



**SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE No. 3 - 2008

AN ORDINANCE AMENDING ARTICLE XVIII “SIGNS” IN CHAPTER 240 OF THE TOWNSHIP ZONING ORDINANCE BY AMENDING CERTAIN SECTIONS TO INCLUDE NEW DEFINITIONS OF SIGNS; INCORPORATING THE NEW BUSINESS DISTRICT (B-1) INTO ARTICLE XVIII; ESTABLISHING A NEW COMMERCIAL SIGNAGE OVERLAY DISTRICT AND BY PROVIDING REGULATIONS ON SIGN TYPE, SIZE AND LOCATIONS WITHIN THE NEWLY CREATED COMMERCIAL SIGNAGE OVERLAY DISTRICT.

WHEREAS, The Board of Commissioners of the Township of South Fayette on November 16, 1998, by Ordinance No. 409, adopted a codification of its Ordinances (hereinafter referred to as the “South Fayette Code”); and

WHEREAS, the South Fayette Code included a revised Zoning Ordinance and Official Zoning Map for the Township which is appended thereto; and

WHEREAS, on August 21, 2000, the Board of Commissioners of the Township of South Fayette adopted, by Resolution Number 9 of 2000, the Township’s Comprehensive Plan Update; and

WHEREAS, on June 20, 2005, the Board of Commissioners of the Township of South Fayette adopted, by Ordinance Number 6-2005, amendments of the Township’s Zoning Ordinance; and

WHEREAS, the Township of South Fayette has enacted a Zoning Ordinance to protect the public health, safety, and welfare of its residents, and

WHEREAS, the Township’s Zoning Ordinance provides specific meanings, guidelines, criteria and regulations as defined within Article XVIII for all types and classes of signage and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY BOARD OF COMMISSIONERS OF SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF THE SAME AS FOLLOWS:

SECTION I: Amendments & Changes

Amend Article XVIII Section 240-115, B, “Types” to include the following definitions:

- 15) Marques sign – A freestanding sign which contains the name and logo of the development and major businesses in the development.
- 16) Parking area identification sign – A sign that is freestanding or mounted to a parking lot light pole that contains a number, letter or icon that would be located throughout parking areas to help people locate their cars.

- 17) Loading dock identification sign – A wall sign that contains the establishment name that would be located within the loading dock area to help identify the loading dock with the correct establishment.
- 18) Project welcome sign – A freestanding sign that contains the development name, logo and could also contain the phrase “Welcome to”.
- 19) Major development sign – A large temporary sign erected during the period of construction and/or development of a property by the contractor/developer or their agent.
- 20) On-premises business directional – A sign that includes a directory of major business names and directional arrows. These signs are permitted at all entrances to the development site and internal collector road intersections.

Amend Article XVIII, Section 240-119, D to read:

D. On-premises directional signs. See § 240-117H.

Amend Article XVIII, Section 240-120, C to read:

C. On-premises directional signs. See § 240-117H.

Insert a new Section under Article XVIII to be labeled as

§ 240-120. Signs authorized in the commercial signage overlay district (CSOD).

The purpose of this District is to allow for signage appropriate to the use, scale, and circulation patterns of major planned commercial developments while maintaining an overall coordinated and orderly signage system. The Township shall maintain a map outlining the current Commercial Signage Overlay District (CSOD).

- A. Signage shall be developed in conformance with the standards established within this article if the property owner so chooses and the development site meets the following criteria.
 - (1) The base zoning district is either a Planned Economic Development District (PED) or a Business District (B-1).
 - (2) Approved Conditional Use Plan for a Planned Commercial Development and/or a Business Park Development Plan.
 - (3) A Master Signage Plan has been prepared for the entire development site.
 - (4) The development has a minimum site area of 50 acres.
 - (5) The development has a minimum Floor Area Ratio (F.A.R.) of 0.1.
 - (6) The development site has road access to a state or federal limited access roadway.
- B. A Master Signage Plan and Design Guidelines shall be prepared for the entire development site to help ensure orderly and consistent signage; and to avoid signage that is uncoordinated, duplicative, and unnecessary.
 - (1) The Signage Master Plan: The plan shall contain the type and class of all signs, quantity of each type of sign, location, size, height and text description.
 - (2) Sign Designs: The design of all proposed signs shall be submitted for review and approval. The designs must include the style, materials, colors, text style, size and means of illumination.
- C. The following signs shall be permitted in the CSOD:
 - (1) Real estate sign - See § 240-117C.
 - (2) Development sign - See § 240-117D. In addition, the sign cannot exceed eight (8) feet in height.

- (3) Major development sign - One (1) non-illuminated temporary major development sign shall be permitted per the development site. The sign shall not exceed forty-eight (48) square feet in surface area, and not exceed ten (10) feet in height. Such sign shall be removed within thirty (30) days of the sale or rental of the last lot/space or completion of the proposed construction in the development.
- (4) Construction sign - See § 240-117E. Be advised; however, that two (2) non-illuminated temporary construction signs shall be permitted on a lot.
- (5) Temporary special event display – See § 240-119A.
- (6) Off-premises directional -
 - a. These signs shall announce the development name and directional information
 - b. Shall not exceed twelve (12) square feet in surface area.
 - c. The signs shall be permanent.
 - d. The signs can be erected only within state and federal roadway right-of-ways. Additionally, the locations must receive approval from the township and the applicable agencies.
- (7) On-premises directional -
 - a. Business directional signs –
 - Directory signs for major business with directional arrows.
 - Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
 - The surface area of any one (1) sign shall not exceed three hundred (300) square feet and the height shall not exceed twenty (20) feet.
 - The signs may be internally or indirectly illuminated.
 - b. Road directional signs –
 - Directory signs for major access routes/roadways with directional arrows.
 - Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
 - The surface area of any one (1) road sign shall not exceed twenty (20) square feet, and the height shall not exceed six (6) feet.
 - The signs may be internally or indirectly illuminated.
 - c. Minor directional signs –
 - Directory signs for parking and loading areas within the development.
 - The final number and location of the signs must be approved by the Township.
 - The surface area of any one (1) sign shall not exceed six (6) square feet and the height shall not exceed six (6) feet.
- (8) Changeable Copy Signs - See § 240-119B.
- (9) Business identification sign -
 - a. Wall signs –
 - Each business establishment shall be permitted one (1) wall sign per building face containing the name and logo of the establishment
 - Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
 - The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20 % of the surface area of the wall on which the sign is located.

- The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.
- b. Ground signs - One (1) freestanding sign containing the business establishment name and logo shall be permitted per individually owned lot within the overall development, regardless of the number of businesses on the lot, provided that:
 - No freestanding pole sign exists on the lot.
 - The surface area of the sign shall not exceed two hundred (200) square feet.
 - Sign can be double-sided.
 - The height of the sign shall not exceed ten (10) feet.
 - The height and location of the sign shall be designed so as to not interfere with visibility of the vehicular traffic entering or leaving the lot or traveling on any street.
 - The sign shall be indirectly illuminated only.
 - c. Arcade signs – See § 240-119C (5).
 - d. Canopy signs – See § 240-119C (6).
- (10) Loading dock identification sign - establishments with their own individual loading docks shall be permitted one (1) loading dock identification sign per dock area. The surface area for each sign shall not exceed six (6) square feet.
 - (11) Parking Area Identification Sign -
 - a. The surface area of each sign shall not exceed twenty (20) square feet.
 - b. Sign can be double-sided.
 - c. Signs mounted on parking lot light poles shall not exceed the height of the light pole. The height of freestanding signs shall not exceed the height of any parking lot light pole and fixture.
 - (12) Project welcome sign – One (1) sign shall be permitted at all major entrances to the project, provided that:
 - a. The surface area of each sign shall not exceed one thousand (1,000) square feet.
 - b. Sign can be double sided.
 - c. The height of the sign shall not exceed twenty-five (25) feet.
 - (13) Marques sign - One (1) marques sign per development shall be permitted as a Conditional Use within the CSOD, provided it is properly located, recommended by the Planning Commission, and all of the following criteria is met:
 - a. The sign shall not be erected within five hundred (500) feet of the boundary line of any “R” District, public or private school, church or cemetery. Said five hundred (500) feet being measured along the radius of a circle from the centermost point of the sign structure extending in all directions.
 - b. On interstate or limited access highways, the sign shall not be erected within one hundred (100) feet of an interchange or safety rest area. Said distance measured along the interstate or limited access highway from the beginning/ending of the pavement widening at the exit, from or entrance to, the main-traveled way.
 - c. No sign shall be located closer than ten (10) feet to any street right-of-way.
 - d. No sign shall be erected in such a manner as to block the view of any existing business identification sign, residential or non-residential structure, or limit/reduce the lighting requirements established by the Township.
 - e. No sign shall be constructed within the clear sight triangle of the public street on which it is situated, as defined by Section 1603.4, of this Ordinance, and shall not in any case obstruct or impede traffic safety.
 - f. No sign shall be erected over any sidewalk or public right-of-way.

- g. The sign shall not be part of, nor mounted on the roof, wall or other part of a building and/or structure.
- h. The surface area of the sign shall not exceed one thousand (1,000) square feet. Be advised that this surface area will be permitted, provided all of the following criteria is met:
 - The sign shall have no more than two (2) faces per structure.
 - The faces of the sign may be back-to-back, or in a V-shaped configuration having an interior angle of ninety (90) degrees or less.
 - The structure shall have a maximum height above the curb of the street – from which it is intended to be viewed – of sixty (60) feet.

Amend and revise Article XVIII, Section 240-120 to become:

§ 240-121. Signs authorized in planned economic development and business districts.

The following signs shall be permitted in a planned economic development (PED) and business (B-1) districts.

Amend Article XVIII, Section 240-121 to become:

§ 240-122. Billboards.

SECTION II: Seperability & Conflict

- a. The proper officials of the Township of South Fayette are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.
- b. All ordinances and parts of ordinances inconsistent with the terms of the Ordinance are hereby repealed; provided, however, that such repeals shall only be to the extent of such inconsistence and in all other aspects, this Ordinance shall be cumulative with the other ordinances regulating and governing the subject matter covered by this Ordinance.
- c. If any section or provision or parts thereof in this Ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Ordinance as a whole or any other section or provision or part thereof.
- d. This Ordinance shall be in full force and effect from and after its passage and publication as required.

SECTION III: Effective Date

THIS ORDINANCE ORDAINED AND ENACTED AT A REGULARLY CONSTITUTED, DULY CONVENED MEETING OF THE BOARD OF COMMISSIONERS OF SOUTH FAYETTE TOWNSHIP, THIS _____ DAY OF _____, 2008

Attest:

TOWNSHIP OF SOUTH FAYETTE

TOWNSHIP SECRETARY

By: _____
Thomas Sray
BOARD OF COMMISSIONERS