

ORDINANCE 2015-03

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING, MODIFYING AND CHANGING THE CODE OF THE TOWNSHIP OF LOWER ALLEN, SECTIONS 220-119, 220-124, 220-127, 220-128 AND 220-132 PERTAINING TO THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OVERLAY DISTRICT

BE IT ENACTED AND ORDAINED by the Board of Commissioners ("Board") of Lower Allen Township ("Township"), Cumberland County, Pennsylvania, and it is hereby enacted and ordained by the same as follows:

SECTION I

Chapter 220 "Zoning" of the Code of Lower Allen Township shall be amended as follows:

1. Section 220-119. **Applicability.** Subsection 220-119 shall be amended to add new subsection E to read as follows, and renumber former subsection 220-119E as subsection 220-119F accordingly:

E. For purposes of this Article XVI, the following Articles specifically apply to TNDs:

- (1) **Article I General Provisions;**
- (2) **Article II Terminology;**
- (3) **Article III Designation of Districts;**
- (4) **Article XVIII Use Standards, excluding § 220-150 and § 220-170;**
- (5) **Article XIX Performance Standards, excluding § 220-193A(1), § 220-199 through § 220-200, § 220-201A(4), § 220-201C and § 220-202 through § 220-204;**
- (6) **Article XX General Standards, excluding § 220-212 through § 220-213, § 220-214B and § 220-215B(1);**
- (7) **Article XXI Nonconforming Buildings, Structures and Uses;**
- (8) **Article XXII Airport Hazard Zoning Provisions;**
- (9) **Article XXIII Groundwater Nonuse Overlay District;**
- (10) **Article XXIV Off-Street Parking;**

- (11) **Article XXVI Amendments;**
- (12) **Article XXVII Administration and Enforcement;** and
- (13) **Article XXVIII Floodplain Districts.**

2. Section 220-124. **Permitted uses.** Subsections 220-124A(12) and 220-124A(16) shall be amended to read as follows:

- (12) Accessory uses and structures on the same lot with and customarily incidental to any of the permitted uses.
- (16) Signs, in accordance with § **220-132.2**.

3. Section 220-127. **Residential development criteria.** Subsections 220-127D(1)(c) and 220-127D(6) shall be amended to read as follows, and renumber former subsection 220-127D(6) as subsection 220-127D(7) accordingly:

- (c) Minimum rear yard depth for principal building: 25 feet, or five feet if the building is served by rear alley access.
- (6) For live/work units:
 - (a) Minimum rear yard depth for principal building: 5 feet, if the building is served by rear alley access, and there is no parking permitted in the alley or rear yard.

4. Section 220-128. **Nonresidential development criteria.** Subsections 220-128C(6) and 220-128H shall be amended to read follows:

- (6) Minimum rear yard depth for principal building (including a building that includes a mix of residential and nonresidential uses): 5 feet, if the building is served by rear alley access, and there is no parking permitted in the alley or rear yard.

H. Refer to § **220-132.2** for specific requirements regarding projecting signs within the right-of-way.

5. Section 220-132.2. **Signs.** Subsection 132.2 shall be added to read as follows:

In addition to the requirements of § **220-245** through § **220-252**, and § **220-254**, the following sign regulations apply to TND developments:

A. **Definitions.** The following words and phrases, when used in this § **220-132.2**, shall have the meaning given to each herein and shall supersede definitions as contained in **Article II** of this chapter, unless the context clearly indicates otherwise:

(1) **BUILDING WALL SIGN**

A building sign that is mounted parallel to the building wall.

(2) **DEVELOPMENT IDENTIFICATION SIGN**

An off-premises or on-premises identification sign, located in a TND development, that primarily indicates the names of the core neighborhoods, specific residential neighborhoods inside and outside of core neighborhoods, and for the TND development.

(3) **INCIDENTAL SIGN**

An on-premises sign, located in a TND development, that primarily indicates instructional information that is primarily oriented to pedestrians, cyclists and motor vehicle operators who have entered a property from a street or alley. Signs indicating whether an establishment is "open" or "closed" may be visible from the street or alley. Examples include parking and building entrance instructions.

(4) **LIMITED ACCESS HIGHWAY ORIENTED IDENTIFICATION/MARKETING SIGN**

A sign, located in a TND development, adjacent to, and intended to primarily be viewed from the Pennsylvania Turnpike (I-76) or other limited access highway, that combines the functions of an identification sign with a marketing sign for the various elements, activities and functions of the TND development. Examples include the name(s) of the TND development, core neighborhoods, specific residential neighborhoods outside of core neighborhoods, businesses, uses and nonresidential destinations within the TND development.

(5) **NONRESIDENTIAL IDENTIFICATION SIGN**

An on-premises sign that indicates the name of the owner or occupant of a property, the address of a building, the name of a building or building development or the business conducted on a nonresidential property.

(6) **NONRESIDENTIAL MARKETING SIGN**

An on-premises sign that displays information about activities, products or services offered on a nonresidential property where the sign is located.

(7) **RESIDENTIAL IDENTIFICATION SIGN**

An on-premises sign that indicates the name of the owner or occupant of a property, the address of a building, the name of a building or building development or the business conducted on a residential property.

(8) **WAYFINDING SIGN**

An off-premises or on-premises sign, located in a TND development, that primarily provides wayfinding information such as distances or orientation information to residential neighborhoods, core neighborhoods, businesses, uses, and other nonresidential destinations in a TND development, from a street or alley.

B. Purpose of sign regulations by specific areas in TND developments.

- (1) **Residential neighborhoods and areas outside of core neighborhoods.** The purpose of these regulations is to allow signs that are customary and reasonable for the variety of dwelling unit types permitted outside of core neighborhoods, and to allow signs for permitted nonresidential uses that sufficiently identify these uses in a manner that is compatible with predominant residential uses.
- (2) **Core neighborhoods.** The purpose of these regulations is to provide adequate signage for the mix of residential and nonresidential uses that are permitted to coexist in core neighborhoods. Nonresidential uses are provided with adequate opportunities for identification that also minimize the impact upon adjacent residential uses.

C. **Maximum number of sign types.** Unless specified and limited in the following tables, all of the specific sign types (i.e. freestanding signs, building wall signs, window signs, projecting signs) for the specific sign message classifications (i.e. residential identification signs, nonresidential identification signs and nonresidential marketing signs, development identification signs, wayfinding signs, incidental signs and regulatory notice signs, limited access highway oriented identification/marketing signs) shall be permitted to be installed in addition to any other specific sign type for the same specific sign message classification that may be permitted.

D. **Identification signs and marketing signs.** See the following tables:

- (1) **Residential identification signs.** See the following table:

Residential Identification Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
All Signs		
Maximum Area	6 sq. ft. / face	
Maximum Number of Signs	1 per use	
Additional Standards	1. Signs shall be permitted to be illuminated in accordance with § 220-248C.	
Freestanding Signs		

Residential Identification Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Maximum Height		
less than 10 ft. from the street right-of-way line	3.5 ft.	
equal to or greater than 10 ft. from the street right-of-way line	6 ft.	
Maximum Number of Faces	2	
Additional Standards	1. Signs shall not be located in a street right-of-way, unless limited to 1 sq. ft. / face and located on a mailbox that is installed in accordance with United States Postal Service guidelines.	
	2. Signs shall not be located to interfere with a traffic control device or a driver's view of approaching, merging or intersecting traffic.	
Building Wall Signs		
Maximum Height	6 ft.	
Additional Standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 in.	
Window Signs		
Maximum Height	6 ft.	
Additional Standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building walls signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
Projecting Signs		
Maximum Height	6 ft. (see subsection 5. Additional Standards below in this table)	
Maximum Number of Faces	2	
Additional Standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 in. from the building wall.	

Residential Identification Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
	2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 ft.	
	3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in subsection 2. above in this table.	
	4. Methods of structural attachment are subject to construction code compliance if the sign area exceeds 2.5 sq. ft.	
	5. Sign height shall be permitted to increase the minimum height necessary above the maximum permitted height, so as to comply with the minimum vertical clearance set forth in subsection 2. above in this table.	

(2) **Nonresidential identification signs and nonresidential marketing signs.** See the following table:

Nonresidential Identification Signs and Nonresidential Marketing Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
All Signs		
Additional Standards	1. Signs may be illuminated in accordance with § 220-248C.	
Freestanding Signs		
Maximum Height		
less than 10 ft. from the street right-of-way line	3.5 ft.	
equal to or greater than 10 ft. from the street right-of-way line	12 ft.	12 ft. (see subsection 1. Additional Standards within Core Neighborhoods below in this table)
Maximum Area	40 sq. ft. / face	40 sq. ft. / face (see subsection 2. Additional Standards within Core Neighborhoods below in this table)
Maximum Number of Faces	2	
Maximum Number of Signs	1 per lot	1 per street frontage
Additional Standards	1. Signs shall not be located to interfere with a traffic control device or a driver's view of approaching, merging or intersecting traffic.	

Nonresidential Identification Signs and Nonresidential Marketing Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Additional Standards within Core Neighborhoods	1. Sign heights shall be permitted to increase by an additional 5 ft. if located a minimum of 20 ft. beyond the minimum yard setback from the street right-of-way line.	
	2. Sign areas shall be permitted to increase by an additional 20 sq. ft. / face if located a minimum of 20 ft. beyond the minimum yard setback from the street right-of-way line.	
	3. Multiple nonresidential uses on 1 lot must share a freestanding sign. An additional 10 sq. ft. / face is permitted for each use.	
Building Wall Signs		
Maximum Height	Highest point on the wall to which the sign is attached.	
Maximum Area	40 sq. ft. / face	1.5 sq. ft. / liner foot of building wall (see subsections 1. & 2. Additional Standards within Core Neighborhoods below in this table)
Maximum Number of Signs	1 per building	No maximum
Additional Standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 in.	
Additional Standards within Core Neighborhoods	1. A maximum sign area of 32 sq. ft. is permitted for uses with less than 21.3 lineal feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 ft. beyond the minimum yard setback from the street right-of-way line.	
Window Signs		
Maximum Height	Highest point on the window to which the sign is attached.	
Additional Standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building walls signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
Projecting Signs		
Maximum Height	Highest point on the building wall to which the sign is attached.	

Nonresidential Identification Signs and Nonresidential Marketing Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Maximum Area	40 sq. ft. / face	1.5 sq. ft. / linear foot of building wall (see subsections 1. & 2. Additional Standards within Core Neighborhoods below in this table)
Maximum Number of Faces	2	
Maximum Number of Signs	1 per building	No maximum
Additional Standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 in. from the building wall.	
	2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 ft.	
	3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in subsection 2. above in this table.	
	4. Methods of structural attachment are subject to construction code compliance if the sign area exceeds 2.5 sq. ft.	
Additional Standards within Core Neighborhoods	1. A maximum sign area of 32 sq. ft. is permitted for uses with less than 21.3 lineal feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 ft. beyond the minimum yard setback from the street right-of-way line.	

E. Development identification signs. See the following table:

Development Identification Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
All Signs		
Additional Standards	1. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	
	2. Signs may be illuminated in accordance with § 220-248C.	
Freestanding Signs		
Maximum Height	12 ft.	
Maximum Area	40 sq. ft. / face	
Maximum Number of Faces	2	

Development Identification Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Maximum Number of Signs	1 at each location where a street provides access to the each core neighborhood, residential neighborhood, and TND development.	
Additional Standards	1. Signs shall not be located to interfere with a traffic control device or a driver's view of approaching, merging or intersecting traffic.	
	2. Unless otherwise permitted in a street right-of-way, all signs shall be located at least 10 ft. from said street right-of-way line.	
	3. Where primary access to a core neighborhood, residential neighborhood, or TND development is provided by a boulevard, signs shall be permitted to be located in the boulevard island, provided that the location and construction of the signs are approved by the Township Engineer, the island is not maintained by the Township and the entity responsible for island maintenance agrees in writing to maintain, repair and replace the sign and indemnify the Township against any claims or actions resulting from damage caused by or to the signs.	
Building Wall Signs		
Maximum Height	Highest point on the wall to which the sign is attached.	
Maximum Area	40 sq. ft. / face	1.5 sq. ft. / liner foot of building wall (see subsections 1. & 2. Additional Standards within Core Neighborhoods below in this table)
Maximum Number of Signs	1 per building	No maximum
Additional Standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 in.	
Additional Standards within Core Neighborhoods	1. A maximum sign area of 32 sq. ft. is permitted for uses with less than 21.3 lineal feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 ft. beyond the minimum yard setback from the street right-of-way line.	
Window Signs		
Maximum Height	Highest point on the window to which the sign is attached.	

Development Identification Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Additional Standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building walls signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
Projecting Signs		
Maximum Height	Highest point on the building wall to which the sign is attached.	
Maximum Area	40 sq. ft. / face	1.5 sq. ft. / liner foot of building wall (see subsections 1. & 2. Additional Standards within Core Neighborhoods below in this table)
Maximum Number of Faces	2	
Maximum Number of Signs	1 per building	No maximum
Additional Standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 in. from the building wall.	
	2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 ft.	
	3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in subsection 2. above in this table.	
	4. Methods of structural attachment are subject to construction code compliance if the sign area exceeds 2.5 sq. ft.	
Additional Standards within Core Neighborhoods	1. A maximum sign area of 32 sq. ft. is permitted for uses with less than 21.3 lineal feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 ft. beyond the minimum yard setback from the street right-of-way line.	

F. **Wayfinding signs.** See the following table:

Wayfinding Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Freestanding Signs		
Maximum Height	12 ft.	
Maximum Area	12 sq. ft. / face (see subsection 5. Additional Standards below in this table)	
Maximum Number of Faces	2	
Maximum Number of Signs	2 per block between any street or alley intersection	4 per block between any street or alley intersection
Additional Standards	1. Signs shall not be located to interfere with a traffic control device or a driver's view of approaching, merging or intersecting traffic.	
	2. Sign copy is limited to name and/or logo of the premises and distance and/or directional information.	
	3. Signs shall be permitted to be located in the street right-of-way, or located on private property, with written consent of the property owner.	
	4. Signs shall be located at street or alley intersections a maximum distance of 1 mile from the residential neighborhood, core neighborhood, business, use, or nonresidential destination.	
	5. Multiple destinations/uses on 1 lot must share a freestanding sign. An additional 2 sq. ft. / face is permitted for each destinations/uses.	
	6. Signs may be illuminated in accordance with § 220-248C.	
	7. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	
Building Wall Signs		
Maximum Height	Highest point on the wall to which the sign is attached.	
Maximum Area	40 sq. ft. / face	1.5 sq. ft. / liner foot of building wall (see subsections 1. & 2. Additional Standards within Core Neighborhoods below in this table)
Maximum Number of Signs	1 per building	No maximum
Additional Standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 in.	

Wayfinding Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Additional Standards within Core Neighborhoods	1. A maximum sign area of 32 sq. ft. is permitted for uses with less than 21.3 lineal feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 ft. beyond the minimum yard setback from the street right-of-way line.	
Window Signs		
Maximum Height	Highest point on the window to which the sign is attached.	
Additional Standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building walls signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
Projecting Signs		
Maximum Height	Highest point on the building wall to which the sign is attached.	
Maximum Area	40 sq. ft. / face	1.5 sq. ft. / liner foot of building wall (see subsections 1. & 2. Additional Standards within Core Neighborhoods below in this table)
Maximum Number of Faces	2	
Maximum Number of Signs	1 per building	No maximum
Additional Standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 in. from the building wall.	
	2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 ft.	
	3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in subsection 2. above in this table.	
	4. Methods of structural attachment are subject to construction code compliance if the sign area exceeds 2.5 sq. ft.	

Wayfinding Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Additional Standards within Core Neighborhoods	1. A maximum sign area of 32 sq. ft. is permitted for uses with less than 21.3 lineal feet of building wall.	
	2. Sign area shall be permitted to increase by 25% if located a minimum of 50 ft. beyond the minimum yard setback from the street right-of-way line.	

G. Incidental signs and regulatory notice signs. See the following table:

Incidental Signs and Regulatory Notice Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
All Signs		
Maximum Area	4 sq. ft. / face (see subsection 1. Additional Standards below in this table)	6 sq. ft. / face (see subsection 1. Additional Standards below in this table)
Maximum Number of Signs	No maximum	
Additional Standards	1. Sign area shall be permitted to increase where a larger size is mandated by regulations promulgated under authority of state or federal statutes or by judicial order.	
	2. Signs may be illuminated in accordance with § 220-248C.	
	3. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	
Freestanding Signs		
Maximum Height		
less than 10 ft. from the street right-of-way line	3.5 ft.	
equal to or greater than 10 ft. from the street right-of-way line	12 ft.	
Maximum Number of Faces	2	
Additional Standards	1. Signs shall not be located to interfere with a traffic control device or a driver's view of approaching, merging or intersecting traffic.	
Building Wall Signs		
Maximum Height	Highest point on the building wall to which the sign is attached.	

Incidental Signs and Regulatory Notice Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Additional Standards	1. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	2. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 in.	
Window Signs		
Maximum Height	Highest point on the window to which the sign is attached.	
Additional Standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building walls signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
Projecting Signs		
Maximum Height	Highest point on the building wall to which the sign is attached.	
Maximum Number of Faces	2	
Additional Standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 in. from the building wall.	
	2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 ft.	
	3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in subsection 2. above in this table.	
	4. Methods of structural attachment are subject to construction code compliance if the sign area exceeds 2.5 sq. ft.	

H. **Limited access highway oriented identification/marketing signs.** See the following table:

Limited Access Highway Oriented Identification/Marketing Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Freestanding Signs		

Limited Access Highway Oriented Identification/Marketing Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Maximum Height	25 ft.	
Maximum Area	672 sq. ft. / face (see subsection 4. Additional Standards below in this table)	
Maximum Number of Faces	2	
Maximum Number of Signs	2 / TND development	
Additional Standards	1. Signs shall not be located to interfere with a traffic control device or a driver's view of approaching, merging or intersecting traffic.	
	2. Signs shall be located a minimum of 100 ft. from any residential zoning district or residential lot line located outside of the TND development, unless separated by a right-of-way of a limited access highway.	
	3. Signs shall be located a minimum of 10 ft. from any property line or street right-of-way line.	
	4. Signs shall be located a minimum of 1,000 feet from any limited access highway oriented identification/marketing sign.	
	5. Sign area shall be permitted to increase for temporary embellishments added to the signs, provided that the maximum total area shall be 750 sq. ft. per face.	
	6. Signs may be illuminated in accordance with § 220-248C.	
	7. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	

I. **Memorial signs.** See the following table:

Memorial Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
All Signs		
Maximum Area	10 sq. ft. / face	
Maximum Number of Signs	1 per street frontage	
Additional Standards	1. Signs may be illuminated in accordance with § 220- 248C .	
	2. Signs shall be permitted to be installed in addition to any identification signs or marketing signs that may be permitted.	
Freestanding Signs		

Memorial Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Maximum Height		
less than 10 ft. from the street right-of-way line	3.5 ft.	
equal to or greater than 10 ft. from the street right-of-way line	12 ft.	
Maximum Number of Faces	2	
Additional Standards	1. Signs shall not be located to interfere with a traffic control device or a driver's view of approaching, merging or intersecting traffic.	
Building Wall Signs		
Maximum Height	Highest point on the building wall to which the sign is attached.	
Additional Standards	1. When affixed to the building wall, the sign shall either be cut into exterior masonry facing, or constructed of durable, noncombustible material and fastened to the building wall.	
	2. Signs shall not project horizontally beyond the building wall to which the sign is attached.	
	3. Panels, cabinets and individual copy elements shall be permitted to extend perpendicularly from the building wall a maximum of 15 in.	
Window Signs		
Maximum Height	Highest point on the window to which the sign is attached.	
Additional Standards	1. Signs designed to be legibly viewed from an adjacent property or street right-of-way shall be classified as building walls signs, and the area of these window signs shall be included in the total building wall sign area permitted for individual buildings, uses or properties, as applicable. Incidental signs and regulatory notice signs are exempt from this requirement.	
	2. A maximum of 30% of the area of a window shall be permitted to be covered with window signs that are classified as building wall signs.	
Projecting Signs		
Maximum Height	Highest point on the building wall to which the sign is attached.	
Maximum Number of Faces	2	
Maximum Number of Signs	1 per building	No maximum

Memorial Signs	Residential Neighborhoods & Areas Outside of Core Neighborhoods	Core Neighborhoods
Additional Standards	1. Signs attached to buildings and having copy elements displayed perpendicularly to the building wall shall not be permitted to project more than 15 in. from the building wall.	
	2. Vertical clearance provided below all parts of projecting signs shall be a minimum of 8 ft.	
	3. Signs shall not be permitted to extend into the street right-of-way over a sidewalk, but shall be permitted to extend into any required yard or setback subject to the minimum vertical clearance set forth in subsection 2. above in this table.	
	4. Methods of structural attachment are subject to construction code compliance if the sign area exceeds 2.5 sq. ft.	

- J. **Portable signs.** Permitted as temporary signs and shall comply with temporary sign placement provisions contained in § **220-254**.
- K. **Changeable message signs.** Nonresidential uses outside of a core neighborhood may install changeable message sign in accordance with other provisions of this § **220-132.2** and Article XXV, provided that activation of message change is by manual means. Changeable message signs may be either electrically or manually activated in core neighborhoods. Electrical activation may include projection or rotation of sign copy, or electronically programmed message changes. Scrolling message changes are permitted, but flashing and animated signs, as defined in § **220-6**, are prohibited.
- L. **Opinion and election campaign signs.** Signs on a residential lot shall comply with residential identification sign standards of this § **220-132.2**. Signs on a nonresidential lot shall comply with nonresidential identification sign standards of this § **220-132.2**.

SECTION II

The provisions of this Ordinance, as far as they are the same as those of ordinances in force immediately prior to the enactment of this Ordinance, are intended as a continuation of such ordinances and not as new enactments. The provisions of this Ordinance shall not affect any such suit or prosecution pending or to be instituted to enforce any right or penalty or to punish any offense under the authority of any ordinance repealed by this Ordinance.

SECTION III

The provisions of this Ordinance are severable, and if any of its provisions shall be held to be unconstitutional, illegal, or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent that this

Ordinance would have been adopted had such unconstitutional, illegal or invalid provision not been included herein.

SECTION IV

This Ordinance shall take effect immediately.

ENACTED AND ORDAINED THIS _____ DAY OF _____ 2015.

Attest:
(Corporate Seal)

BOARD OF COMMISSIONERS
LOWER ALLEN TOWNSHIP

(Assistant) Secretary

(Vice) President

NOTICE

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Township of Lower Allen, Cumberland County, Pennsylvania, will consider the enactment of this Ordinance at a public hearing on **July 13, 2015**, commencing at 6:00 o'clock p.m., prevailing time, at the Lower Allen Township Municipal Services Center, 2233 Gettysburg Rd, Camp Hill, PA 17011, or at a subsequent public meeting held thereafter by the Board of Commissioners.

A Summary of the Ordinance is as follows:

ORDINANCE 2015-03

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING, MODIFYING AND CHANGING THE CODE OF THE TOWNSHIP OF LOWER ALLEN, SECTIONS 220-119, 220-124, 220-127, 220-128 AND 220-132 PERTAINING TO THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OVERLAY DISTRICT

A copy of the full text of the proposed Ordinance may be examined at the Lower Allen Township Municipal Services Center, address as stated above, Monday through Friday, during the hours of 8:00 o'clock a.m. and 4:00 o'clock p.m. prevailing time in the office of the Township Secretary, and is also available at the Lower Allen Township Website – www.latwp.org.

All residents, taxpayers, persons interested therein or affected thereby are invited to attend.

Thomas G. Vernau, Jr.
Township Manager