more than one (1) such sign is placed on a property, unless such property fronts upon more than one street, in which event two such signs may be erected, one on each frontage.
- d. Signs Accessory to Parking Areas. Signs designating entrances or exits to or from a parking area and limited to one sign for each such exit or entrance and to a maximum size of two (2) square feet each shall be permitted for each direction of traffic flow. One sign per parking area designating the conditions of use and identity of such parking area and limited to a maximum size of nine (9) square feet shall be permitted, provided that on a corner lot two such signs shall be permitted, one facing each street.
- e. Development Signs. Signs advertising the sale or development of the premises upon which they are erected, when erected in connection with the development of the premises by a builder, contractor, developer, or other persons interested in such sale or development, may be erected and maintained, provided:
1. The size of any sign is not in excess of 20 sq. ft.
 2. Not more than two (2) signs are placed upon any property, unless such property fronts upon more than one street, in which event two (2) such signs may be erected on such frontage; and
 3. Any such signs except signs identifying the development shall be removed by the developer within thirty (30) days of the final sale of property.
- f. Directional Signs. Signs indicating the location and direction of premises available for or in process of development, but not erected upon such premises, and having inscribed thereon the name of the owner, developer, builder, or agent, may be erected and maintained, provided:
1. The size of any such sign is not in excess of six (6) square feet, and not in excess of four (4) feet in length; and

2. Not more than one such sign is erected on each five hundred (500) feet of street frontage.

g. Artisans' Signs. Signs of mechanics, painters, and other artisans may be erected and maintained during the period such persons are performing work on the premises on which such signs are erected, provided:

1. The size thereof is not in excess of twelve (12) square feet; and
2. Such signs are removed promptly upon completion of the work.

h. Private Driveways. Signs indicating the private nature of a driveway, or trespassing sign, provided that the size of any such sign shall not exceed two (2) square feet.

i. Height and Projection of Signs. No sign in an R-District shall project into the public way or project higher than one story or twenty (20) feet, whichever is lower.

5.852 Signs in "C", "S" and "M" Districts. Business signs shall be permitted as follows:

- a. Size of Signs. (Detached). No detached sign shall have a gross surface of more than 100 sq. ft. in any "C" District or "M" District.
- b. Size of Signs. (Attached). No attached sign shall have a gross surface area in excess of 20 percent of the building side on which it is attached.
- c. Location of Signs. In any C-1, C-2, or C-2A District, all signs shall be securely attached to a building. In other "C", "S" and "M" Districts no free standing signs shall be nearer to any property line than the height of such sign, but in no case less than twenty (20) feet.
- d. Illumination of Signs. Flashing signs and revolving illuminated signs shall be considered as a Special Exception permitted in M-Districts provided that such signs shall not create any traffic hazard, or abut or face any residential property or any residential zone lot. Stationary illuminated signs are permitted in "C", "S" and "M" Districts only.

5.853 Outdoor Advertising. Outdoor advertisements (billboards) are permitted in all non-residential districts.

- a. No outdoor advertisement shall be permitted within two hundred (200) feet of any residence district, nor facing any public or parochial school, library, church, hospital or similar institutional use, if closer than two hundred (200) feet.

- b. No two outdoor advertisements shall be located closer to one another than one-thousand (1000) feet. Double outdoor advertising signs shall be treated as a single sign regarding this restriction governing the minimum distance between signs.
- c. Outdoor advertisements shall conform with all yard spaces required for the district in which they are located.
- d. The total surface area of any outdoor advertisements, exclusive of structural supports, and trim, shall not exceed, in square feet, four times the frontage of the lot or tract on which it or they stand, nor shall any individual billboard exceed 672 sq. ft.
- e. No outdoor advertising sign shall be nearer to any property line than the height of such sign, but in no case less than 25 feet.

5.854 General Regulations. The following regulations shall apply to all permitted signs:

- a. Maintenance. Signs shall be constructed of durable materials, maintained in good condition and not allowed to become dilapidated.
- b. Wall Signs. Display signs placed against the exterior walls of buildings or structures shall not extend more than 15 inches out from the wall surface. Wall signs exceeding forty (40) square feet in area shall be of non-combustible material.
- c. Projecting Signs. Attached signs shall not project from any building more than three (3) feet in the direction of a public street or public walkway area nor shall any such sign extend over a public street or walkway area. A clear space of not less than ten (10) feet shall be provided below all parts of projecting signs. Projecting signs exceeding forty (40) square feet in area shall be made of non-combustible material.
- d. Height of Signs. No sign except a free-standing sign shall be higher than the building on which such sign is located nor shall any sign be located upon the roof of any building except as otherwise provided in Section 5.532(h). No such free-standing sign shall extend more than thirty (30) feet above the mean ground level where it is located.
- e. Permits (Building) for Signs. Building Permits shall be required for all signs except signs provided for in Subsection 5.832 and other accessory residential signs. For signs in the interest of the public information and convenience, the Zoning Officer, upon approval by the Zoning Hearing Board, may issue a temporary permit for a period to be designated by the said Board. Such temporary signs shall be removed by the property owner at the termination of any permit for the erection thereof.

- f. Fees. No fee shall be charged for any permit connected with the erection of a sign necessary to the public welfare.
- g. Portable Signs. Portable signs are prohibited from being placed in a public right-of-way and from being placed within a clear-sight triangle.

5.860 Temporary Uses

- 5.861 Temporary Tract Office, Tract Sign, Model Home. Such temporary use in any district shall be located on the property to which it is appurtenant and it shall be limited to a six (6) month period at the expiration of which time the applicant may request a further extension of time. Otherwise such temporary use shall be removed at the expense of the owner.