

**READING TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA**

ORDINANCE 2022 - 02

AN ORDINANCE AMENDING THE READING TOWNSHIP ZONING ORDINANCE TO AMEND THE DEFINITION OF SIGN AND TO AMEND PART 11 SIGN REGULATIONS BY REPLACING THIS PART IN ITS ENTIRETY, INCLUDING NEW DEFINITIONS, MODIFYING SIGN REQUIREMENTS, AND PROVIDING FOR ADDITIONAL PROHIBITED SIGNS, SIGNS EXEMPT FROM ZONING PERMIT REQUIREMENT, NONCONFORMING SIGNS, NONCONFORMING USE SIGNS, AND REMOVAL OF SIGNS

WHEREAS, the Township desires to amend the Zoning Ordinance of Reading Township to revise its sign regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Reading Township:

Section 1. Purpose

The purpose of this Ordinance is to amend the sign regulations of the Zoning Ordinance in consideration of Pennsylvania Supreme Court and federal Third Circuit opinions

Section 2. Enabling Authority

This Ordinance is enacted pursuant to the enabling authority of the Pennsylvania Municipalities Planning Code, Article VI, 53 P.S. § 10609.

Section 3. Proposed Amendments to Zoning Ordinance

The following proposed amendments show proposed text in italics and strike text to be deleted. The deletion of an entire subsection shall be referenced as “delete subsection in its entirety.” Renumbering to reflect deleted and added sections shall be made to the Zoning Ordinance following adoption of this Ordinance. *** indicate current language which is not proposed for amendment.

Amend Part 2 Definitions, Section 27-202 Definitions, definition of Sign, as follows:

Sign – any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce, the purpose of, or to communicate information of any kind to the public. *See Section _____*

Amend Part 11 Sign Regulations as follows:

§27-1101. Statement of Legislative Intent.

[new section] §27-110__. Definitions.

For purposes of this Part, the following words shall have the following definitions:

BANNER – *A sign intended to be hung with or without a frame, and possessing characters, letters, illustrations, or ornamentations applied to plastic or fabric of any kind, excluding flags and emblems of political, fraternal, religious, or civic organizations.*

BILLBOARD – *An off-premises sign which directs attention to or communicates information about a business, commodity, service or event that exists or is conducted, sold, offered, maintained or provided at a location other than the lot where the sign is located.*

BUILDING SIGN – *A freestanding or wall sign which gives the name of the building itself, as opposed to the name of occupant or business or activity carried on therein, not exceeding four feet in area.*

CANOPY SIGN – *A sign attached to, painted, or printed onto a roof-like cover, whether free standing or affixed, to a building and serving to shield persons from the elements when entering, exiting, standing in front of or passing by the building. This shall be considered a type of wall sign.*

CHANGEABLE COPY OR MESSAGE BOARD – *A sign on which message copy can be changed through use of attachable letters, numerals, symbols and other graphics or by electronic switching of lamps, LED, illuminating tubes or another electronic or electrical method.*

CONTRACTOR SIGN – *A temporary type of sign containing the name and contact information for a contractor performing work on the land or building(s) upon which such signs are displayed.*

DIRECTIONAL SIGN – *A sign containing the name, logo or symbol of a business or institutional use or building, and a directional arrow and/or distance to the proposed use.*

DOUBLE SIDED SIGN – *A sign with two parallel and opposite facing sides which are attached to and supported by the same structure. Such signs shall be designed and placed such that only one side of the sign is visible from any given direction of traffic flow.*

DYNAMIC DISPLAY SIGN – *A sign incorporating LCD, LED, plasma, CRT, pixelized lights, other video-like displays which are used to change sign messaging on a regular basis.*

EVENT SIGN – A temporary sign announcing a community event, such as a fish fry, a fishing derby, a bike race, a school play or concert, or similar event. Such sign may include the name of the event, the event sponsor, date of the event and the location of the event (including a directional arrow and/or distance to the event site) and shall not exceed six square feet in area. Such sign may be displayed no earlier than 30 days in advance of the event and removed within three calendar days after the event.

EVENT SIGN, DIRECTIONAL – A temporary sign for a community event, such as a fish fry, a fishing derby, a bike race, a school play or concert, or similar event, that contains the name and location of an event and a directional arrow and/or distance to the proposed event. Such sign shall not exceed six square feet in area, may be displayed no earlier than 24 hours in advance of the event, and shall be removed within three calendar days after the event.

FREESTANDING SIGN – A detached sign erected and maintained on a freestanding frame, mast, or pole and not attached to any building, including a vehicular sign.

GROUND SIGN -- A type of freestanding sign that is placed directly on the ground.

HEIGHT -- The vertical distance from the grade at the base of the sign support to the uppermost portion of the sign structure.

IDENTIFICATION SIGN – A sign which displays only the name, address, and/or crest, insignia, or trademark, major occupation or profession of an occupant.

INSTRUCTIONAL SIGN -- An on-premises sign designed to guide vehicular and/or pedestrian traffic by using such words as "Entrance," "Exit," "Parking," "No Parking", "One-Way," "Warning", "No Trespassing", or similar instruction, and including signs within a residential or business development directing service personnel and guests to a building, area or use within the development.

NONCONFORMING SIGN – A sign lawfully existing at the time of enactment of this Ordinance, but which does not conform to the requirements of this Ordinance.

OFF-PREMISES SIGN – A sign that draws attention to or communicates information about a business, service, or commodity, that exists or is conducted, sold, offered, maintained, or provided at a location other than the premises where the sign is located.

ON-PREMISES SIGN – A sign that draws attention to or communicates information about a business, service, or commodity that exists or is conducted, sold, offered, maintained, or provided on the premises where the sign is located.

PERMANENT SIGN – A sign which is affixed to the ground or a building by enduring means, and is not readily re-locatable.

POLITICAL SIGN – A temporary sign that advertises a candidate(s) for public elective office(s), supports a political party, or promotes a position on a public or ballot issue, so long as it is not exceeding four square feet in area [and removed within seven calendar days of the election].

PORTABLE SIGN – A sign which is designed to be relocated and is not permanently affixed to the ground or a structure.

PROJECTING SIGN – A sign affixed to a wall or other vertical surface at an angle.

REAL ESTATE SIGN – A temporary type of sign pertaining only to the lease, sale or rental of the land(s) or building(s) upon which such signs are displayed.

ROOF SIGN – A sign erected or maintained in whole or in part upon or over the roof or parapet of a building.

SANDWICH BOARD SIGN – A sign which is not secured to the ground or any structure and forms an inverted “V” or is supported by or affixed to an easel.

SIGN – Any object, display or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, symbols, insignia, fixtures, colors, illumination, or projected images. The term “sign” does not include the flag or emblem of any nation, organization of nations, state, political subdivision, municipality, or any fraternal, religious or civic organization; works of art which in no way identify a product or business; scoreboards located on athletic fields; or religious symbols.

TEMPORARY SIGN – A sign intended for short-term use, such as political signs, holiday and special event signs, grand opening/going-out-of-business signs, real estate sign and construction/contractor identification signs.

VEHICULAR SIGN – A sign affixed or painted on a parked vehicle, so sited as to be visible from the public right-of-way, for the basic purpose of providing advertisement of a product(s) or directing people to a business or activity located on the same or nearby lot and the vehicle is not essential or integral to the normal day-to-day operations of said business or primarily used for transportation purposes. Such sign is a freestanding sign.

WALL SIGN – A sign directly attached to or painted on an exterior wall of a building or dependent upon a building for its support with its exposed face parallel or approximately parallel to the plane of the building.

WINDOW SIGN – A sign which is located on the inside or outside of a window or door and is readable from outside of the building.

§27-1102. — General Regulations.

The following regulations shall govern signs in all districts:

A. — No sign shall be erected, enlarged, or relocated until a permit for doing so has been issued by the Zoning Officer. ~~An applications for zoning permits for a sign shall be on a forms provided by the Township.~~ All applications shall include a scale drawing specifying *sign* dimensions, materials, illumination, letter sizes, colors, location on land or buildings, and all other relevant information.

B. — The following types of signs are exempted from the requirements of paragraph A, provided the sign meets all other applicable Sections of this Part.

(1) Official street and traffic signs and any other signs required by law.

(2) Trespassing signs, signs indicating private ownership of roads and/or property, and similar signs, provided that such signs do not exceed 2 square feet in area.

(3) Temporary, unlighted real estate signs advertising the sale or rental of the premises upon which they are erected, provided that the maximum area on any side of the sign shall not exceed 6 square feet, that the total area of the sign shall not exceed 12 square feet, that not more than two signs are placed on a property under single ownership, and that such signs are removed not more than 5 business days following the sale or rental of the premises.

(4) Temporary, unlighted signs of contractors, painters, or similar artisans, erected on the premises where the work is being performed, provided that the maximum area of any one side of the sign shall not exceed 8 square feet, that the total area of the sign shall not exceed 16 square feet, that not more than one such sign shall be erected on any property under single ownership, and that the sign shall be removed within 1 day of the completion of the work.

(5) Temporary, unlighted yard or garage sale signs, provided that such signs shall not be displayed for more than 48 hours of each calendar month, that the total area of such signs shall not exceed 4 square feet, and that not more than two signs shall be displayed for any sale event.

(6) Temporary, unlighted political signs, provided that such signs shall exceed 6 square feet in area, that such signs shall not be displayed earlier than 30 days prior to an election, and that such signs shall be removed within 1 day after the said election.

(7) Freestanding signs designating the “entrances” and “exits” to commercial and industrial establishments, provided that the signs be illuminated only be indirect lighting and that each side of the sign shall not exceed 4 square feet unless otherwise regulated by this Chapter.

(8) Signs displaying the name and street number of the occupant of a residence, provided that the total area of the sign shall not exceed 2 square feet.

C. — Any sign advertising or identifying a business or organization which is either defunct, no longer located on the premises, or located on a property separate from the property on which the sign is located, is not permitted.

~~D. No sign shall use the words “stop,” “caution,” or “danger” or shall use red, yellow, and/or green lights resembling traffic signals, or shall resemble traffic control signs in terms of size, shape, or color.~~

~~E. No sign shall be located so as to interfere with the clear sight distance regulations of the Reading Township Subdivision and Land Development Ordinance [Chapter 22].~~

[new section] **§27-110__ Zoning Permit Required.**

A. To install a new sign, to replace or add to an existing sign, or to apply for temporary signage, a zoning permit is required, except for signs that are exempt from needing a permit under Section _____. An application for zoning permit for a sign shall be on a form provided by the Township. All applications shall include a scale drawing specifying sign dimensions, materials, illumination, letter sizes, colors, location on land or buildings, and all other relevant information demonstrating compliance with the requirements of this Part.

B. Only signs allowed by this Part meeting the requirements of this Part and, where required, for which a zoning permit has been issued are permitted.

C. A lawfully existing sign, including nonconforming signs, may be repaired or painted, or the message changed without requiring the issuance of a zoning permit, provided that the change does not increase the sign area or height or otherwise result in noncompliance with the requirements of this Part.

§27-1103. Prohibited Signs.

The following types of signs and/or sign design features are prohibited in all districts.

A. Flashing signs and/or flashing and/or rotating lights.

B. Revolving, rotating, or otherwise moving signs.

[new subsection] *A device emitting smoke, visible vapor, odor or sound for the primary purpose of attracting the attention of pedestrians and motorists.*

[new subsection] *A sign of such character, form, shape or color that imitates or resembles an official traffic sign, signal or device.*

C. *Except as otherwise provided, animated signs.*

D. *Except as otherwise provided, changeable copy signs except when copy is changed manually. Signs with the express purpose of displaying the time and temperature are exempted from this requirement.*

E. *Moveable signs, whether mounted on a trailer, vehicle, temporary base (such as a sandwich board sign), or similar such device, excepting such sign conveying help wanted, positions available, or similar employment message so long as placed on property owned by the owner of the business. A vehicle, painted or decorated so as to display an advertising or related message, and parked in a visible location, shall be considered a vehicular sign and a moveable sign.*

F. Signs shall be illuminated only by white, stationary external lights or back lighted by an interior stationary light, and only so long as such illumination does not cause glare for motorists, pedestrians, or neighboring lots, or impair the vision of a driver or otherwise interfere with a driver's operation of a motor vehicle. Signs may be illuminated, unless otherwise prohibited herein, only to the extent that is necessary to be seen and read at night at a distance not to exceed 250 feet for signs of 10 square feet or more in area, and at a distance not to exceed 125 feet for signs of less than 10 square feet in area. No sign may be illuminated by lasers or floodlights.

[new subsection] *Off-premises signs, other than billboards meeting the requirements of Section _____.*

[new subsection] *A sign containing a message, word or image that is obscene or otherwise highly offensive to public decency.*

[new subsection] *A sign placed within the legal or ultimate right-of-way of a public street, including a sign placed on a utility pole, mail box, or official government sign (e.g., street name sign, stop sign, etc.).*

[new subsection] *A sign greater than 3 feet in height placed within a street intersection clear sight triangle of 200 feet measured along the street centerline.*

[new section] **§27-110____. Signs Exempt from Zoning Permit Requirement and Permitted in All Districts.**

No zoning permit shall be required in order to erect any of the following signs in any zoning district; however, such signs shall conform to the requirements set forth in this Section:

A. *Official highway route number signs, street name signs, or other official government (federal, state, county, or township) signs.*

B. *Signs located in the interior of a building, except window signs.*

C. *Building identification sign.*

D. *A sign that does not qualify as an on-premises or off-premises sign, provided that:*

(1) *The sign does not exceed 6 square feet in area.*

(2) *The sign does not exceed 6 feet in height.*

(3) *Up to four signs are permitted for every 200 feet of lot frontage, not to exceed a maximum of 10 signs per lot.*

- (4) *The sign is erected no earlier than one month before and removed no later than one week after the purpose of the sign is fulfilled.*

For explanatory purposes only, such signs include, but are not limited to, a political sign; event sign; instructional sign; directional sign; and signs of a religious, civil, philanthropic, historical or education organization. [italics to be retained]

E. Freestanding or wall sign identifying a residential or building development, for which subdivision and/or land development plans have been approved by the Reading Township Board of Supervisors, by name and/or logo, not exceeding a maximum sign area of 25 square feet and a maximum height of eight feet. One such sign may be located at each entrance to the development.

F. No trespassing and no hunting signs so long as such signs do not exceed one square foot in area per sign.

§27-1104. On-Premises Signs Permitted Within Agricultural and Residential Districts.

Within the ~~Residential Moderate Density (R-2)~~, Residential Low Density (R-1), ~~Residential Moderate Density (R-2)~~, the Land Conversation (LC), and Agricultural Conservation (AC) Districts, the following sign regulations shall apply: *A maximum of one on-premises signs advertising a home occupation, no-impact home-based business, farm-related businesses, bed and breakfast operations, and farm market are permitted, provided that the following requirements are met:*

(1) The maximum area of any one side of the sign shall not exceed 4 square feet.

(2) The total area of the sign shall not exceed 8 square feet.

(3) The sign shall only be illuminated by indirect lighting. In no case shall indirect lighting be permitted that either directly or indirectly produces glare affecting neighboring residential properties or traffic on adjoining roads.

(4) The maximum height of the sign shall not exceed 6 feet, unless a wall sign or projecting sign is used.

[new section] *Where the structure is located at the intersection of two public streets, one sign may be erected along each public street.*

B. *On-premises signs identifying the name and entrances of a residential development are permitted, provided that the following requirements are met:*

(1) One free-standing sign may be located at the main entrance to the residential development. Such a sign shall not exceed 25 square feet in total area or 6 feet in height.

(2) One free-standing sign may be located at each secondary entrance to the residential development. Such a sign shall not exceed 6 square feet in area or 5 feet in height.

(3) All signs associated with a residential development shall be located in a landscaped setting. Acceptable landscaping materials include grass, mulch, shrubs, and trees. A landscaping sketch shall accompany the sign permit application.

(4) Signs may only be illuminated by indirect lighting. In no case shall indirect lighting be permitted that either directly or indirectly produces glare affecting neighboring residential properties or traffic on adjoining roads.

(5) ~~Off-premises signs, or billboards, are explicitly not permitted.~~

§27-1105. On-Premises Signs Permitted Within the Village (V) District.

Within the Village (V) District, the following sign regulations shall apply:

A. A maximum ~~of one~~ one sign shall be permitted for every single non-residential use of a structure, provided that the following requirements are met:

(1) The maximum area of any one side of a sign shall not exceed 6 square feet.

(2) The total area of the sign shall not exceed 12 square feet.

(3) Where wall or projecting sign types are used, the maximum area of the sign may be increased to a maximum area of 8 square feet for any one side of the sign and to a maximum total area of 16 square feet.

(4) Projecting signs above sidewalks, driveways, or walkways, shall be located so as to provide for 8 feet of clearance beneath the sign. Such projecting signs shall not exceed 11 feet in height.

~~(5) All signs shall be visually compatible, in terms of color, with the front facade of the structure to which the sign is attached. Dark backgrounds with light colored lettering and/or designs are preferred.~~

(6) Signs shall only be illuminated by indirect lighting. In no case shall indirect lighting be permitted that either directly or indirectly produces glare affecting neighboring residential properties or traffic on adjoining roads.

B. Where the structure is located at the intersection of two public streets, ~~the Zoning Officer may authorize the use of one sign~~ *may be erected* along each public street, ~~provided that all signs meet the regulations of §27-1105.A.~~

~~C. Off-premises signs, also known as billboards, are explicitly excluded.~~

§27-1106. On-Premises Signs Permitted Within the Commercial/Industrial (CI) District.

Within the Commercial Industrial (CI) District, the following sign regulations shall apply:

A. A maximum on one *on-premises* sign shall be permitted that displays the owner/occupant of the premises and the activity conducted thereon, provided that the following requirements are met:

(1) The maximum area of any one side of a sign shall not exceed 100 square feet.

(2) The total area of the sign shall not exceed 200 square feet.

B. A maximum of one sign may be erected at each entrance and/or exit to or from a public road that identifies the property's activity and the entrance and/or exit, provided that the following requirements are met:

- (1) The maximum area of the side of such shall not exceed 10 square feet.
- (2) The total area of the sign shall not exceed 20 square feet.
- (3) The maximum height of the sign shall not exceed 6 feet.

C. On parcels containing multiple activities, a single sign shall be permitted for each individual activity, provided that the following requirements are met:

- (1) The maximum area of any one side of the sign shall not exceed 75 square feet.
- (2) The total area of the sign shall not exceed 150 square feet.

D. The maximum height of any freestanding sign within the CIDistrict shall not exceed 15 feet. The maximum height of any wall or projecting sign shall not exceed a height equal to 75 percent of the height of the wall upon which the sign is located. The maximum height of any entrance or exit sign shall not exceed 6 feet.

E. *An off-premises signs, or billboards are is* permitted, provided the following requirements are met:

- (1) The maximum area of any one side of the sign shall not exceed 150 square feet.
- (2) The total area of the sign shall not exceed 300 square feet.
- (3) The maximum height of the sign shall not exceed 20 feet.
- (4) Only one sign is permitted on a single property.
- (5) Off-premises or billboard signs shall be located no closer than 500 feet from other off-premises or billboard signs. The distance between said signs shall be measured linearly, along the shortest route.

[New section)] *Off-Premises Signs Permitted Within the Commercial/Industrial (CI) District.*

Any billboard sign erected after the effective date of this Ordinance shall comply with the following standards and the requirements:

A. A billboard is not permitted on a lot already occupied by a roofed structure, telecommunications tower, wind turbine, solar energy system, or another billboard.

B. A billboard that faces an arterial or collector road, as classified in the [Township Comprehensive Plan, Roadway Classification Map] shall not exceed 300 square feet in total surface display area per face. No billboard may face a local/minor road as classified in the [Township Comprehensive Plan, Roadway Classification Map].

C. The maximum number of faces on a billboard shall be two, provided that not more than one face is visible to an individual viewer at one time.

D. No billboard shall exceed 40 feet in height. The distance shall be measured from the ground level at the base of the billboard's support system to the highest point of the billboard.

E. No billboard shall be located within:

(1) 50 feet of an arterial or collector road ultimate right-of-way.

(2) 40 feet of a lot line.

(3) 150 of a residence or a residential zoning district.

(4) 300 feet of an existing billboard.

§27-1107. ~~Dynamic Display Sign or Billboard.~~

~~A dynamic display sign or billboard shall be permitted in the CI District-Commercial District and excluded from all other districts, provided the following requirements are met:~~

~~A. Shall be subject to all of the conditions of this Section and A dynamic display sign shall ~~must~~ be [no closer than] [no farther than] 300 feet from any intersection or traffic control device.~~

~~B. No dynamic display signs or billboards are is permitted to be stacked.~~

~~C. No dynamic display sign or billboard shall be located within 2,000 feet from any other billboard. dynamic display sign.~~

~~D. All dynamic display signs or billboards shall be a minimum of 50 feet from all side and rear property lines,~~

~~E. All dynamic display signs or billboards shall be set back at least 35 feet from any street right-of-way lines.~~

~~F. All dynamic display signs or billboards shall be set back at least 500 feet from any land within a residential or conservation district and from the lot line of any residentially used property.~~

~~G. No dynamic display signs or billboard shall exceed an overall size of 300 square feet, nor exceed 25 feet in height.~~

~~H. All properties upon which a dynamic display sign or billboard is erected shall be regularly maintained so as not to create a nuisance by means of weeds, litter, or vector habitation.~~

~~I. A dynamic display sign or billboard may not change or move more often than once every 20 minutes, except one for which changes are necessary to correct hour-and-minute, date, or temperature information. Time, date, or temperature information is considered one dynamic display and may not be included as a component of any other dynamic display. A display of time, date, or temperature must remain for at least 20 minutes before changing to a different display, but the, date, or temperature information itself may change no more often than once every 3 seconds.~~

J. The images and messages displayed must be static, and the transition from one static display to another must be instantaneous without any special effects.

K. The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign.

L. Every line of copy and graphics in a dynamic display must be at least 7 inches in height on a road with a speed limit of 25 to 34 miles per hour, 9 inches on a road with a speed limit of 35 to 44 miles per hour, 12 inches on a road with a speed limit of 45 to 54 miles per hour, and 15 inches on a road with a speed limit of 55 miles per hour or more. ~~If there is insufficient room for copy and graphics of this size then no dynamic display sign or billboard is allowed.~~

M. The *dynamic display sign* must not exceed a maximum illumination of 500 nits (Candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk to dawn as measured from the sign's face at maximum brightness.

N. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed 5,000 nits and that the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Township.

O. ~~A dynamic display sign or billboard~~ must be designed and equipped to freeze the device in one position if a malfunction occurs. The display must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the Township that it is not complying with the standards of this Chapter.

P. A person may obtain a permit for an enhanced dynamic display sign ~~or billboard~~ on one face of an existing billboard if the following requirements are met:

(1) The applicant agrees in writing to permanently remove, within 15 days after issuance of the permit, at least two other existing billboards in the Township that are owned or leased by the applicant, each of which must satisfy the criteria of subparagraphs (2) through (4) of this paragraph. This removal must include the complete removal of the structure and foundation supporting each billboard. The applicant must agree that the Township may remove the billboard if the applicant does not timely do so, and the application must be accompanied by a cash deposit or letter of credit acceptable to the Township Solicitor sufficient to pay the Township's cost for that removal. The applicant must also agree that it is removing the billboard voluntarily and that it has no right to compensation for the removed billboard under any law.

(2) The Township has not previously issued ~~a and enhanced~~ dynamic display sign ~~or billboard~~ permit based on the removal of the existing billboards ~~relied upon upon~~ in this permit application.

[New section] **Nonconforming Sign**

A. Any nonconforming sign which is damaged to the extent of 50% or more of its cost of replacement or whose face and support are removed shall only be replaced with a sign that conforms to the requirements of this Chapter.

B. Except as provided in subsection A, a nonconforming sign may be replaced with a new sign that is smaller in area and lower in height, even if not meeting the size, area and height requirements, provided that such sign meets all other requirements of this Section.

[New section]. **Nonconforming Use Sign**

A lawfully existing nonconforming non-residential use in any district may have one on-premises freestanding sign with a maximum sign area of five square feet and a maximum height of six feet. Provided, however, such sign shall not be permitted under this Section where one or more nonconforming signs exist on the lot.

[New section] **Removal of Signs**

A. The message on an on-premises sign, which sign conforms to the requirements of this Article that relates to a lawfully existing use that has ceased shall be removed from the sign within 60 days of the cessation of the use.

B. An on-premises sign relating to a nonconforming use that has been abandoned shall be removed within 60 days of the abandonment of the nonconforming use.

C. A billboard off-premises sign that has been abandoned shall be removed with 60 days of its abandonment.

Amend Section 1303, No-impact home-based business, subsection 4 to read:

There shall be no outside appearance of a business use including, but not limited to, parking, ~~signs,~~ or lights.

Section 4. Effective Date

This Ordinance shall become effective within five calendar days after the date of enactment of this Ordinance.

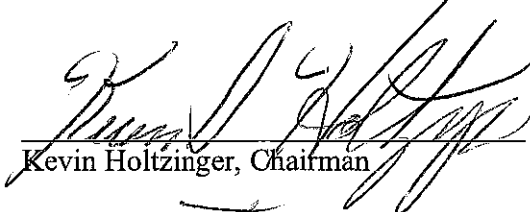
ENACTED this the 18th day of July, 2022.

BOARD OF SUPERVISORS
READING TOWNSHIP,
ADAMS COUNTY, PENNSYLVANIA


ATTEST:



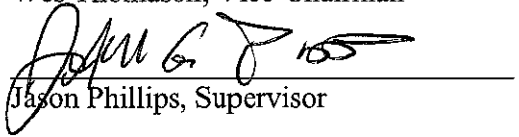
Kimberly Beard, Secretary



Kevin Holtzinger, Chairman



Wes Thomason, Vice-Chairman



Jason Phillips, Supervisor