

306.6(v) *Site Plan Approval shall not be official until and unless the site plan as approved by Council and including all conditions of approval by Council is filed with the Zoning Officer within ninety (90) days of action by Council.*

306.6(w) *Site Plan Approval is not official until required approvals are received from county, state and federal agencies. All approved plans, any amendments and/or any substantial changes must be submitted to the Municipality within ninety (90) days from receiving permits from requisite county, state and federal agencies.*

306.6(x) *Site Plan Approval shall be valid for a period of one year following the applicant receiving permits from requisite county, state and federal agencies. If the proposed improvements are not under construction within one year of receiving requisite county, state and federal approvals, Council approval shall be void.*

306.6(y) *Once a year, during the anniversary month of Site Plan Approval, the Planning Commission will review site compliance and performance. Recommendations will be forwarded to Council as to whether the Zoning Permit should be extended for another year.*

307 SIGNS: No sign shall be permitted in any District except as an accessory use as herein provided:

307.1 Permit: No sign, except a name plate or temporary real estate sign as specified herein, shall hereafter be erected or altered in any way unless a sign permit has been issued by the Zoning Officer. Applications for sign permits shall include detailed drawings of the construction and design of the sign, and shall be accompanied by such fee as may be required by resolution of Council. Such sign permit shall not obviate compliance with building permit requirements as required by the Monroeville Building Code.

307.2 Conformance: No new sign shall be permitted on any property unless every sign on the property shall be in conformance with this Section. A sign which is not expressly permitted is prohibited.

307.3 Animation: No sign shall move, flash or emit noise.

307.4 Traffic Hazard: No sign shall be constructed, located or illuminated in any manner which causes undue glare, distraction, confusion, nuisance or hazard to traffic or other properties or which obstructs free and clear vision of traffic flow.

307.5 Name Plate Sign: One name plate sign not exceeding one and one-half (1 1/2) square foot in surface area and not internally illuminated is permitted which announces the name, address or professional activity of the occupant of the premises or the name of the building.

307.6 Multi-family Name Plate Sign: One name plate sign for a multi-family structure not exceeding twelve (12) square foot in surface area is permitted which identifies the name of the structure for a multiple family dwelling, sanitarium, or tourist home. For any multiple family dwelling over four stories in height a name plate sign which is permanently attached to a wall of the structure and identifies only the name of the development is permitted, but the surface area shall not exceed one-third (33 1/3 percent) of the total area of the exposed wall surface of

one story of the side of the structure to which the sign is affixed, and in no case shall the sign exceed two hundred and twenty-five (225) square feet.

307.7 Bulletin Board: One bulletin board, not illuminated except by indirect light and not exceeding thirty (30) square feet in surface area is permitted in connection with any church, school, country club or similar public structure.

307.8 Temporary Sign: *A temporary sign not exceeding two hundred and twenty-five square feet (225') in area may be permitted by the Zoning Officer for a period of four (4) weeks or less provided the sign is safely installed and is consistent with the area it is to be located. A temporary sign may be installed for a period longer than four (4) weeks upon approval as a special exception by the Zoning Hearing Board of the Municipality of Monroeville pursuant to Section 305.2 of Ordinance No. 1443. [Ordinance 1760/7-9-91]*

Any Municipality of Monroeville civic or community organization may erect a temporary sign within the Municipality, however, said organization must file an application with the Municipality, except that said organization shall be exempt from the payment of the temporary sign fee. [Ordinance 1760/7-9-91]

307.9 Temporary Real Estate and Political Signs: *may be permitted as follows: a.)One (1) temporary real estate sign is permitted on any property being sold, leased or developed if it is not illuminated, not less than ten (10) feet from the curb, and is no larger in surface area than sixteen (16) square feet in any residential district, or twenty-five (25) square feet in any commercial or manufacturing district. Such sign shall be limited to advertising the sale or lease of the premises on which it is located, or to providing pertinent information regarding the developers, builders, contractors, architects, engineers and other agents responsible for the development. Such sign shall be promptly removed when the sale, lease or development of the property has been completed. b.)Political signs shall be permitted upon any private or public property, with the consent of the owner of said property, in any zoning district of the Municipality of Monroeville. No temporary political sign may be constructed prior to twenty (20) days prior to any primary, general or special election to be held. Said temporary political sign must be removed within five (5) days after the primary, general or special election to be held. [Ordinance 1760/7-9-91]*

307.9 (a) *A temporary real estate directional sign to direct potential buyers to residential properties in Monroeville being offered for sale may be permitted on Sundays and on special showing days but not during rush hours, if it is not illuminated, no larger in surface area than six (6) square feet and does not conflict with or confuse traffic flow. Where such sign is in conflict with any of these requirements, it shall be confiscated by the Municipality. [Ordinance 1760/7-9-91]*

307.10 Business Signs: Signs on the premises occupied by any legal business or industry shall be permitted if:

307.10(a) No sign shall contain any information or advertising for any product not sold on the premises.

307.10(b) Business signs shall have an aggregate surface area including all faces not greater than two square feet for each foot of width of the zoning lot measured along the right-of-way, and no sign shall in any case exceed an area of two hundred and twenty-five (225)

square feet.

307.10(c) No sign shall project over any public sidewalk or right-of-way.

307.10(d) A sign located on a roof shall not extend more than fifteen (15) feet above the roof level and shall not be so placed as to interfere with openings in the roof or to prevent free access from one part of the roof to any other part.

307.10(e) Any sign attached permanently against a wall shall be not less than eight (8) feet above the sidewalk or ground if it is not illuminated and not less than twelve (12) feet if illuminated. Any such sign shall not project above the wall to which it is attached, shall not cover in part or in whole any wall opening, and shall not protrude more than twelve (12) inches from the wall to which it is attached.

307.11 Additional Business Sign: The Planning Agency may authorize additional business signs if:

307.11(a) The business fronts on more than one thoroughfare.

307.11(b) More than one business is located in one structure. In such instance, the combined total surface area of the business signs shall not exceed two square feet for each foot of the rights-of-way, and no sign shall in any case exceed an area of two hundred and twenty-five (225) square feet.

307.11(c) The maximum permitted sign area may be divided between a maximum of two signs provided such signs are no less than one hundred (100) feet apart.

307.12 Logo Sign: In addition to a business sign, one single or double faced, free-standing sign may be erected on a site occupied by any legal business or industry which has a lot area greater than one-half acre and on which all structures are set back forty feet or more from the property lines if:

307.12(a) The sign displays nothing other than the logotype, trademark, or name of the company or commercial center on the premises.

307.12(b) The sign has a height no greater than twenty-four (24) feet above basic grade and is no closer than ten feet to any property line.

307.12(c) The sign shall have an aggregate area including all faces no greater than one square foot for every linear foot of property frontage on a public right-of-way; but shall not in any case exceed an area of two hundred and twenty-five (225) square feet. The maximum permitted sign area may be divided between a maximum of two logo signs provided such signs are not less than one hundred (100) feet apart.

307.12(d) Where a property fronts on more than one public right-of-way, a logo sign or signs may be installed on each right-of-way.

307.13 Directional Signs: A sign directing traffic to a major shopping center or industrial facility

may be located at or near the intersection or public streets as a special exception approved by the Zoning Hearing Board if:

307.13(a) Such signs shall be limited to those businesses having fifty or more on-site employees, or groups of ten or more businesses having a common identification such as a shopping center or industrial park.

307.13(b) Such sign shall be four (4) feet in width by eight (8) inches in height and shall have white letters on a blue background.

307.13(c) No more than one set of posts shall be installed on any approach to an intersection, and no more than six (6) directional signs shall be attached to each set of posts.

307.13(d) The signs shall be placed in the public right-of-way in such a manner that they do not obstruct the safety and vision of traffic or otherwise constitute a hazard to traffic. Appropriate permits from appropriate authority having jurisdiction must first be obtained.

307.13(e) Such signs shall be owned by the Municipality of Monroeville, and Council shall have the right to maintain or remove such signs without compensation to the beneficial user of such sign.

307.14 Billboards: No billboard, free-standing or overhanging outdoor advertising shall be permitted in any zoning district of the Municipality of Monroeville, except as provided for in the zoning districts designated on Table 201. [Ordinance 1764/8-13-91]

Billboards and/or outdoor advertising signs may be permitted as a conditional use when approved by Council, after submission and review by the Planning Commission; and provided all of the following requirements are met: [Ordinance 1764/8-13-91]

307.14(a) Location: Billboards and/or outdoor advertising signs may not be erected within an "R" Zoning District or within 500 feet of the boundary line of an "R" District or within 750 feet of an "R" District or within 750 feet of the line of any public or private school property, park, library, church or other house of worship. The required spacing shall be measured from a point perpendicular to the center most point of the billboard and/or outdoor advertising sign is oriented. [Ordinance 1764/8-13-91]

(1) The minimum front, side and rear yard requirements applying to a principal use as set forth within a zoning district in which the billboard and/or outdoor advertising sign is to be located shall apply to each billboard and/or outdoor advertising structure.

(2) The maximum lot coverage as specified in Section 208.2 of the Zoning Ordinance shall apply to any lot upon which a billboard and/or outdoor advertising structure is located and shall be cumulative including any other structures and buildings on the same lot herewith.

(3) No billboard and/or outdoor advertising structure shall be erected in such a manner as to block the view from the road, street or driveway of any existing business sign, logo sign, residential or non-residential structure, or limit or reduce the light and ventilation requirements under the Municipal Building Code.

(4) No billboard and/or outdoor advertising structure shall be constructed within the clear sight triangle of a public street, road or roadway, on which it is situated and shall not in any case obstruct or impede traffic safety.

(5) No billboard and/or outdoor advertising sign shall maintain a lateral minimum spacing of 750 feet between billboards and/or outdoor advertising structures. Required spacing shall be measured from a point perpendicular to the center most point of the billboard and/or outdoor advertising structure to the front line parallel to the center line of the roadway to which the billboard and/or outdoor advertising structure is oriented.

(6) No billboard and/or outdoor advertising sign may be mounted or painted on a roof, wall or other part of a building or any other structure.

307.14(b) Size and Height: A billboard and/or outdoor advertising structure shall have a maximum allowable gross surface area of 150 square feet per sign face. A billboard and/or outdoor advertising structure may have a maximum of two (2) sign faces per structure. However, the gross surface area of each sign face shall not exceed 150 square feet. [Ordinance 1764/8-13-91]

(1) The billboard and/or sign faces placed back-to-back or in a V-shaped configuration on a single pole.

(2) The billboard and/or outdoor advertising signs maximum dimension shall not exceed ten (10) feet in height and fifteen (15) feet in width. Said total height and total length will be measured from the outside dimensions of the billboard and/or outdoor advertising sign.

(3) A billboard and/or outdoor advertising structure shall have a maximum height above the curb of the roadway from which they are intended to be viewed of twenty-four (24) feet above the curb of the closest street to which it faces. However, the height of a billboard and/or outdoor advertising structure shall be measured from the base of grade to the top of the structure.

307.14(c) Construction Methods: Billboards and/or outdoor advertising structures shall be constructed in accordance with applicable provisions of the Monroeville Municipality Building Code and shall be designed by a professional/civil engineer licensed in the Commonwealth of Pennsylvania and shall include the submission of calculations on the structure and foundation. [Ordinance 1764/8-13-91]

In addition:

(1) Any billboard and/or outdoor advertising structure shall have a maximum of one (1) vertical support which shall be a maximum of three (3) feet in diameter, or width, and without bracing or vertical support.

(2) A billboard and/or outdoor advertising sign face shall be independently supported and have vertical supports of metal which are galvanized or otherwise treated to prevent rust and corrosion.

(3) The one (1) vertical support shall be capable of enabling the entire side face to be able to withstand a minimum of sixty (60) miles per hour wind load.

(4) The entire base of the structure (i.e. sign face) shall be permanently landscaped with suitable shrubbery and/or shrubs of minimum height of three (3) feet placed in such a manner as to screen the foundation of the structure.

- (5) Landscaping shall be maintained by the sign owner in an attractive and healthy manner in accordance with accepted conservation practices and Municipal Ordinances.
- (6) Permanent landscaping shall form a base and/or backdrop to the billboard and/or outdoor advertising sign when practical in the opinion of the Zoning Officer.
- (7) All curbs and grading shall be in accordance with Municipal Ordinance 1535.
- (8) No bare cuts are permitted on a hillside.
- (9) All cuts or fills are to be permanently seeded or planted and maintained in accordance with the Municipal Codes and Ordinances.
- (10) Any billboard and/or outdoor advertising structure with display lighting shall be constructed so that it does not glare upon adjoining property and shall not exceed a maximum foot candle of 1.5 upon the adjoining property.
- (11) Display lighting shall not operate between 12:00 midnight and 6:00 a.m. prevailing local time.
- (12) No billboard and/or outdoor advertising structure, sign face or display lighting shall move, flash or emit noise. No display lighting shall cause distraction, confusion, nuisance or hazard to traffic, aircraft or other properties.
- (13) The use of colored lighting is not permitted.

307.14(d) Maintenance [Ordinance 1764/8-13-91]

- (1) Any billboard and/or outdoor advertising structure shall be entirely painted every three (3) years.
- (2) Any billboard and/or outdoor advertising structure shall be constructed with noncombustible material and be maintained in a good condition.
- (3) Every ten (10) years the owner of the billboard and/or outdoor advertising structure shall have a structural inspection made of the billboard by a qualified Pennsylvania, Registered Civil Engineer and shall provide to the Municipality a certificate from the Engineer certifying that the billboard is structurally sound.
- (4) Annual inspections of the billboard and/or outdoor advertising structure shall be conducted by the Municipality to determine compliance and upon failure of compliance with the regulations set forth in this Ordinance, the billboard and/or outdoor advertising structure may be removed within thirty (30) days upon notification to the owner by the Municipality.
- (5) Any billboard and/or outdoor advertising structure found to be in violation of this Ordinance shall be brought into compliance or removed within thirty (30) days upon proper notification by the Municipality to the owner.
- (6) Any billboard and/or outdoor advertising structure using removable paper or other materials shall be maintained in such condition as to eliminate loose or frayed material protruding or hanging or falling from the structure.

307.14(e) Permits: Prior to submission of an application for a Building Permit, the applicant for a billboard and/or outdoor advertising structure shall obtain and submit an application along with approvals from the County of Allegheny and the Commonwealth of Pennsylvania and when applicable, the United States Federal Aviation Administration or any other Federal agency.
[Ordinance 1764/8-31-91]