

BILLBOARD AND SIGN ORDINANCE

Ordinance No. 348

AN ORDINANCE OF THE SUPERVISORS OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA RESTATING THE ZONING ORDINANCE 269 Section 19.17 OF THE TOWNSHIP OF WEST DEER REGULATING THE CONSTRUCTION AND MAINTENANCE OF SIGNS IN THE TOWNSHIP OF WEST DEER, REQUIRING AN APPLICATION FOR PERMIT AND PRESCRIBING JUDGMENT FOR VIOLATION OF THIS ORDINANCE.

WHEREAS, it has come to the attention of the Supervisors of the Township of WEST DEER that the regulation for the construction and maintenance of signs, needs to be amended and clarified; and

WHEREAS, the Supervisors of the Township of WEST DEER believe it is necessary for the public welfare to regulate the construction and maintenance of signs; and

WHEREAS, the Supervisors of the Township of WEST DEER believe that certain materials, heights and densities of signs can be injurious and harmful to the citizens and residents of the Township of WEST DEER; and

WHEREAS, the Supervisors of the Township of WEST DEER believe that certain minimums must be set to promote the health, welfare and livability of the Township of WEST DEER.

NOW, BE IT ORDAINED AND ENACTED by the Supervisors of the Township of WEST DEER, and it is hereby ORDAINED AND ENACTED by authority of the same, that the Zoning Ordinance of the Township of WEST DEER is hereby amended by adding the following:

19.17 SIGNS - Signs may be erected and maintained only when in compliance with the provisions of this Ordinance and any and all ordinances and regulations of the Township of WEST DEER, relating to the erection, alteration or maintenance of signs.

19.17.1 ASPECT RATIO – shall be defined as a signs width divided by its height. Example, a 4' x 3' sign would have an AR of 4:3 or 1.33:1

19.17.2 CLASSES OF SIGNS- The following are the definitions of classes of signs which may or may not be permitted in the Township.

A. BULLETIN SIGN - A type of changeable copy sign constructed to allow letters or symbols to be changed periodically such as those used by churches and schools to announce events.

B. BILLBOARD SIGN - Any sign, as defined herein, which advertises an establishment, person, activity, product or service which is unrelated to or not available on the premises where the sign is located.

C. CHANGEABLE COPY SIGN - A sign that is designed so that characters, letters or illustrations can be changed or rearranged by computer, electronically or mechanically without altering the face or surface of the sign.

D. FREE STANDING SIGNS - A sign supported on a foundation or by one or more uprights, poles or braces permanently affixed to the ground and not attached to any building or other structure, including:

1. Ground Sign - A free standing sign which is affixed to the ground by means of a permanent foundation and which provides a maximum clearance of eighteen inches (18") between the bottom edge of the sign and the adjacent ground level.

2. Pole Sign - A free standing sign which is supported by one (1) or more poles, uprights or braces and which has a minimum clearance between the bottom edge of the sign and the adjacent ground level, as specified by this Ordinance.

E. INDIRECTLY ILLUMINATED SIGN - A sign which is lighted by means of lamps or lighting devices external to, and reflected on the sign, which lighting is stationary and constant in intensity and color at all times and which is shielded so that the illumination is concentrated on the face of the sign and there is no spillover of illumination or glare beyond the face of the sign.

F. INTERNALLY ILLUMINATED SIGN - A sign which is lighted by means of lamps or lighting devices internal to the sign, which lighting is either behind the face of the sign or an integral part of the sign structure and the advertising effect.

G. NONCONFORMING SIGN – A sign, properly designated in accordance with Section 19.17.20 of this Ordinance and the Township's Zoning Ordinance 269, Article XX, Section 20.1.2 as amended.

H. OFF-PREMISES DIRECTIONAL SIGN - A sign erected by a governmental agency which directs and/or instructs vehicular or pedestrian traffic relative to the location of a public building or use or a semi-public building or use such as a church, school, park, municipal building, or similar use and which is located in a public street right-of-way with the permission of the owner of the right-of-way or on premises other than the premises where said building or use is located with the permission of the owner. Off-premises directional signs shall not include billboards, as defined herein, or any other off-premises sign which contains information regarding any commercial or business use.

I. OVERHANGING SIGN - A sign, other than a wall sign, affixed to a building or wall whose leading edge extends beyond such building or wall more than six (6) inches.

J. ROOF SIGN - A sign erected and maintained upon or above the roof or any building which projects no more than six (6) feet above the roof.

K. WALL SIGN - A sign attached to and erected parallel to the face of an outside wall of a building, projecting outward no more than six (6) inches from the wall of the building.

19.17.3 TYPES OF SIGNS - The following are definitions of types of signs which may or may not be permitted in the Township.

A. A-FRAME OR SANDWICH BOARD SIGN - Signs typically having triangular open ends with the sides of the sign resting on the ground as the main support. These signs are considered non-permanent, which may or may not be portable.

B. AGRICULTURAL SALES SIGN - A temporary sign permitted in connection with any operating farm used only to announce the sale of seasonal products raised on the premises.

C. BUSINESS IDENTIFICATION SIGN - A sign which contains the name, address and goods, services, facilities or events available on the premises.

D. CONSTRUCTION SIGN - A temporary sign announcing the name of contractors, mechanics or artisans engaged in performing work on the premises.

E. DEVELOPMENT SIGN - A temporary sign erected during the period of construction and/or development of a property by the contractor and developer or their agent.

F. HOME OCCUPATION OR HOME OFFICE IDENTIFICATION SIGN - A sign containing only the name and address of the occupant of the premises and their occupation. No logos or other advertising shall be permitted.

G. NOTIFICATION SIGN - Signs bearing legal and/or property notices such as: no trespassing, private property, no turnaround, safety zone, no hunting and similar messages and signs posted by a governmental agency for traffic control or the safety of the general public.

H. ON-PREMISES DIRECTIONAL SIGN - A sign which directs and/or instructs vehicular or pedestrian traffic relative to parking areas, proper exits, loading areas, entrance points and similar information on the premises on which it is located.

I. OVERHEAD BANNER SIGN – A sign which is temporary erected overhead spanning the length of a roadway or open space, providing a minimum of fifteen (15) feet clearance above the ground.

J. POLITICAL SIGN - A temporary sign which indicates the name, cause or affiliation of anyone seeking public office or which refers to an issue concerning which a public election is scheduled to be held. Temporary political signs shall not be considered billboards, as defined in Section 19.17.2.A

K. PORTABLE OR WHEELED SIGN - A sign which is temporary and capable of being carried or moved about without a permanent base attached to the ground. This shall also include all symbols, logos, balloons or other portable signs.

L. REAL ESTATE SIGN - A temporary sign advertising the sale or rental of premises. The signs may also bear the words sold, sale pending or rented across its face.

M. RESIDENTIAL IDENTIFICATION SIGN - A sign containing only the name and address of the occupant of the premises.

N. RESIDENTIAL PLAN IDENTIFICATION SIGN - A permanent wall or free standing ground sign containing only the name and address of a plan or subdivision or a multifamily building or development.

O. TEMPORARY SPECIAL EVENT DISPLAY SIGN - A banner, flag, pennant, or similar display constructed of durable material and affixed to the wall of a building or portable or wheeled signs erected for a period of less than thirty (30) days whose sole purpose is to advertise a grand opening or other special event.

19.17.4 GENERAL REGULATIONS - The following regulations shall apply to signs in all Zoning Districts.

19.17.4.1 Restricted Signs - The following signs shall not be permitted in any Zoning District:

- A. A-Frame or sandwich board signs;
- B. Portable or wheeled signs, other than Temporary Special Event Display Signs authorized by this Ordinance;
- C. Banners and pennants, other than Temporary Special Event Display Signs authorized by this Ordinance;

D. Moving, rotating, swinging, animated or flashing signs, except for that portion of a permitted sign which indicates time, temperature and those changeable signs referenced here within;

E. Signs on trees, utility poles or official traffic control devices or signs;

F. Signs which imitate traffic control devices;

G. Signs painted on walls or chimneys of a building or on fences or free standing walls;

H. Roof signs, as defined herein;

I. Billboards, as defined herein with the exception of use in Industrial Zoned Districts as specifically authorized in Section 19.17.18.8; and

J. Signs on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property or private property, other than temporarily for overnight storage on the site of a business or for maintenance, repair, loading, unloading or rendering a service at any location, which are visible from the public right-of-way and where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property.

19.17.5 Lots with Multiple Street Frontage - In all Zoning Districts, lots fronting on more than one (1) street shall be permitted to have one (1) sign which is authorized per lot on each street frontage.

19.17.6 Temporary Signs - In all Zoning Districts where authorized by Section 19.17.4, real estate, construction and development signs shall be considered temporary signs which shall be removed upon completion of sale, rental or construction.

19.17.7 Notification Signs - In all Zoning Districts, the number, location and size of legal notification signs erected by public agencies shall be in accordance with the laws of the Commonwealth. In all Zoning Districts, legal notification signs posted on private property by property owners such as no trespassing, no hunting and the like shall be limited to a surface area not exceeding two (2) square feet. The placement and maximum number of signs permitted along road frontages shall be one (1) for every one hundred (100) feet of road frontage.

19.17.8 Location - All signs shall be located on the premises of the establishment, person, activity, product or service to which they refer, unless approved as a Billboard or Off-Premises Directional Sign in accordance with the requirements of this Ordinance. In addition, signs not attached to a building shall be set back a minimum of ten (10) feet from a lot line, street or right-of-way line, or any other required buffer area.

19.17.9 Visibility - No sign shall be located in such a position that it will cause a hazard by obstructing visibility for traffic on a street or obscuring a traffic signal or other traffic control device. No sign, other than official traffic signs, shall hang over or be erected within ten (10) feet of the right-of-way of any street.

19.17.10 Illumination - Illumination, when authorized by this Ordinance, shall be directed upon the sign face and not towards adjoining properties or streets. Flashing signs shall not be permitted. Lighting shall be stationary and constant in intensity and color at all times. The intensity of any source of illumination of any sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding properties.

19.17.11 Maintenance and Inspection - All signs must be constructed of a durable material and maintained in good condition. If any sign becomes dilapidated to the point that it constitutes an unsightly or hazardous condition it shall be declared to be a public nuisance and the Zoning Officer shall give notice to the owner in writing to repair or remove the sign within ten (10) days. Upon failure of the owner to comply, the Township shall remove the sign at the owner's expense for time, equipment and disposal fees.

19.17.12 Removal of Signs - Whenever any business is discontinued or vacated, all signs relating to the discontinued or vacated business shall be removed within thirty (30) days of the vacation or discontinuance of the business. Upon failure of the owner to comply, the Township shall remove the sign at the owner's expense.

19.7.13 Permits Required - No permit shall be required for the following type of signs as described in Section 19.17.3 above: Notification and Construction signs. Permits for all other signs authorized by Sections 19.17.4 through 19.17.18 shall be required. The Zoning Officer shall issue the required permits upon submission of an application which complies with all applicable provisions of this Ordinance and payment of the required fee established by resolution of the Board of Supervisors of the Township of WEST DEER.

19.17.14 Sign Area - The area of a sign shall be computed based on the following:

19.17.14.1 The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.

19.7.14.2 The area of a sign painted upon or applied to a building shall be considered to include all lettering, wording and accompanying designs or symbols together with any backing associated with the sign.

19.17.14.3 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 that of the total area within the outer most perimeters of the sign.

19.17.14.4 In computing the square foot area of a double-face sign, only one side shall be considered provided both faces are identical. If the interior angle formed by the two faces of the double-faced sign is greater than forty-five (45) degrees, then both sides of such sign shall be considered in calculating the sign area.

19.17.14.5 In computing the sign area for figurines or logos, the square foot area shall be computed as two (2) times the height times the average width.

19.17.15 SIGNS AUTHORIZED IN ALL ZONING DISTRICTS - The following signs are authorized in all Zoning Districts:

19.17.15.1 One (1) Bulletin Sign which is non-illuminated or indirectly or internally illuminated and which does not exceed twelve (12) square feet in surface area, shall be permitted in connection with any church, school, library or similar public or semi-public building.

19.17.15.2 One (1) non-illuminated temporary Real Estate Sign or Development Sign advertising the sale or lease of the property on which the sign is located shall be permitted provided the surface area of the sign shall not exceed six (6) square feet in any residential Zoning District or thirty-two (32) square feet in any other Zoning District. Such signs shall be removed upon the sale, lease, or completion of the development of the property.

19.17.15.3 One (1) non-illuminated temporary Construction Sign announcing the names of contractors, mechanics or artisans engaged in performing work on the premises shall be permitted on a lot, provided the sign shall not exceed twelve (12) square feet in area and shall be removed immediately upon completion of the work.

19.17.15.4 One (1) non-illuminated Temporary Special Event Display Sign, as defined by this Ordinance, shall be permitted to be erected over a public right-of-way or on the face of a public building, church or building housing a non-profit organization, provided that the area of the signs shall not exceed forty (40) square feet and provided the sign is displayed for a period no longer than fifteen (15) days and is removed within five (5) days following the event that it is erected to promote. No such Temporary Special Event Display Sign shall be permitted to be erected over a public right-of-way with out permission of the Zoning Officer.

19.17.15.5 One (1) non-illuminated Home Occupation or Home Office Identification Sign shall be permitted for an approved home occupation, provided that the surface area of the sign does not exceed one (1) square foot and the

sign shall contain only the name and occupation of the resident and shall not contain any logo or other advertising.

19.17.15.6 Non-illuminated Temporary Political Signs erected during a political campaign shall be permitted, provided that they are not of a type restricted by Section 19.17.4 of this Ordinance and provided that the surface area of such signs shall not exceed six (6) square feet. Temporary political signs are permitted to be displayed for a period of thirty (30) days prior to an election date and shall be removed within five (5) days after the election for which they were erected. Signs not promptly or completely removed within the specified time period shall be removed by the Township at the expense of the candidate.

19.17.15.7 Changeable signs shall be permitted in all districts for municipal and public buildings and grounds provided setbacks and all other regulations are met within the designated zoning district.

19.17.16 SIGNS AUTHORIZED IN R, R-I, R-2, R-3 & R-4 ZONING DISTRICTS - The following signs shall be permitted in all Residential Zoning Districts

19.17.16.1 One (1) non-illuminated or indirectly illuminated permanent wall or free standing ground Residential Plan Identification Sign containing only the street address and/or name of a residential subdivision plan or multifamily building or development which shall not exceed six (6) square feet in area. A sign identifying the name of a residential subdivision may be affixed to a free standing decorative wall, rather than to a building wall, provided that the decorative wall meets all applicable ordinance requirements and does not obstruct visibility for traffic entering or leaving the plan.

19.17.16.2 One (1) non-illuminated or indirectly illuminated wall or free standing ground Business Identification Sign for any non-residential use, other than a home occupation, authorized as a conditional use or use by special exception in Residential Zoning Districts shall not exceed six (6) square feet in area.

19.17.16.3 One (1) non-illuminated or indirectly illuminated wall or free standing ground business identification sign for a lawfully maintained nonconforming use in Residential Zoning Districts which shall not exceed six (6) square feet in area.

19.17.16.4 One (1) non-illuminated free standing ground Agricultural Sales Sign shall be permitted in conjunction with on-site sale of farm products provided the sign shall not exceed six (6) square feet in area and shall not be located within ten (10) feet of any public street right-of-way.

19.17.17 SIGNS AUTHORIZED IN COMMERCIAL ZONING DISTRICTS - The following signs shall be permitted in all C-1 and C-2 Commercial Zoning Districts:

19.17.17.1 Temporary Special Event Display - Temporary Special Event Displays, as defined by this Ordinance shall be permitted provided that:

A. No more than two (2) signs or banners shall be permitted on any establishment at any one time;

B. The Temporary Special Event Display signs shall be securely attached to the building or to the supporting structure of a free standing pole business identification sign;

C. Temporary Special Event Display signs shall be displayed for a period not exceeding thirty (30) days, either consecutively or cumulatively, in any twelve (12) month period;

D. The aggregate surface area of all Temporary Special Event Display signs shall not exceed thirty-two (32) square feet per establishment. In the event that there is more than one (1) establishment on a site, the maximum aggregate surface area of all Temporary Special Event Display signs on the site at any one time shall not exceed sixty-four (64) square feet;

E. Temporary Special Event Display Signs shall be non-illuminated.

F. Directional Signs - On lots with areas less than one (1) acre, a maximum of four (4) non-illuminated or indirectly illuminated directional signs, each of which shall not exceed four (4) square feet in area, shall be permitted. On lots with areas of one (1) acre or more, a maximum of six (6) non-illuminated or indirectly illuminated directional signs, each of which shall not exceed four (4) square feet in area, shall be permitted on the first acre. For each additional acre or fraction thereof over one (1) acre, two (2) additional directional signs shall be permitted per acre on the additional acreage.

G. Changeable Copy Signs - One (1) non-illuminated or internally illuminated changeable copy sign shall be permitted per lot, regardless of the number of businesses on the lot, and shall be permanently affixed to the wall of the building or to the supporting structure of an authorized Free Standing Sign on the lot, provided that:

H. No authorized Business Identification Sign exists or is proposed to be erected on the lot.

I. The maximum surface area of the Changeable Copy Sign shall not exceed thirty two (32) square feet in area.

19.17.17.2 Business Identification Signs

A. Wall Signs - Each business establishment shall be permitted to have one (1) wall sign which may be illuminated or non-illuminated provided that:

1. The maximum surface area does not exceed thirty two (32) square feet.

B. Ground Signs - In addition to the wall signs, one (1) free standing Ground Sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:

1. No free standing pole sign exists or is proposed to be erected on the lot.

2. The maximum surface area of the ground sign shall not exceed twenty-four (24) square feet.

3. The height and location of the sign shall be designed so as to not interfere with visibility for vehicular traffic entering or leaving the lot or traveling on any street.

4. Ground signs shall be non-illuminated or indirectly illuminated only. Internally illuminated ground signs shall not be permitted.

C. Pole Signs - In addition to the authorized wall signs, one (1) free standing pole sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:

1. No free standing ground sign exists or is proposed to be erected on the lot.

2. The pole sign shall be non-illuminated, indirectly illuminated or internally illuminated.

3. The maximum height of the top of the pole sign shall be twenty (20) feet.

4. The minimum height of the bottom edge of the sign shall be eight (8) feet.

5. The maximum size of the free standing pole sign shall not exceed thirty-two (32) square feet and dimensionally shall have an aspect ratio of not greater than two (2); and

6. No portion of any sign shall project over any public right-of-way.

D. Overhanging Signs - Overhanging signs shall be permitted only in place of a Wall Sign in the C-1 and C-2 Zoning Districts. Overhanging signs shall include: marquees, awnings or similar structures, if they are used for business identification. The maximum surface area of an overhanging sign shall be thirty-two (32) square feet.

E. Total Aggregated Sign Area - The total aggregated sign area for Sections 19.17.17.1 through 19.17.17.2 shall not exceed thirty-two (32) square feet for one (1) business or sixty-four (64) square feet for a group of two (2) or more businesses on one (1) parcel, tract or lot.

19.17.18 INDUSTRIAL ZONING DISTRICTS- The following signs are permitted in all Industrial Zoning Districts.

19.17.18.1 Temporary Special Event Display - Temporary Special Event Displays, as defined by this Ordinance shall be permitted provided that:

A. No more than two (2) signs or banners shall be permitted on any establishment at any one time;

B. The Temporary Special Event Display signs shall be securely attached to the building or to the supporting structure of a free standing pole business identification sign;

C. Temporary Special Event Display signs shall be displayed for a period not exceeding thirty (30) days, either consecutively or cumulatively, in any twelve (12) month period;

D. The aggregate surface area of all Temporary Special Event Display signs shall not exceed thirty-two (32) square feet per establishment. In the event that there is more than one (1) establishment on a site, the maximum aggregate surface area of all Temporary Special Event Display signs on the site at any one time shall not exceed sixty-four (64) square feet;

19.17.18.2 Temporary Special Event Display Signs shall be non-illuminated.

19.17.18.3 Directional Signs - On lots with areas less than one (1) acre, a maximum of four (4) non-illuminated or indirectly illuminated directional signs, each of which shall not exceed four (4) square feet in area, shall be permitted. On lots with areas of one (1) acre or more, a maximum of six (6) nonilluminated or indirectly illuminated directional signs, each of which shall not exceed four (4) square feet in area, shall be permitted on the first acre. For each additional acre or fraction thereof over one (1) acre, two (2) additional directional signs shall be permitted per acre on the additional acreage.

19.17.18.4 Changeable Copy Signs - In addition to the authorized business identification signs, one (1) non-illuminated or internally illuminated changeable copy sign shall be permitted per lot, regardless of the number of businesses on the lot, which shall not exceed thirty (30) square feet in area and which shall be permanently affixed to the wall of the building or to the supporting structure of an authorized free standing sign on the lot.

19.17.18.5 Business Identification Signs

A. Wall Signs - Each business establishment shall be permitted to have wall signs which may be illuminated or non-illuminated. The aggregate area of all wall signs shall not exceed two (2) square feet for each lineal foot of width of the front wall of the building, or portion of the building, occupied by the business with a maximum aggregated area of sixty-four (64) square feet.

B. Ground Signs - In addition to the wall signs, one (1) free standing ground sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:

1. No free standing pole sign exists or is proposed to be erected on the lot.

2. The maximum surface area of the ground sign shall not exceed twenty-four (24) square feet.

3. The height and location of the sign shall be designed so as to not interfere with visibility for vehicular traffic entering or leaving the lot or traveling on any street.

4. Ground signs shall be non-illuminated or indirectly illuminated only. Internally illuminated ground signs shall not be permitted.

19.17.18.6 Pole Signs - In addition to the authorized wall signs, one (1) free standing pole sign shall be permitted per lot, regardless of the number of businesses on the lot, provided that:

A. No free standing ground sign exists or is proposed to be erected on the lot.

B. The pole sign shall be non-illuminated, indirectly illuminated or internally illuminated.

C. The maximum height of the top of the pole sign shall be twenty (20) feet.

D. The minimum height of the bottom edge of the sign shall be eight (8) feet.

E. The maximum size of the free standing pole sign shall not exceed sixty-four (64) square feet and dimensionally shall have an aspect ratio of not greater than two (2); and

F. No portion of any sign shall project over any public right-of-way.

19.17.18.8 Billboard Signs - Billboard signs shall be permitted only in Industrial Zoned Districts and shall not exceed sixty-four (64) square feet on any one parcel, the parcel must be a separate, subdivided tract or lot and far enough away from adjacent properties so as to not effect or damage adjacent properties in case of collapse. All Billboards must be submitted along with a land development plan to the Planning Commission for review and consideration. Final approval is required by the Board of Supervisors.

19.17.18.9 Overhanging Signs - Overhanging signs shall be permitted only in place of a wall sign in the Industrial Zoning Districts. Overhanging signs shall include: marquees, awnings or similar structures, if they are used for business identification. The maximum surface area of an overhanging sign shall be twenty-four (24) square feet.

19.17.18.10 Total Aggregated Sign Area - The total aggregated sign area for Sections 19.17.18.4 through 19.17.18.9 shall not exceed sixty-four (64) square feet for one (1) business or one hundred twenty-eight (128) square feet for a group of two (2) or more businesses on one (1) parcel, tract or lot.

19.17.19 PENALTY FOR VIOLATION OF THIS ORDINANCE - Any person, partnership or corporation who violates any provision of this Ordinance, shall upon conviction, be subject to a judgment of not more than six hundred dollars (\$600.00) together with all the court costs, said judgment to accrue to the benefit of the Township of WEST DEER. Each day that the violation exists shall constitute a separate violation. Notwithstanding same, the Township reserves the right to avail itself of any civil remedy available either in law or in equity.

19.17.20 NON CONFORMING SIGNS - Any existing sign which was in compliance prior to this Sign Ordinance, but now is out of compliance, shall have granted status of nonconforming. Signs not in compliance prior to this Sign Ordinance shall be made to comply with this Ordinance thirty (30) days from the last date of registering for non-conforming status or shall be removed. All nonconforming signs shall be registered with the Zoning Officer within thirty (30) days of passage of this Ordinance to establish the sign as nonconforming. If the non-conforming sign owner does not apply to register a nonconforming sign use or structure within the time specified, the sign shall be automatically deemed

illegal without any notice and shall not be entitled to the protections of Article XX Nonconforming Uses.

19.17.21 SEVERABILITY - The Supervisors of the Township of WEST DEER intend to enact this ordinance as a constitutional legislation of the Township of WEST DEER. If any word, clause, section, sentence, paragraph or other part of this ordinance is, for any reason, found to be unconstitutional, illegal or invalid by any Court of competent jurisdiction in the Commonwealth of Pennsylvania or the Judicial System of the United States of America, such unconstitutionality, legality or invalidity shall not affect, nor impair any of the remaining provisions, words, sentences, clauses, paragraph, sections or parts of this ordinance. It is hereby declared as the intent of the Supervisors of the Township of WEST DEER that this ordinance would have been adopted had such unconstitutional, illegal, or invalid word, clause, section, sentence, paragraph or part thereof, not been included herein.

19.17.22 EFFECTIVE DATE - This ordinance shall become effective thirty (30) days after enactment.

19.17.23 REPEALS - All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed insofar as they may be inconsistent herewith. ENACTED AND ORDAINED into law this _____ day of _____, 2____.