



NEW STANTON

All Roads Lead Home

APPLICATION FOR SIGN PERMIT

******* Plot plan and artistic drawing or photograph and location of proposed sign should accompany application along with the designated fee *****
(Please note: a letter of permission from the landowner is also required)**

Date: _____ Tax map #: _____

Location of sign(s): _____

Owner: _____

Address: _____

Sign Co: _____ Phone: _____

Address: _____

Exact words of sign: _____

Responsibility of Maintenance: _____

Size of Sign: _____ by _____ Area: _____ () single face () double face

Maximum height above ground _____ feet & _____ feet between sign & ground

Maximum height above the _____ eave _____ roof _____ feet

Property acreage _____ Sign shall be () non-flashing () non-animated

Sign shall be _____ feet from the property line

Sign shall be _____ feet from street right-of-way

Type of lighting _____

Wind velocity statement must be attached with permit

*****Total cost of signs: _____*****

Please do not write below this line

Type of sign (check one)

- | | | | |
|------------------------------------|-------------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> Billboard | <input type="checkbox"/> Projection | <input type="checkbox"/> Ground | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Pole | <input type="checkbox"/> Wall | <input type="checkbox"/> Marquee | <input type="checkbox"/> Canopy |

Permit #: _____

Application approved by: _____ on _____ day of _____

Application denied by: _____ on _____ day of _____

Payment: Cash Check Money order

Payment received by: _____

on _____ day of _____, 2007



NEW STANTON

All Roads Lead Home

APPLICATION FOR SIGN PERMIT:

Date: _____ NAME: TWP OR BORO _____

Owner of business or company: _____ Phone _____

Company Address: _____

Contracting Company Name: _____ Phone _____

Contracting Company Address: _____

Height of sign _____	Width _____	Total Sq. Ft of Sign _____
Height of sign _____	Width _____	Total Sq. Ft of Sign _____
Height of sign _____	Width _____	Total Sq. Ft of Sign _____
Height of sign _____	Width _____	Total Sq. Ft of Sign _____
Height of sign _____	Width _____	Total Sq. Ft of Sign _____

If the sign is on the building what percentage does it cover _____

If sign is on a pole, how high is the pole _____, and how far is it from the road or road right of away.

If any of the signs are **illuminated**, place an X to the right of the sign size.

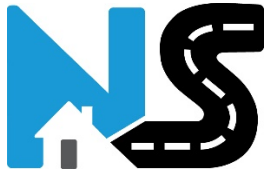
Need to show some type of drawing

Sign Contractor is required to send in a copy of Workers Compensation and Certificate of Liability Insurance.

Date Issued: _____

Date Expire: _____

Code Officer: _____



BUILDING SUBCODE



Date Received _____
 Date Issued _____
 Permit # _____

A. APPLICANT COMPLETE ALL APPLICABLE INFORMATION *(when changing contractors notify this office)*

Date _____ Tax Map # 64 _____
 Work Site Location _____
 Owner _____
 Address _____
 Tele (____) _____
 Contractor _____
 Address _____
 Tele (____) _____ License # _____

Description of work performing:

B. BUILDING CHARACTERISTICS

No of Stories _____ Height _____
 Area – Largest Floor _____ sq. ft. New Bldg. Area _____ sq. ft.
 Est. Cost of Bldg. Work \$ _____

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent) owner of record and am authorized to make this application

X _____

Type of work:

- New Building
- Addition
- Alteration
 - Roofing
 - Siding
 - Fence
 - Sign _____ sq. ft.
 - Pool
 - Demo
 - Other _____

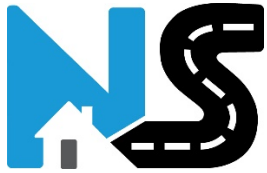
Fee (Office use only)

\$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____
 \$ _____

TOTAL FEE \$ _____

INSPECTORS

Building Inspector – Michael Stack (724) 493-7793
 Electrical Inspector – Joseph McClain (724) 787-1199



ELECTRICAL SUBCODE

Date Received _____
 Date Issued _____
 Permit # _____

A. APPLICANT COMPLETE ALL APPLICABLE INFORMATION (when changing contractors notify this office)

Date _____ Tax Map # 64 _____
 Work Site Location _____
 Owner _____
 Address _____
 Tele (____) _____
 Contractor _____
 Address _____
 Tele (____) _____ License # _____

Description of work performing:

B. ELECTRICAL CHARACTERISTICS

Use Group Present _____ Proposed _____
 Building Occupied as _____ Utility Co _____
 Est. Cost of Electrical Work \$ _____

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent) owner of record and am authorized to make this application

X _____

INSPECTORS

Building Inspector – Michael Stack (724) 493-7793
 Electrical Inspector – Joseph McClain (724) 787-1199

No.	Fixture/Equipment	Fee (Office use only)
_____	Lighting Fixtures	\$ _____
_____	Receptacles	\$ _____
_____	Switches	\$ _____
_____	Detectors	\$ _____
_____	Emergency & Exit Lights	\$ _____
_____	Alarm Devices	\$ _____
_____	Pool with UW Lights	\$ _____
_____	Storable Pool/Hot Tub	\$ _____
_____	KW Elec. Range	\$ _____
_____	KW Oven/Surface Unit	\$ _____
_____	KW Dishwasher	\$ _____
_____	HP Garbage Disposal	\$ _____
_____	KW Central A/C Unit	\$ _____
_____	KW Baseboard Heat	\$ _____
_____	HP Motors 1/+ HP	\$ _____
_____	KW Transformer	\$ _____
_____	AMP Service	\$ _____
_____	AMP Subpanels	\$ _____
_____	AMP Motor Control	\$ _____
_____	KW Elec. Sign	\$ _____
_____	Other	\$ _____

TOTAL FEE \$ _____

1. Except for signs, building height in excess of the height above base grade shall be permitted in any district, provided all front, side and rear yard depths are increased one (1') foot for each additional foot of height above the maximum permitted height for that district.

2. The following structures are exempt from height regulations provided they do not constitute a hazard to pedestrians or property; private residential television and radio towers, church spires, belfries, monuments, ornamental towers and spires, chimneys, elevator bulkheads, smokestacks, conveyors, flagpoles and farm silos.

§504. SIGN REQUIREMENTS

1. Authority

Signs may be erected and maintained only when in compliance with the provisions of this Section and Chapter and any and all other ordinances and regulations of this Borough which may be applicable. Types of signs not listed as permitted in a Zoning District (unless provided for under subsection 2, below) shall not be permitted in that Zoning District.

2. Exclusions

The following signs shall be permitted in all districts and shall not be subject to the provisions of this article unless otherwise specifically cited herein:

- A. Signs of a duly constituted local, state or federal governmental body, including traffic or similar safety and regulatory devices, legal notices, railway warning signals, memorial signs or tablets (no zoning permit required).
 - B. Small signs with a surface area not exceeding three square feet, displayed for the direction or convenience of the public, which identify landmarks, parking areas, convenience facilities and similar features (no zoning permit required).
 - C. One temporary non-lighted sign on property being developed or on a construction site, not exceeding an area of forty-eight (48) square feet, denoting engineer, architect, developer, contractor or funding agencies and related information regarding the development (no zoning permit required). The sign shall be promptly removed upon completion of the development or construction.
 - D. Sign(s) placed on or affixed to currently licensed vehicles and/or currently licensed trailers on private property.
3. Permitted signs: R-A, R-1 and R-2 Districts

In the R-A, R-1 and R-2 Districts, the following requirements shall apply

A. The following signs shall be permitted:

(1) Permanent identification sign:

- a. Permanent identification sign(s) for each dwelling unit, which may cite the name of the occupant, address and other distinguishing features of the structure or property. Such signs shall not exceed

two (2) square foot in area and shall also comply with the provisions of Ordinance No. 2006-216, as amended and supplemented (No zoning permit required.)

- b. Permanent subdivision/development identification sign(s) may be erected at each entrance into the property or plan, which shall only be illuminated with full cutoff luminaries. The maximum sign area shall not exceed twenty-four (24) square feet and shall be landscaped with shrubs and/or ground cover under the entire area beneath the sign.

(2) One temporary non-lighted real estate sign pertaining to the sale, lease, hire or rental of property on which the sign is displayed, not to exceed six (6) square feet in area. No pole sign or ground sign shall exceed five (5') feet at its highest point above ground level. (No zoning permit required.)

(3) One announcement sign designating professional uses, group residential facilities, day-care or home occupations, provided that all such signs shall be limited to six (6) square feet in area.

(4) One permanent announcement sign erected by churches, schools, hospitals, cemeteries, municipal facilities or similar permitted uses, which may include any appropriate message, provided that the area of such sign shall not exceed twenty-four (24) square feet in area. (No zoning permit required.)

(5) Temporary signs advertising a garage sale, street fair or other temporary activity or a temporary sign directing persons to the location of such activity. Such temporary signs cannot be placed for a period exceeding seven (7) days. Signs must be removed within twenty-four (24) hours of termination of the activity and shall not exceed twelve (12) square feet in area. (No zoning permit required.)

(6) Signs relating to the sale on the property of farm products produced on the premises in an R-A District and shall be limited to a total of two such signs that do not exceed a cumulative total of twenty (20) square feet in area. Such signs shall be displayed only when seasonal sales are taking place and removed when not applicable.

(7) Temporary signs relating to the sale of agricultural products produced on the premises in residential districts shall be limited to a total of two such signs that do not exceed a cumulative total of twenty (20) square feet in area. Such signs shall be displayed only when seasonal sales are taking place and removed when not applicable (no zoning permit required).

(8) One announcement sign designating a Home Based Business (no impact) conducted on the residential property, provided that such sign shall be limited to six (6) square feet in area. No pole sign or ground sign shall exceed five (5') feet at its highest point above ground level.

(9) Signs for municipal and neighborhood recreation shall be established in accordance with the following requirements:

- a. Signs shall relate only to the activities at the site.

- b. There shall be no more than two signs at each site.
- c. Individual signs shall not exceed twenty (20) square feet in area.

B. Signs, unless otherwise provided herein, shall comply with the following requirements:

(1) Signs mounted or painted on a wall, canopy or other portion of a principal site structure shall not protrude more than 18 inches beyond the wall on which said signs are mounted.

(2) Signs in all agricultural and residential districts shall be located a minimum distance of five (5') feet from the street or road right-of-way if no sidewalk exists and five (5') feet from the inside edge of the walk, if such a walk exists.

(3) No pole sign or ground sign shall exceed five (5') feet at its highest point above ground level. No sign shall be mounted on a building above the eave line of a roof or extend above a public sidewalk or vehicular right-of-way.

4. Permitted signs: B-1, B-2, V-1, LI-1, LI-2 and T-1 Districts

In the business, village, industrial and transportation districts, the following requirements shall apply.

A. The following signs shall be permitted:

(1) Signs advertising the sale or rental or development of property, not to exceed twenty (20) square feet.

(2) Signs indicating the location of premises, not to exceed four (4) square feet.

(3) Business signs not to exceed three hundred (300) square feet.

(4) Signs may be placed on the principal building or mounted on a pole or another structure, but shall be no higher than fifty (50') feet from ground level in any case.

(5) Temporary signs relating to the sale of agricultural products, flowers, cut trees and other seasonal products shall be limited to a total of six (6) such signs, any of which may be two (2) sided, that do not exceed a cumulative total sign face area of seventy-two (72) square feet. Such signs shall be displayed only when seasonal sales are taking place and removed when not applicable. In no event shall such signs be placed, erected or located on the property for more than ninety (90) days. A permit is required for the total number of seasonal signs placed, erected or located on a property. The fee for such signage shall be established by Council by Resolution.

- a. Such temporary seasonal signs shall be located a minimum distance of five (5') feet from the street or road right-of-way if no sidewalk exists and five (5') feet from the inside edge of the walk, if such a walk exists.

- b. No temporary seasonal sign located on a pole or as a ground sign shall exceed five (5') feet at its highest point above ground level. No such sign shall be mounted on a building above the eave line of a roof or extend above a public sidewalk or vehicular right-of-way.
- B. Signs shall be located a minimum distance of ten (10') feet from the street right-of-way line.
- C. Sign height shall be subject to the following regulations:
 - (1) No pole sign or ground sign shall exceed fifty (50') feet at its highest point above ground level.
 - (2) The highest point of any proposed pole sign or ground sign to be located within a one-hundred-foot distance of the right-of-way of Interstate 70, the Pennsylvania Turnpike or Toll Road 66, shall be measured from ground level or from the grade level of the centerline of the right-of-way of such roads at a point on said centerline that is perpendicular from the location of the proposed sign. If the centerline of said road is higher than the ground level where the proposed sign is to be located; and the owner desires to use the centerline as the base elevation to measure the height of said sign, then a landscaping strip will be required for the increase in sign height, as follows:
 - a. A decorative landscaped strip shall be located immediately under the sign and extend a minimum of three (3') feet from the sign in all directions.
 - b. A hedge or other durable planting of at least three (3') feet in height shall extend the entire length of the required landscaped strip.

5. Electronic variable message sign

An electronic variable message sign may be permitted as a conditional use in B-1, B-2, V-1, LI-1 and LI-2 Districts when approved by the Borough Council, after submission and review by the Zoning Officer, and provided that all of the following requirements are met:

- A. Sign change of message shall be subject to the following regulations:
 - (1) All messages shall remain unchanged for a minimum of one minute.
 - (2) The time interval used to change from one complete message to the next complete message shall be a maximum of one second.
 - (3) There shall be no appearance of visual dissolve or fading, in which any part of one electronic message appears simultaneously with any part of a second electronic message.
 - (4) There shall be no appearance of flashing or sudden bursts of light, and no appearance of animation, movement, or flow of the message.
 - (5) Any illumination, intensity or contrast of light level shall remain constant.

- B. No electronic variable message sign shall be closer than two hundred seventy-five (275') feet in radius from a dwelling.
- C. No electronic variable message sign shall exceed thirty-two (32) square feet.
- D. The maximum height of an electronic variable message sign is twenty-five (25') feet.
- E. The sign shall not project over or be located within a public right-of-way.
- F. The sign shall be located a minimum distance of ten (10') feet from the street right-of-way line.
- G. Only one permanent message board or an electronic variable message sign shall be permitted on a lot and no temporary/portable signs will be permitted on a lot once an electronic variable message sign is utilized on that lot, regardless of how many tenants occupy the lot.

6. Signs in Shopping Centers.

Business signs established for shopping centers shall meet the following criteria:

- A. Number of signs per each development center or park:
 - (1) One freestanding pole sign or one freestanding ground sign at each entrance.
- B. Total combined maximum area of all freestanding pole signs and/or ground signs:
 - (1) One hundred (100) square feet at facilities with highway frontage of fifty (50) linear feet or less.
 - (2) For facilities with highway frontage of between fifty-one (51) linear feet and two hundred fifty (250) linear feet, the following requirements shall apply:
 - a. Fifty-one (51) to one hundred (100) linear feet: sign area of two hundred (200) square feet.
 - b. One hundred one (101) to one hundred fifty (150) linear feet: sign area of three hundred (300) square feet.
 - c. One hundred fifty-one (151) to two hundred fifty (250) linear feet: sign area of 400 square feet.
 - (3) Five hundred (500) square feet maximum at facilities with highway frontage in excess of two hundred fifty (250) linear feet.
- C. Signs per unit of use affixed to the subject premises within the site shall be limited to one square foot of sign area per linear foot of frontage up to a maximum of one hundred (100) square feet.

- D. Signs shall be located a minimum distance of twenty-five (25') feet from the street right-of-way line.
- E. No pole sign or ground sign shall exceed fifty (50') feet at its highest point above ground level. The highest point of any proposed pole sign or ground sign to be located within a seventy-five (75') foot distance of the right-of-way of Interstate 70, the Pennsylvania Turnpike or Toll Road 66, shall be measured from ground level or from the grade level of the centerline of the right-of-way of such roads at a point on said centerline that is perpendicular from the location of the proposed sign. If the centerline of said road is higher than the ground level where the proposed sign is to be located; and the owner desires to use the centerline as the base elevation to measure the height of said sign then a landscaping strip will be required for the increase in sign height:
 - (1) A decorative landscaped strip shall be located immediately under the sign and extend a minimum of three (3') feet from the sign in all directions.
 - (2) A hedge or other durable planting of at least three (3') feet in height shall extend the entire length of the required landscaped strip.
- F. No sign shall be set closer than fifty (50') feet of a rear or side property line.

7. Portable or mobile signs

Portable or mobile signs and other similar advertising displays may be used for special sales, announcement and related purposes, subject to the following provisions:

- A. Display area of such signs shall not exceed thirty-two (32) square feet.
- B. The sign shall be located a minimum distance of ten (10') feet from the street right-of-way line.
- C. All lighting and illumination restrictions which apply to displays, signs and structures under this chapter shall apply.
- D. Permits for the placement of such signs shall be issued for a maximum of 30 consecutive days and may be renewed no more than one time during any consecutive one-hundred-eighty-day period.

8. General standards

The following standards shall apply to signs in all zoning districts of the Borough of New Stanton.

- A. No sign, pole or required landscaping shall be located or constructed to obstruct or interfere with any traffic control signal, sign, device or clear sight triangle.
- B. All signs shall be constructed of durable materials; shall be kept in good condition and repair; and shall not be permitted to become unsightly or dilapidated. All signs must be constructed in such a manner and of such materials that they do not present a safety hazard to pedestrians or vehicles due to wind load or

fragmentation under either normal conditions or abnormally high wind conditions, specifically wind gusts to fifty (50) miles per hour.

- C. No sign shall be permitted that is deemed to constitute a hazard of any kind.
- D. The following types of signs are prohibited in all zoning districts:
- (1) Illuminated sign(s) involving the movement or causing the illusion of movement or flashing.
 - (2) Sign(s) or device(s) with flashing, moving or similar lighting or animation.
 - (3) Snipe sign(s)
 - (4) Rotating sign(s)
 - (5) Sign(s) placed on or affixed to currently licensed vehicles and/or currently licensed trailers which are parked on a public right-of-way or public property, for two or more consecutive days, so as to be visible from a public right-of-way where the apparent purpose is to advertise a business or activity. This does not include those vehicle signs on a vehicle that serve as identification for a company vehicle.
- E. A sign shall be removed within thirty (30) days when the circumstances that led to its erection no longer apply or if safety violations occur. Circumstances that dictate sign removal shall include, but not be limited to, the following:
- (1) The creation of a safety hazard
 - (2) Dilapidation
 - (3) Vacancy or termination of the subject business for more than 90 days
 - (4) Legal transfer of ownership of a property that involves a change of name or business activity.
 - (5) The completion of an event, business transaction or other activity for which the sign was originally installed.
 - (6) Any illegality under the provisions of this chapter or regulation of a duly constituted governmental authority.
- F. Signs shall be subject to the following regulations:
- (1) All lighting and illumination of signs shall conform to regulations regarding traffic hazards as specified in local and state regulations and shall not cause undue distraction, confusion or hazard. All signs shall not be continuously or intermittently illuminated in any manner which can cause distraction or confusion jeopardizing the safe movement of pedestrian or vehicular traffic or cause interference with the peaceful use and enjoyment of nearby or adjacent properties and uses.

- G. Any bushes or shrubs required by this chapter or other Borough ordinances where a sign is located, which die, shall be promptly removed and replaced with new bushes or shrubs of like kind and equality.
- H. Signs of any type not identified as permitted in a Zoning District in this Chapter shall not be permitted in the Zoning District.
- I. A permit is required before a sign can be erected for home occupations, business advertising and industrial signs. Road signs, streets signs, political signs and for sale signs are exempt from this permit requirement. A permit fee is required, payable to the Zoning and Code Officer, in accordance with a schedule determined by the Borough Council for all signs permitted under this Chapter.
- J. Temporary political campaign signs are permitted provided they are put up no earlier than sixty (60) days before the election and removed within seven (7) days after the election.
- K. Advertising Signs (Billboards).
- (1) Advertising signs with an advertisement or information pertaining to business conducted off the property, shall be located on property with frontage on the rights of way of the Pennsylvania Turnpike (Interstates 66 and 76) and Interstate 70, and within the SO-1 Sign Overlay District.
- (2) An applicant for such sign shall provide a site plan to the Borough which plan shall show the location of the proposed sign, the principal building on the property, where applicable, and a written certification provided by a Professional Engineer as to wind load, structural performance, lighting and orientation.
- (3) Any sign permitted under these provisions shall comply with the following dimensional standards:
- a. The total area of single face of the sign shall not exceed twelve hundred (1,200) square feet.
 - b. Double faced signs shall not exceed six hundred (600) square feet per sign face.
 - c. Maximum height shall not exceed fifty (50') feet
 - d. Maximum length shall not exceed sixty (60') feet
 - e. minimum separation of two hundred (200') feet between the closest points of two (2) such signs shall be required.
- L. Signs: On certain properties where pre-existing nonconforming sign structures were installed for the erection of business advertising signs, those sign posts may be re-used as follows:
- (1) Only the business currently operating on the property where the sign post exists may use the sign post.

(2) Prior to re-use of the existing sign post, an inspection by a Professional Engineer shall be prepared and presented to the Borough.

(3) When in the opinion of the professional engineer, the sign post cannot support the weight of the sign proposed, or other similar signage, the sign post shall be removed at the owner's expense.

(4) Existing sign posts in need of repair or additional support shall be renovated prior to issuance of a sign permit.

(5) Existing sign posts shall not be leased or offered to off-site businesses for use.

(6) All signs proposed to be attached to the existing sign post shall comply with the applicable provisions of this Section, specifically the dimensional standards and wind loads.

9. Sign Measurement.

A. Sign face area

(1) The area of sign face enclosed in frames or cabinets shall be determined based on the outer dimensions of the frame or cabinet surrounding the sign face. Sign area shall not include foundations, supports and other essential structures that do not serve as a backdrop or border to the sign.

(2) When a sign shall be on a base material and attached without a frame, such as a wood or plastic panel, the dimensions of the base material shall be used unless it is clear that part of the base contains no sign, related display or decoration.

(3) When signs shall be constructed of individual pieces or letters attached to a building wall, sign area shall be determined by a perimeter drawn around all the pieces or letters.

B. Double-faced signs

(1) Any sign may be doubled-faced, provided that it has two parallel surfaces that are opposite and matching in size, shape and message and are not over twelve (12") inches apart.

(2) The sign shall be considered as one sign and only one face shall be used to calculate the total size of the sign.

(3) Should the two surfaces deviate from being parallel or should they differ in size or shape, the sign shall be considered as two signs and both sides will be used to calculate the total size of the sign.

C. Multiple slats or panel signs

(1) A sign face that changes by means of flipping of slats or panels encased in a stationary frame or cabinet.

(2) The sign shall be considered as one sign and only one face shall be used to calculate the total size of the sign.

10. Permits

A. A separate zoning permit shall be required for the erection of signs under this chapter, except that no permit shall be required for the following exclusions:

(1) Signs identified in §504.3 of this chapter as not requiring a permit.

(2) Signs specified in § 504.4.A. (1), (2), (5), (6) and (7) of this chapter.

(3) A zoning permit waiver may be applied for in lieu of a zoning permit for the replacement of an existing permitted sign face, after submission and review by the Zoning Officer. The sign face area to be replaced shall be identical to the square footage approved on the original permit.

B. Each application for a permit shall be accompanied by a drawing to scale showing the proposed sign, the size, general characteristics, method of illumination, the exact location of the sign in relation to the lot and structure involved and other data as may be required by the Zoning Officer.

C. A fee shall accompany each application for a permit. Such fees shall be established by resolution of the Borough Council.

§505. AGRICULTURAL

Agricultural uses shall comply with the following requirements except where such use is registered under the Agricultural Security Act:

1. Feed lots, fenced runs, pens and similar intensively used facilities or structures for animal raising and care shall not be located within one hundred feet (100') of an abutting lot line with a residential dwelling on said lot.

2. Roadside stands for the seasonal sale of agricultural products grown on the property shall be permitted as an accessory use if they are erected at least thirty feet (30') back from the right-of-way line and parking spaces are provided consistent with §501.

3. One additional single family dwelling unit to be occupied by a family member only is permitted provided the farm is in excess of ten (10) acres and adequate water and sanitary sewage is provided. (Ord. 85-119, 8/22/1985, §3.7)

§506. HOME OCCUPATIONS

Any home occupation shall comply with the following requirements:

1. The home occupation shall be carried on by a member or members of the family residing in the dwelling unit with a maximum of one unrelated employee.

2. Home occupations are restricted to one patient or client at a time by appointment only.