

**ARTICLE XXI Signs (§ 280-116 — § 280-129.1)**

[Amended 2-24-1975 by Ord. No. 1601; 9-22-1980 by Ord. No. 80-21; 4-8-1991 by Ord. No. 91-14]

**§ 280-116 Intent.**

It is the intent of this article to regulate all signs within the Township to ensure that they are appropriate for their respective principal uses and in keeping with the appearance of the affected property and surrounding environment and to protect the public health, safety, morals and general welfare. In addition, the intent of this section is to:

**A.**

Encourage good design in the context of the overall image and visual environment of the Township.

**B.**

Enhance the appearance of the business community, taking into account the nature of the use, and thus stimulate as well as protect the economic vitality of the Township.

**C.**

Provide for signage which is adequate but not excessive and which displays a message through use of pictures, symbols and logos for rapid comprehension by the public.

**D.**

Prohibit the erection of signs in such numbers, sizes, designs and locations as may create a hazard to pedestrians and motorists.

**E.**

Avoid excessive competition for large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness and confusion.

**F.**

Allow for the coordination of signs to reflect the character of the architecture, landscape and visual themes which the Township is supporting.

**G.**

Promote signs which are designed utilizing clear, crisp lettering and bold, uncomplicated symbols which will identify a business or activity efficiently and also enhance the area where they are located as well as the general appearance of the street or town.

**H.**

Prevent sign overload and excessively large signs which creates a visually chaotic and competitive situation within the business community.

**§ 280-117 Conformance required.**

Any sign hereafter erected or maintained shall conform to the provisions of this article and any other ordinance or regulations of the Township of Radnor relating thereto.

**§ 280-118 Definitions.**

Definitions. As used in this article, the following terms shall have the meanings indicated unless otherwise expressly stated:

**ACCESSORY USE SIGN**

A sign which designates home occupations as permitted by § [280-9H\(2\)](#).

**ANIMATED SIGN**

A sign with action or motion, flashing, color changes requiring electrical energy or electronic manufactured sources of supply, but not including wind-actuated elements such as flags, banners or specialty items.

**ARTISAN SIGN**

A temporary sign of workmen performing services at or alterations to a building.

#### AWNING SIGN

Any sign painted on or applied to a structure made of cloth, canvas, metal or similar material which is affixed to a building and projects therefrom. Such signs may or may not be fixed or equipped with a mechanism for raising and holding an awning in a retracted position against the building.

[Amended 2-16-1999 by Ord. No. 99-01]

#### BANNER

A sign consisting of light weight, flexible material which is supported by frame, rope, wires or other anchoring devices, which may or may not include copy, logo or graphic symbols.

#### BEACON LIGHT

Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure or other object.

#### BILLBOARD

A freestanding, off-premises sign.

#### BULLETIN BOARD

A sign of permanent character, including a freestanding sign, but with movable letters, words, logo or numerals indicating the names of persons associated with or events, products or services offered upon the same premises on which the sign is located.

#### BUSINESS SIGN

A sign directing attention to a business, commodity service or entertainment conducted, sold or offered upon the same premises as those upon which the sign is maintained.

#### CHANGEABLE COPY

Copy containing or displaying letters, numbers or graphics which is designed to be readily changed, as for a theater marquee, gas station or similar use.

#### CIVIC EVENT SIGN

A sign, other than a commercial sign, posted to promote and advertise an activity sponsored by the Township school district, church, public agency, civic or charitable association or other similar noncommercial organization.

#### DEVELOPMENT SIGN

A sign indicating that the premises are in the process of subdivision or land development for residential and nonresidential uses.

#### DIRECTIONAL SIGN

A sign designating points of ingress and egress to a property, normally located at such points of ingress and egress.

#### DOUBLE-FACED SIGN

A freestanding sign with two identical faces of equal sign area which are back to back and more than two feet apart.

#### ERECT

To build, construct, attach, hang, place, suspend or affix, which shall also include the painting of wall signs or other graphics.

#### FACADE

The exterior surface of a building up to the roof line.

### FESTOON LIGHTING

An electrically lighted sign comprised of either:

A.

A group of incandescent light bulbs hung or strung overhead or on a building or other structure(s); or

B.

Light bulbs not shaded or hooded or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.

### FLAG

A piece of fabric or other material of distinctive design that is used as a symbol of a nation, state, city, agency or corporation and which is usually displayed hanging free from a staff or halyard.

### FLASHING SIGN

A sign whose illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction or animation. Illuminated signs which indicate the date, time and temperature will not be considered flashing signs.

### FREESTANDING SIGN

A sign and supporting structure which is secured in the ground and independent of any building, fence or other support. For the purpose of this definition, "freestanding signs" may consist of the following:

A.

#### GROUND SIGN

— A sign designed to be viewed at eye level or below within the immediate vicinity and which is intended to be designed and viewed as an architecturally unified and proportional element. Ground signs shall be constructed so that the maximum height from mean grade to the lowest area of the sign face does not exceed four feet.

B.

#### POLE SIGN

— A sign which is detached from a building and supported by no more than two poles or other structural supports which are architecturally dissimilar to the design of the sign.

### GOVERNMENTAL SIGNS

Any sign for the control of traffic or for identification purposes, street signs, warning signs, railroad-crossing signs and signs of public service companies indicating danger or construction, which are erected by or at the order of a public officer, employee or agent thereof in the discharge of his official duties.

### IDENTIFICATION SIGN

A wall sign indicating the name or address of a building or the name of the management thereof.

### ILLUMINATED SIGN

A nonflashing or nontwinkling sign which has letters, figures, designs or outlines illuminated by a lighting source as a part of the sign.

### INSTRUCTIONAL SIGN

A sign located within the interior of a lot, generally not visible from the street or adjoining properties, which provides information as to the location, interior operation and/or use of buildings or facilities.

### INTERIOR SIGNS

Any sign located fully within the interior of any building or stadium which is intended solely for information relating to the operation of such building or stadium.

### LANDMARK SIGN

An older sign of artistic or historic merit, uniqueness or extraordinary significance to the Township as identified by the Board of Commissioners.

### LETTER HEIGHT

The height of a letter from its bottom to its top, including any shadow lines and other forms of outlining.

### MARQUEE

A permanent, roof-like structure, supported by a wall of a building but having no relationship to the roof structure, generally designed and constructed for protection against weather.

### MARQUEE SIGN

Any sign attached to a marquee for the purpose of identifying a movie theater or similar place of entertainment.

### MEMORIAL SIGN

A memorial plaque or tablet, to include grave markers or other remembrances of persons or events, which is not for commercial or advertising purposes.

### MOVEABLE SIGN

A sign capable of being readily moved or relocated, including portable signs mounted on a chassis and wheels or supported by legs.

### NAMEPLATE SIGN

A wall sign which designates the name and address of an occupant or group of occupants within any one building.

### NONCONFORMING SIGN

Any sign which has a valid permit, was erected prior to the effective date of this article or any subsequent amendment hereto and which does not otherwise conform to the provisions of this article.

### OFF-PREMISES SIGN

Any commercial sign advertising a product, service, business or activity sold, located or conducted elsewhere than on the premises on which the sign is located.

[Amended 5-26-2009 by Ord. No. 2009-12]

### POLITICAL SIGN

A temporary sign relating to the election of a person to a public office or a political party or a matter to be voted upon at an election by the general public.

### PORTABLE SIGN

Any sign designed to be transported or moved, including but not limited to signs designed to be transported by wheels, signs converted to A-frames or menu and sandwich boards.

### PREMISES

Any lot, building, business establishment or combination thereof held under single lease or ownership.

### PROJECTING SIGN

A sign which is attached directly to any building wall and which extends more than 12 inches from the face of the wall.

### REGULATORY SIGN

Any sign which is erected for any period of time to satisfy requirements or regulations promulgated by any federal, state or local governmental agency.

### REAL ESTATE SIGN

A temporary sign indicating the sale, rental or lease of the premises on which the sign is placed.

### REVOLVING SIGN

A sign which revolves in a circular motion rather than remaining stationary on its supporting structure.

### SIGN

Any writing, figure representation, logo, emblem, flag, lighting, banner, device, letter, word or street clock-and-temperature announcement, which shall include any announcement, declaration, display, illustration, name identification, description or insignia, which is used to advertise or promote the interest of any person or firm, which such representation is placed in the general view of the public.

### SIGN AREA

The area of all lettering, wording and accompanying designs and symbols, together with the background on which they are displayed, but excluding any supporting framework and bracing which are solely incidental to the display itself, provided that the same do not contain any such lettering, wording, designs or symbols. For the purpose of this chapter, "sign area" shall be computed as a square or rectangle drawn at the outer limits of the sign face.

#### A.

Where the sign consists of a double face, only one side shall be considered for the purpose of calculating total sign area. Where both sides are not identical or where the interior angle formed by the faces of a sign is greater than 45°, all faces shall be considered in calculating total sign area.

#### B.

Any spacing between signs designating different or separate occupants or uses of a building shall not be included in the computed area(s) of regulated signs.

### SIGN FACE

The part of a sign that is or can be used to identify, advertise and communicate information for visual representation which attracts the attention of the public for any purpose. This definition shall include any background material, panel, trim and color used that differentiates the sign from the building or structure on which it is placed. The sign structure shall not be included, provided that no message, display or symbol is designed and included as part of the structure.

### SIGN HEIGHT

The distance from the highest portion of the sign, including all structural elements to mean grade.

### SIGN STRUCTURE

A supporting structure erected and used for the purpose of identification or attracting attention, with or without a sign thereon, situated upon any premises where a sign may be located. This definition shall not include a building, fence, wall or earthen berm.

### TEMPORARY SIGN

Any sign erected for a period of time not to exceed 30 days in any one calendar year.

### TIME AND TEMPERATURE SIGN

A display containing illuminated numerals flashing alternately to show the time and the temperature.

### VEHICULAR SIGN

Any vehicle to which a sign is affixed in such a manner that the carrying of such sign or signs no longer is incidental to the vehicle's primary purpose.

### WALL SIGN

Any sign erected against the wall of a building or display on windows or doors or displayed with the exposed face thereof in a plane parallel to the face of said wall, window or door and which sign is mounted at a distance measured perpendicular to said wall not greater than 12 inches.

WINDOW SIGN

Any business sign which is placed inside or upon a window for the primary purpose of being viewed by the general public from the exterior of the premises. Temporary show window displays shall not be included within this definition.

[Amended 2-16-1999 by Ord. No. 99-01]

**§ 280-119 Prohibited signs.**

Except as may be hereinafter specifically permitted, it shall be unlawful, after the effective date of this article or any amendment thereto, for any person, firm or corporation to erect any of the following signs within the Township of Radnor:

A.

Any sign which by color, shape or location conflicts with or resembles a traffic signal device.

B.

Signs attached to a utility pole, parking meter, traffic sign post, traffic signal or control device, street sign, historical marker, tree or rock.

C.

(Reserved)

Editor's Note: Former Subsection C, regarding off-premises signs, was repealed 5-26-2009 by Ord. No. 2009-12.

D.

Portable signs.

E.

(Reserved)

Editor's Note: Former Subsection E, regarding signs which advertise or publicize activities or business not conducted on the businesses' premises, was repealed 5-26-2009 by Ord. No. 2009-12.

F.

Signs erected without the permission of the property owner or authorized agent.

G.

Signs on awnings, except on the vertical face thereof as provided herein.

H.

Signs that create a hazard by obstructing the clear view of vehicles and pedestrian traffic.

I.

Signs painted on any wall surface.

J.

Projecting signs, except as may be provided for within this ordinance.

K.

Animated signs, except time and temperature signs.

L.

Illuminated tubing or strings of lights which outline rooflines, doors, windows or wall edges when used for advertising purposes, but excluding temporary signs for traditional seasonal decorations.

M.

Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exitway.

N.

Banners, pennants or balloons, except as may be otherwise provided for within this article.

O.

Vehicular signs.

P.

Sidewalk and sandwich signs.

Q.

Abandoned or dilapidated signs.

R.

Signs which exhibit statements, words or pictures of obscene or pornographic subjects.

S.

Internally illuminated signs, except as may be provided for within this article.

T.

Flashing signs, except time and temperature signs.

U.

Revolving signs.

V.

Festoon signs.

W.

Beacon lights.

X.

Roof signs.

Y.

Any sign inconsistent with provisions of this article.

**§ 280-120 Exempt signs.**

The following signs shall be allowed without a sign permit and shall not be included in the determination of type, number, colors or area of permanent signs allowed within a zoning district.

A.

Governmental signs as herein defined.

B.

Real estate and development signs, subject to height, area and number requirements as set forth in this article.

C.

Political signs, provided that no sign shall be displayed more than 30 calendar days prior to an election or for more than 10 days following the election for which it is erected.

D.

(Reserved)

Editor's Note: Former Subsection D, directional signs, was repealed 2-16-1999 by Ord. No. 99-01.

E.

Civic event signs subject to the following regulations:

[Amended 2-16-1999 by Ord. No. 99-01]

(1)

Signs shall be erected for not more than 30 calendar days prior to an event and shall be removed within 72 hours following the event.

(2)

Total sign area shall not exceed 50 square feet or a maximum height of 10 feet above grade.

(3)

Sign content shall clearly indicate the event or celebration.

(4)

Signs shall be limited to a maximum of one for each street frontage.

(5)

Signs shall not be displayed for more than 45 cumulative days in any one calendar year.

(6)

Signs located beyond the required front yard setback which are not intended to be viewed by the general public shall be exempt from this provision of the Code.

F.

"No Trespassing" or similar on-premise signs, provided that no sign shall exceed one square foot in sign area or be placed at intervals of less than 150 feet.

G.

Memorial and landmark signs erected within the definition of this article.

H.

Changeable copy, repainting, cleaning and other normal maintenance and repair of a sign unless the sign structure, design, color or lighting is altered.

I.

Temporary signs, to include the following:

(1)

Artisans' signs, provided that such signs shall not exceed six square feet for each sign face and are erected on the premises where the work is being performed. Signs shall be removed upon completion of active work.

(2)

Signs advertising garage or yard sales, provided that no sign shall exceed nine square feet in sign area. Signs shall be permitted only on the premises where the sale is to be conducted and limited to one for each street frontage. Signs shall be removed at the close of the garage or yard sale.

(3)

Temporary signs, which shall be limited to banners made of cloth, light fabric or similar material, subject to the following regulations:

[Amended 2-16-1999 by Ord. No. 99-01]

(a)

Signs shall be securely fastened to the wall of a building or may cover an existing freestanding sign only during a period of sign repair or transition of owner and/or tenant.



(b)

Temporary signs shall not exceed the height and area requirements for permanent wall signs in the district where located.

(c)

Temporary signs shall not be displayed without prior approval from the Zoning officer and for more than 30 cumulative days in any one calendar year.

J.

Regulatory signs as required.

K.

Address signs. All buildings in all zoning districts shall be required to display the address of the property in such a fashion as is clearly visible from the street and which is in accord with the provisions of this article. The area of an address sign shall be exempt from the computation of the total permitted sign area, provided that the sign does not contain any advertising, trade names or logos.

L.

(Reserved)

Editor's Note: Former Subsection L, instructional signs, was repealed 2-16-1999 by Ord. No. 99-01.

M.

Interior signs as herein defined.

N.

Logo and operating instructions for an automatic teller or money access center when located on the machine.

O.

Any other sign as may be provided for within this article.

P.

Flags, which shall be subject to the following regulations:

[Added 2-16-1999 by Ord. No. 99-01]

(1)

Flags which display a business or corporate logo or are used for the purpose of advertising a business or commodity shall be considered a permanent sign and subject to the sign area requirements of this article.

(2)

Flags shall not exceed a height of 35 feet above grade when attached to a freestanding pole, or extend above the first floor when attached to a building.

(3)

Seasonal flags which display a noncommercial message shall not be subject to the requirements of this article.

**§ 280-121 Signs in residential and similar districts.**

The following types of signs and no others shall be permitted within Agricultural Conservation, Residential and Planned Apartment Zoning Districts, except as provided for otherwise within this article:

A.

(Reserved)

Editor's Note: Former Subsection A, professional accessory use or nameplate signs, was repealed 2-16-1999 by Ord. No. 99-01.

B.

Signage for estates, farms, churches, recreation areas and other permitted nonresidential uses, provided that:

(1)

The total sign area shall not exceed 15 square feet and the sign height of any freestanding sign shall not exceed eight feet above mean grade.

(2)

No more than one sign shall be placed on premises held in single and separate ownership, unless such premises front on more than one street, in which case one sign may be located along each street frontage, provided that a minimum street frontage of 150 feet is maintained between signs.

C.

Signage for multifamily dwellings and residential developments, provided that:

(1)

The sign area shall not exceed 15 square feet and, if freestanding, shall not exceed a sign height of six feet above mean grade.

(2)

No more than one sign shall be placed on premises held in single and separate ownership, unless such premises front on more than one street, in which case one sign may be erected along each street frontage.

(3)

In any multiple-family development in which a rental office is located, one wall sign not to exceed six square feet in sign area shall be permitted. The sign shall be nonilluminated and shall indicate only the name of the development, the presence of a vacancy, business hours, address and telephone number of the office.

D.

Real estate signs, provided that:

(1)

The sign area shall not exceed six square feet for each exposed face and, if freestanding, shall not exceed a sign height of four feet from mean grade. Signs shall be removed within 15 days from the date of sale.

(2)

No more than one sign shall be placed on premises held in single and separate ownership, unless such premises front on more than one street, in which case one sign may be erected along each street frontage.

(3)

A maximum of two off-premises directional signs, not to exceed a sign area of three square feet, designating an open house shall be permitted. Signs shall contain only directional information and the name of the real estate agent or individual holding the open house. Signs shall be erected and removed on the day of the open house and shall not be located so as to obstruct pedestrian or vehicular traffic or be attached to a utility pole, off-site building, tree or other natural feature.

(4)

Signs shall be nonilluminated and exempt from permit requirements.

E.

Development signs, provided that:

(1)

The sign area shall not exceed six square feet and a sign height of eight feet above mean grade.

(2)

No more than one sign shall be erected for each 500 feet of street frontage.

(3)

Signs shall be nonilluminated and exempt from permit requirements.

(4)

No sign shall be erected until final approval of the development has been granted by the Board of Commissioners and shall be removed upon completion of active work.

**§ 280-122 Signs in commercial districts.**

The following types of signs shall be permitted within Commercial Office (CO) and Commercial (C-1, C-2, C-3) Zoning Districts:

A.

Any sign permitted in residential districts which relates to a use permitted in the district.

B.

Real estate and development signs advertising the sale, rental or development of premises, provided that:

(1)

The sign area shall not exceed eight square feet and, if freestanding, shall not exceed a sign height of eight feet above mean grade.

(2)

No more than one sign shall be erected for each 500 feet of street frontage.

(3)

Signs shall be nonilluminated and exempt from permit requirements.

(4)

Off-premises signs advertising the sale, rental or development of premises shall be prohibited within these districts, except as provided for in § [280-127](#).

[Amended 5-26-2009 by Ord. No. 2009-12]

C.

Business or related signs in accordance with the following regulations:

(1)

Sign area. The total sign area of all signs placed on a lot or facing any one street frontage of any one premises shall not exceed two square feet for each linear foot of building frontage. Nontemporary window signs shall be included in the computation of total permitted sign area. The total area of all window signs, including both temporary and nontemporary window signs, shall be limited to 20% of the glass area.

(2)

Wall signs. The total sign area of all wall signs placed on any one premises shall not exceed two square feet for the first 15 linear feet of building frontage, plus one square foot of sign area for each additional foot of building frontage, up to a maximum sign area of 50 square feet. No wall sign shall exceed a sign height of 15 feet above the existing grade or project above any cornice, parapet wall, roofline or building facade. When a building has frontage on more than one street, the sign area of all wall signs along each street shall be limited by the amount of frontage along that street.

(3)

Awning signs. Awning signs shall be permitted and shall be included in the computation of total permitted sign area. Signs shall display only the business name, proprietor, property address or business telephone number. Letters, logo and numerals, not exceeding a height of eight inches, shall be located on the vertical face and within 14 inches from the base of the awning. Illumination of awning signs shall be subject to approval by the Design Review Board and consistent with

§ [280-125D](#) of the Code. The minimum clearance between the awning and grade shall be not less than seven feet.

[Amended 2-16-1999 by Ord. No. 99-01]

[\(4\)](#)

Marquee signs. Theater or movie marquee signs containing changeable copy shall be permitted in addition to the otherwise permitted sign area for the use, provided that the total sign area shall not exceed 200 square feet. Such signs shall be required at all times to maintain a minimum vertical clearance of 10 feet. Marquee signs shall be exempt from the lighting requirements as set forth in § [280-125D](#).

[\(5\)](#)

Freestanding signs. For each commercial building, shopping center, office building, public use building, mixed-use development or group of contiguous buildings under one ownership or control, one freestanding sign shall be permitted. Where the premises has more than one street frontage, one freestanding ground sign shall be permitted for each street frontage. Where a property has more than one point of ingress and egress designated for public use along a street frontage, two freestanding signs along the frontage shall be permitted, provided that both are ground signs. A minimum street frontage of 150 feet shall be maintained between signs.

[Amended 2-16-1999 by Ord. No. 99-01]

[\(a\)](#)

Area and height regulations.

[\[1\]](#)

Pole signs. Pole signs shall not exceed a sign area of 25 square feet or a sign height of 15 feet above mean grade.

[\[2\]](#)

Ground signs. Ground signs shall not exceed a sign area of 30 square feet or a sign height of eight feet above mean grade.

[\(b\)](#)

Sign contents. A freestanding sign shall contain only the name, address, logo and/or telephone number of the permitted use.

[\(c\)](#)

Location. Freestanding signs shall not be located within the right-of-way and shall be set back a minimum distance of 10 feet from the street cartway. No sign shall be so located as to present a hazard to motorists or pedestrians.

[\(6\)](#)

Gasoline service stations. Gasoline service stations, commercial motor vehicle service stations, including locations offering both the sale of gasoline and related products, as well as other retail products from the same location, shall be permitted signage subject to the following regulations:

[\(a\)](#)

Wall signs. One wall sign not to exceed 25 square feet in sign area shall be permitted for each principal building. Where a building fronts on more than one street, one wall sign may be erected along each street frontage. Additional wall signs identifying service provided on the premises shall be permitted, provided that such signs shall not exceed 10 square feet in sign area and are located directly above the area where service is performed. In no case shall a wall sign be higher than 15 feet above existing grade or project above any cornice, roofline, parapet wall or building facade.

[\(b\)](#)

Freestanding signs. Gasoline service stations shall be permitted a maximum of one freestanding ground sign for each location.

[\[1\]](#)

Area and height regulations. Freestanding signs shall not exceed a sign height of 10 feet above mean grade or a sign

area of 30 square feet, except that where gasoline is offered for sale, an additional 20 square feet of sign area shall be permitted for pricing information.

[2]

Sign contents. A freestanding sign shall contain only the name, address, logo, pricing information and/or telephone number of the permitted use.

[3]

Location. Freestanding signs shall be located in accordance with Subsection C(5)(c) above.

(c)

Exempt signs. The following signs shall be allowed without a sign permit and shall not be included in the determination of type, number or area of permanent signs permitted for gasoline and motor vehicle service stations:

[1]

Signs on pump islands, to include company logo, and signs to identify self-service or full-service locations, price information, fuel availability, octane levels and similar signs. Signage and company logo shall be prohibited on canopies located above pump islands.

[2]

Any other sign required by fire and safety regulations.

(7)

Automobile dealership signs. Automobile dealerships shall be permitted signage subject to the following regulations:

(a)

Sign area. The total permitted sign area shall be computed in accordance with Subsection C(1) above.

(b)

Wall signs. The total sign area of all wall signs placed on any one premises shall not exceed a maximum sign area of 60 square feet. Additional wall signs identifying automotive service provided on the premises shall be permitted, provided that such signs shall not exceed 10 square feet in sign area and are located directly above the area where service is performed. In no case shall a wall sign exceed a sign height of 15 feet above the existing grade or project above any cornice, roofline, parapet wall or building facade. When a building has frontage on more than one street, the sign area of all wall signs along each street shall be limited by the amount of building frontage along that street.

(c)

Freestanding signs. Automobile dealerships shall be permitted freestanding signs subject to the following regulations:

[1]

Number and type.

[a]

Primary ground sign. Each location shall be permitted one freestanding ground sign for the purpose of identification. Signs shall not exceed a sign area of 30 square feet or a sign height of 10 feet above mean grade. Where a dealership has more than one street frontage, one ground sign shall be permitted along each street for the purpose of identification.

[b]

Secondary ground sign. A second ground sign shall be permitted only if used or pre-owned automobiles are being offered for sale or if there are two or more automobile makes being sold from the premises. Signs shall not exceed a sign area of 30 square feet or a sign height of 10 feet above mean grade.

[c]

Distance between signs. A minimum street frontage of 100 feet shall be required between all ground signs.

[d]

Location. Freestanding signs shall be located subject to the requirements of Subsection [C\(5\)\(c\)](#).

[\[2\]](#)

Sign content. Signs shall contain only the name of the permitted use, business logo, address and/or telephone number.

[\[3\]](#)

Location. Freestanding signs shall be set back as required by Subsection [C\(5\)\(c\)](#).

[\(8\)](#)

Directional signs. Directional signs shall be permitted subject to the following regulations:

[Added 2-16-1999 by Ord. No. 99-01]

[\(a\)](#)

Signs shall not exceed four square feet in sign area or a sign height of three feet above existing grade. Signs may be illuminated but shall not blink, flash or be animated. Trade names and logo shall be permitted to the minimum extent necessary.

[\(9\)](#)

Instructional signs. Instructional signs shall be permitted subject to the following regulations:

[Added 2-16-1999 by Ord. No. 99-01]

[\(a\)](#)

Signs shall not exceed 30 square feet in sign area or a sign height of six feet above existing grade. Signs may be illuminated but shall not blink, flash or be animated.

**§ 280-123 Signs in Planned Business, Planned Laboratory Office, Planned Institutional and Public Land Use Districts.**

[A.](#)

Sign area. The total sign area located on any one premises shall not exceed 1 1/2 square feet for each linear foot of building frontage. Nontemporary and temporary window signs shall be permitted only within shopping centers and retail developments and shall be limited to 15% of the glass area.

[B.](#)

Wall signs. Each building devoted solely to office use shall be permitted one identification sign not to exceed 40 square feet in sign area. Where a shopping center or retail use is permitted or integrated within a planned development, each business shall be permitted one wall sign not to exceed 60 square feet in sign area. In no case shall a wall sign be higher than 15 feet above the existing grade or project above any cornice, roofline, parapet wall or building facade. When a building has frontage on more than one street, the sign area of all wall signs along each street shall be limited by the amount of building frontage along that street.

[C.](#)

Awning signs. Awning signs shall be permitted subject to requirements as set forth in § [280-122C\(3\)](#).

[D.](#)

Freestanding signs. For each office building, shopping center, mixed use development, institution or other permitted use under one ownership or control, one freestanding ground sign shall be permitted for each street frontage and/or major point of ingress and egress, provided that a minimum street frontage of 200 feet shall be required between each sign.

[\(1\)](#)

Area and height regulations. Signs shall not exceed a total sign area of 75 square feet or exceed a sign height of 10 feet above mean grade.

[\(2\)](#)

Sign content. A freestanding sign shall contain only the name, address, logo and/or telephone number of a permitted use.

(3)

Location. Freestanding signs shall be located subject to the requirements of § [280-122C\(5\)\(c\)](#).

E.

Real estate and development signs advertising the sale, rental or development of premises, provided that:

(1)

The sign area shall not exceed eight square feet and, if freestanding, shall not exceed a sign height of eight feet above mean grade.

(2)

No more than one sign shall be erected for each 500 feet of street frontage.

(3)

Signs shall be nonilluminated and exempt from permit requirements.

(4)

Off-premises signs advertising the sale, rental or development of premises shall be prohibited within these districts.

F.

Directional signs. Directional signs shall be permitted in accordance with § [280-122C\(8\)](#).

[Added 2-16-1999 by Ord. No. 99-01]

G.

Instructional signs. Instructional signs shall be permitted in accordance with § [280-122C\(9\)](#).

[Added 2-16-1999 by Ord. No. 99-01]

#### **§ 280-124 Signs on nonconforming use premises.**

Signs located on nonconforming use premises shall be limited to the sign regulations of the district where the use is first permitted and shall be subject to all other requirements of this chapter, provided that any freestanding sign located on the premises shall be limited to a ground sign.

#### **§ 280-125 General regulations.**

The following restrictions and regulations shall be applicable to all permanent signs as permitted by this article, unless otherwise specified:

A.

Materials.

(1)

Signs shall be constructed only from wood, metal, stone or other appropriate material which have the general appearance of structures composed primarily of wood, metal or stone, with painted, engraved or raised messages. Sign materials should be consistent with and compliment the original construction materials and architectural style of the building facade on which they are to be displayed. For this reason, natural materials such as wood, stone and metal are most appropriate. If plywood is used, medium density overlay (MDO) shall be used as a minimum grade.

(2)

Neon window signs. Neon window signs utilizing custom shapes, designs and colors shall be permitted, provided that the signs compliment and add character to the business establishment.

B.

Lettering. Lettering styles should compliment the style and architecture of the building on which they appear. Traditional block and curvilinear styles which are easy to read are preferred.

C.

Color. Each sign so erected shall contain a maximum of four colors, including black and white. In selecting the principal colors for a sign, colors which compliment the general tone of the building should be used. Business logos shall not be included in determining the maximum number of colors.

D.

Illumination. Where permitted, signs shall be illuminated only as authorized in an appropriate sign permit by a steady, stationary light of reasonably minimal intensity. Light sources shall be shielded from all adjacent properties and streets and shall not be of such intensity as to cause glare hazardous to pedestrians or motorists. Signs using internal illumination shall be designed so that when illuminated at night, only the letters and logos of the sign are visible. No light shall emanate through the background, the borders, sides or any other surface of the sign or its supporting structure. Individual, solid letters with internal lighting tubes which backlight a wall in a halo effect shall be permitted.

E.

Electrical connections. The electrical supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed electrical cables. Electrical supply to freestanding signs shall be provided by means of underground cables. Applications for electrical permits shall be filed at the time of the sign permit application.

F.

Nuisance. No sign shall create a public nuisance by emitting smoke, sound, vapor, particle emission or odors.

G.

Sign removal. Any sign which no longer advertises an existing business conducted on the premises shall be removed by the owner of the sign. The Zoning Officer, upon determining that such business operations have ceased while a sign remains, shall notify the owner of the premises, in writing, to remove said sign within 30 days from the date of such notice. Upon failure to comply with such notice within the prescribed period, the Zoning Officer is hereby authorized to remove or cause removal of such sign and to collect the cost of such removal, together with any penalties, from the owner in a manner provided by law.

H.

Signs on multiple tenant buildings. Where a permit is required for any new sign, or change of existing signage in a multiple tenant building, the Township shall have authority to require the owner of such building to submit for approval a sign plan for the entire building. Such a plan shall be submitted and approved prior to, or at the time of application for any new or change of existing signage. All signs shall be consistent with the plan, unless otherwise approved by the Design Review Board.

[Added 2-16-1999 by Ord. No. 99-01]

**§ 280-126 Nonconforming signs.**A.

All permitted signs relating to a single use existing at the effective date of this article which are not in conformance with the provisions as set forth herein shall be removed, altered or replaced so as to conform fully with this article within three years from the effective date hereof.

B.

Any business which has been established, which has been transferred to a new owner or which has put up an approved sign within five years prior to the effective date of this article shall be provided an additional two years in which to comply with the provisions of this section, provided that valid sign permits have been secured from the Department of Community Development.

**§ 280-127 Off-premises signs.**

[Added 5-26-2009 by Ord. No. 2009-12]

Editor's Note: This ordinance also redesignated former §§ [280-127](#), [280-128](#) and [280-129](#) as §§ [280-128](#), [280-129](#) and



[280-129.1](#), respectively.

]

[A.](#)

Off-premises signs shall be permitted within the following zoning districts when authorized as a special exception by the Zoning Hearing Board, subject to the general standards prescribed in § [280-145](#):

[\(1\)](#)

The Wayne Business Overlay District (WBOD); and

[\(2\)](#)

The C-3 Zoning District, provided that it has frontage on the Amtrak/SEPTA right-of-way line.

[B.](#)

In addition to permitted signs within commercial districts as set forth in § [280-122](#) of this chapter, only one off-premises sign may be erected per parcel. Off-premises signs may only be permitted when authorized as a special exception by the Zoning Hearing Board, subject to the general standards prescribed in § [280-145](#), and the Zoning Hearing Board may, in approving any such special exception application, modify § [280-125A](#) and [C](#) as necessary to permit a reasonable use of a property for an off-premises sign under this article.

[C.](#)

Off-premises signs may be permanent, freestanding signs erected upon the ground or may be erected upon, applied to, attached to and/or supported by a building or other structure. No painted off-premises signs are permitted.

[D.](#)

Setbacks.

[\(1\)](#)

Within the WBOD District, no off-premises signs, or part thereof, shall be erected or maintained closer than 100 feet from any adjacent residential zoning district.

[\(2\)](#)

Within the C-3 Zoning District, as described in Subsection [A](#) of this section, the setback for off-premises signs shall be 100 feet from any adjacent residential zoning district and a minimum of 20 feet from the Amtrak/SEPTA right-of-way line.

[\(3\)](#)

No off-premises sign shall be located within the right-of-way of any street and shall be set back a minimum distance of 10 feet from the street cartway. No signs shall be so located as to present a hazard to motorists or pedestrians,

[E.](#)

No off-premises signs shall be located closer than 100 feet to any other off-premises outdoor advertising sign, such measurement to be made between the two nearest points located on any portion of the signs.

[F.](#)

No off-premises sign shall be permitted to exceed a maximum area of 64 square feet, including border and trim, but excluding supports. A sign having two identical or different signs back-to-back or a V-shaped sign with a horizontal angle not greater than 45° is permitted to have a maximum area of 64 square feet on each side for a total maximum area of 128 square feet.

[G.](#)

No off-premises sign, or part thereof, shall be taller than 15 feet if a freestanding sign as measured from existing grade and no taller than 15 feet if erected upon, applied to, attached to and/or supported by a building or other structure.

[H.](#)

An off-premises sign structure may contain only one sign or advertisement per face.

[I.](#)

Lighting. Off-premises signs shall conform to the lighting standards as set forth in § [280-125D](#).

[J.](#)

No revolving or electronic off-premises signs, including, but not limited to, flashing signs, signs with intermittent illumination, signs with mechanically or electronically changing messages, or electronic digital signs, shall be permitted. No mobile off-premises signs shall be permitted.

[K.](#)

Design Review Board. All off-premises sign applications shall be reviewed for a recommendation by the Design Review Board prior to special exception application to the Zoning Hearing Board.

[L.](#)

All off premises signs shall be maintained in good condition. The structural components of the sign shall be maintained to ensure their integrity and to prevent the possible collapse of the sign. Any damage to the structural components shall be repaired within 24 hours. Signs having ripped, defaced or partial advertisements shall be immediately repaired by having the advertisement restored to its original condition, removed or covered.

**§ 280-128 Permits.**

[A.](#)

Permit required. It shall be unlawful for any person, firm or corporation to erect, alter, repair or relocate any sign within the Township of Radnor without first obtaining a sign permit, unless such sign is specifically exempt from the permit requirements.

[B.](#)

Application for permit. Application for sign permits shall be made upon forms provided by the Director of Community Development and shall contain and/or have attached the following information where relevant:

[\(1\)](#)

Name, address, telephone number and signature of the owner or duly authorized agent for the property owner.

[\(2\)](#)

Name, address, telephone number and signature of the owner of the sign.

[\(3\)](#)

Name, address and telephone number of the sign contractor.

[\(4\)](#)

Two copies of a plan drawn to scale depicting:

[\(a\)](#)

Lot dimensions, building frontage and existing cartways, rights-of-way and driveways.

[\(b\)](#)

Design of each sign face and sign structure with dimensions, total area, sign height, depth, color scheme, structural details, materials, lighting scheme and proposed location.

[\(c\)](#)

Building elevations, existing and proposed facades, parapet walls, cornices and the location and size of all proposed and existing permanent signage, including wall signs, window signs, projecting signs and freestanding signs.

[\(5\)](#)

Current photographs showing existing signs on the premises and certifying the date on which photographs were taken.

[\(6\)](#)

Such other information which may be required by the Director of Community Development to show full compliance with this and all other ordinances of the Township.

C.

Design review. Upon submission of an application for a sign permit, such application may be referred by the Director of Community Development to the Design Review Board. The Design Review Board shall review the application to ensure compliance with the provisions and intent of this article.

**§ 280-129 Structural requirements, maintenance and illumination.**A.

No sign or sign structure shall be erected unless it complies with all applicable requirements of Chapter [255](#), Building Construction.

B.

Permits for illuminated signs shall not be submitted for review unless an application is filed concurrently for an electrical permit. All work shall be completed in full compliance with the Electrical Code as set forth in Chapter [156](#), Electrical Standards, of the Code of the Township of Radnor.

C.

All signs and sign structures shall be kept in good repair and in a presentable condition, such that all sign information is clearly legible. Any sign found to show deterioration, including rust, faded colors, discoloration, holes and missing parts or information items, shall constitute a violation of this article.

**§ 280-129.1 Violations and penalties.**

Any person who fails to comply with any or all of the requirements of this article or who fails to or refuses to comply with any notice, order or direction of the Director of Community Development made hereinunder shall be guilty of an offense and, upon conviction thereof, shall pay a fine to the Township of Radnor of not less than \$100 nor more than \$500 plus costs of prosecution. Each day during which any violation of this article continues shall constitute a separate offense and shall be punishable as such.