

ARTICLE XVIII. SIGNS (Amended by Ordinance 2016-23, dated 12/12/2016)

SECTION 1801. PURPOSE

The purposes of this article are as follows:

1. To provide for signs as a means of effective visual communication.
2. To promote adopted comprehensive planning and zoning objectives.
3. To assure compatibility of signs with land uses and buildings in the vicinity of the signs and in the community as a whole.
4. To improve the safety of pedestrians, vehicular traffic, and property.
5. To enhance the economic value of the community.
6. To enhance the aesthetic environment.
7. To minimize adverse effects of signs on nearby property.
8. To otherwise promote the public health, safety, morals, and general welfare of the community.
9. To regulate the use of signs through a sign permitting process.
10. To enable the fair and consistent enforcement of this article.

SECTION 1802. DEFINITIONS

The following definitions shall apply to those terms whenever they appear in this article. Any word used in this article which is not defined herein and which is defined in Article V of this ordinance or 440, Subdivision and Land Development, shall, for the purpose of this article, have the meaning defined therein. See also Article XIX, Planned Residential Development, for additional definitions which apply to that article.

AGRICULTURAL SIGN - A sign identifying the sale of farm and/or garden products or a farm occupation.

BILLBOARD - An off-premises, permanent sign which directs attention to a product, service, or cause.

BUILDING SIGN - A sign attached to or painted on a building which has a use in addition to supporting the sign; this includes wall signs and roof signs.

BUSINESS SIGN - An on-premises sign which directs attention to any business, professional, commercial, or industrial activity which is sold, offered, or conducted, other than incidentally, on the premises on which the sign is located. Business signs shall include center signs, but not a home occupation sign. (Also see "center sign.")

CAMPUS SIGN - A sign or signs intended for internal use by users of an educational, industrial or office campus, retirement community, school, house of worship, or airport property. Any campus sign, other than an identification sign, shall be located at least 200 feet from any property

line or public right-of-way.

CENTER SIGN - A business sign which provides identification (but is not an identification sign) at the primary vehicular entrance(s) to a center such as a shopping center, office complex, or industrial park. [Refer to "business sign" in Table 1 and "center sign" in Table 2, Part B, and in Section 1806.2.A.]

CONTRACTOR SIGN - A sign which carries the name and information about a contractor, designer, architect, developer or similar entity who is actively involved in construction work or design work occurring on the premises on which the sign is located.

DEVELOPMENT SIGN - An identification sign at a residential development and located at its entrance. [Refer to "identification sign" in Table 1 and "development sign" in Table 2, Part B, and in Section 1806.7.A.]

ELECTRONIC VARIABLE MESSAGING SIGN (EVMS) - A sign, or a portion thereof, where the message copy includes characters, letters or illustrations that can be changed or rearranged electronically from a remote location without touching or physically altering the primary surface of the sign.

FREESTANDING SIGN - A sign not attached to or painted on a building, or a sign attached to or painted on a structure that is erected for the sole purpose of supporting the sign.

GARAGE/YARD SALE SIGN - A temporary sign which directs attention to the sale of personal goods at a private residence or at a residential development.

GOVERNMENT SIGN - An off-premises sign placed by a federal, state or municipal government or government agency, such as a traffic, directional, informational, or street name sign or an historical marker.

HOME OCCUPATION SIGN - A sign providing information about a business activity conducted within a dwelling unit on the premises on which the sign is located.

IDENTIFICATION SIGN - An on-premises sign used to identify the name and display information about an individual, organization, agency, institution, facility, or development, other than a business, professional, commercial or industrial facility. (Also see "development sign" and "public use sign.")

INCIDENTAL SIGN - An informational sign, no more than four square feet in size and not including any commercial message or logo, which carries a message such as "enter," "open," "telephone," "rest rooms," "no parking," "no trespassing," "warning," a listing of hours when open, an on-site direction, or anything similar, except that one "enter" sign per entrance may include a logo or business name, as long as the entrance is exclusively for that business, and the logo or business name is subordinate to the word "enter."

ISSUE SIGN - A sign that directs attention to an opinion of a public or private nature, such as, but not limited to, a community, social, religious, political, or ballot issue.

LOT - When used in Article XVIII, Signs, the word "lot" shall mean a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit (e.g., the area used by a dwelling unit in a townhouse structure or a tenant space in a multiple-tenant building).

NIT - A measure of light emitted from an LED or like type of display and equaling one candela per square meter. Brightness of light.

NONPROFIT ORGANIZATION SIGN - An off-premises sign displaying information about a house of worship, service club, or other organization which does not operate for the purpose of making a profit.

OFF-PREMISES SIGN - A sign that does not apply to the property on which it is displayed.

ON-PREMISES SIGN - A sign that applies to the property on which it is displayed.

OPEN HOUSE SIGN - A temporary sign which provides information about a real estate open house, including the words "open house" and the name of the realtor.

OVERHEAD SIGN - A sign located such that pedestrian or vehicular traffic can safely pass beneath any part of it.

PERMANENT SIGN - A sign intended to be maintained and displayed for an unlimited period of time.

PUBLIC USE SIGN - An identification sign used to identify the name and display information about a public use such as a government building, school, park, firehouse, or house of worship. (Refer to "identification sign" in Table 1 and "public use sign in Table 2, Part B.)

PUBLIC UTILITY SIGN - A sign with a message relating to a business organization performing a public service and subject to special governmental regulations (e.g., an electric company, sewer authority, gas, cable, or telephone company).

REAL ESTATE SIGN - A temporary sign which advertises the sale, lease, rent, financing or development of the property on which the sign is placed, but not including an open house sign, temporary business sign, or an auction sign. (See "special event sign.")

ROOF SIGN - A sign attached to or painted on a roof.

SIDEWALK SIGN - A temporary sign placed on the sidewalk or behind the public right-of-way adjacent to the commercial activity it advertises, but not including a contractor sign, a garage/yard sale sign, a home occupation sign, an open house sign, a real estate sign, a sandwich board sign or a special event sign.

SPECIAL EVENT SIGN - A temporary sign which carries information about a special event, such as an auction, flea market, festival, carnival, meal, holiday event, or fund-raising event, but not including any business sign, such as a "sale" sign at a store or recurring event such as a sporting or social event.

TEMPORARY BUSINESS SIGN - A temporary business sign that indicates special events, such as the pending opening, official opening ("Grand Opening"), pending closing or temporary retail sales.

TEMPORARY SIGN - A sign that is displayed for a limited period in any given year, not to exceed three (3) months in any one year, unless stated otherwise in this ordinance.

WALL SIGN - A sign attached to or painted on the wall of a building.

SECTION 1803. SIGN AREA AND HEIGHT

The following guidelines shall apply when interpreting area and height regulations in this article:

1. **Area.** The area of a sign shall be the area of the smallest rectangle, triangle, or circle that will encompass all elements of the sign, such as letters, figures, symbols, designs, or other display.
 - A. When the sign is a separate unit, the area shall include any borders, framing, trim, decorative attachments, background, and space between elements; it shall not include any supporting structure, unless that structure is illuminated, is in the form of a symbol, or contains advertising elements.
 - B. When the sign is applied to a wall or otherwise does not have definable edges, the area shall include all color, artwork, or other means used to differentiate the sign from the surface upon which it is placed.
 - C. When a single sign structure has more than one face with the same message, and no two sign faces are more than three feet apart at any point, the area shall be computed by determining the greatest total area of all sign faces visible from any single location.
2. **Height.** The height of a sign shall be measured from the average ground level beneath the sign to the highest point of the sign structure. The ground level shall be the lower of the ground level existing at the time of construction or the ground level existing prior to construction and prior to any earth disturbance at the site. This prior ground level may be established by a reliable source, including, without limitation, existing topographic maps, aerial photographs, photographs of the site, or affidavits of people who are personally familiar with the site. No person(s) shall artificially increase the maximum height of a sign by altering the grade at the base of the sign by any means.
 - A. No sign shall be higher than the height limitation of the district in which it is located.
 - B. The height of freestanding signs shall be controlled by the standards in Table 2.
 - C. Wall signs may be at any height on the wall to which they are attached, except that:
 - (1) Where such sign refers to the first-floor use of a multistory (two or more stories) mixed-use building, the top of such sign shall not extend above the base of the second floor window or sill and shall not exceed a maximum height of fifteen (15) feet above the front sidewalk elevation.
 - (2) On a single-use building, such sign may not extend higher than the top of the wall to which it is attached.
 - D. Roof signs may extend no more than five feet above the lowest point where they are attached to the building and may not extend above the highest point of the roof.

SECTION 1804. GENERAL REGULATIONS

The following regulations shall apply to all signs, in addition to the specific regulations and

supplemental regulations contained in the following provisions of this article. Where the general regulations are contradicted by the specific or supplementary regulations, the specific or supplementary regulations shall control.

1. All signs shall reflect the general character of the neighborhood.
2. All signs shall be constructed of durable materials, maintained in good condition, and secured in a safe manner.
3. When a sign becomes unsafe, the Zoning Officer or designated code official shall give written notice to the owner of the premises on which the sign is located that the sign must be made safe or removed immediately.
4. The areas surrounding all signs shall be maintained in a neat, clean, and attractive condition.
5. All signs shall be removed within three months if the purpose for which they were erected no longer exists.
6. Each property which displays one or more permanent freestanding signs and which is in an area where street addresses have been assigned must prominently display the address on one permanent freestanding sign visible from the street. The address must include the street number; the street name is optional. The address must be of a size and design which is easily identifiable and legible from moving traffic in the street at a distance of 100 feet (six-inch-high numerals with a three-fourths-inch stroke). Such numerals shall be a contrasting color to the sign background. The area taken up by the address does not count as part of the sign area. Center signs are exempt from this requirement.
7. Temporary signs, including temporary business signs, shall be permitted as authorized in Table 1 of this Article.
8. No sign shall be located within a street right-of-way, except a government sign, a public utility sign, a sidewalk sign, a nonprofit organization sign, or another sign approved by the governing body or the Pennsylvania Department of Transportation.
9. No sign within the clear sight triangle should obstruct vision between the heights of 30 inches and eight feet above the elevation of the center line of the street.
10. No signs shall be painted, pasted, nailed, stapled, taped or otherwise attached to utility poles, trees, fences, fire hydrants, speed limit sign posts, signal control boxes, Township-owned utilities, or in an unauthorized manner to walls or other signs, except insofar as such signs comply with generally applicable rules, regulations, or policies formally adopted by the governing body.
11. Any freestanding sign within a floodplain must receive specific approval as a special exception.
12. No sign shall be placed so as to obstruct any door, stairway, window, fire escape, handicapped-accessible route, or other means of egress or ingress.
13. No sign shall be placed so as to obstruct ventilation or light from a building.

14. No overhead sign shall have a clearance of less than eight feet between any pedestrian walk and the lowest part of the sign; and less than 17 feet six inches between any roadway and the lowest part of the sign.
15. No sign which is parallel to and attached to the face of a building shall project more than 18 inches over a public sidewalk.
16. No sign which is perpendicular to and attached to the face of a building shall project more than 48 inches from the building.
17. No sign shall have lights or other illuminating devices which constitute a public safety or traffic hazard.
18. No sign shall be permitted which imitates or which might be confused with an official traffic sign or signal, such as by containing the words "stop" or "danger" or by including red, green, or yellow lights.
19. No sign shall include a revolving beam or beacon of light resembling an emergency vehicle or facility.
20. No sign shall advertise activities or products which are illegal under federal, state, or local municipal laws or regulations.
21. No sign shall include statements, words, or pictures which are considered to be vulgar, obscene, or pornographic.
22. No streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, feather flags, bow flags, wind flags, inflatable flags, flags (other than as described in Section 1804.23.) below, air dancer puppets or similar materials shall be displayed outside a building. (See Section 1806.13. for regulations which apply to banners used as special events signs.)
23. In addition to any other signage permitted by this article, any nonresidential property may display a maximum of three flags where each flag is a maximum of 35 square feet in area and is located on an approved, standard flagpole. Such flags may display the company or corporate identification logo, the United States flag or the flag of the Commonwealth of Pennsylvania. In addition, nonresidential properties shall be permitted to display one decorative flag not to exceed fifteen (15) square feet in area.
24. No animated, sequential, intermittent, flashing, rotating, or oscillating signs shall be permitted except for electronic variable messaging signs in accordance with Section 1806.4.
25. No sign shall emit smoke, visible vapors, particles, sound, or odor.
26. No signs shall be placed on an automobile, truck, trailer, or other vehicle if that vehicle is being used primarily for displaying such sign. An automobile, truck, trailer or other vehicle used for business purposes may not be parked off-premise in a manner used to exhibit the automobile, truck, trailer, or vehicle as a sign display.
27. No inflatable structures shall be permitted on the premises of nonresidential properties.
28. No open flames shall be permitted as part of a sign or in any other way to attract attention.

29. Advertising painted upon or displayed upon a barn or other structure shall be considered a sign and shall comply with the regulations of this article.
30. Signs may be interior lighted with nonglaring lights; signs may be externally lighted by lights which are shielded so there is no direct light transmitted to other properties or public rights-of-way, and the source of such light is not visible to other properties or public rights-of-way.
31. The light from any illuminated sign shall not adversely affect safe vision of operators of vehicles moving on public or private streets or parking areas, any residential district, or any part of a building or property used for residential purposes.
32. No lighting shall be permitted to outline buildings or structures or architectural elements thereof through the use of exposed skeleton or neon tubing, strings of lights, or other illumination means, with the exception of customary holiday decorations, which may be installed 30 days prior to and removed not later than 21 days after the holiday, and accent lighting around the perimeter of a sign, in which case the lighting shall be incorporated into the calculation of total sign area.
33. No signs for permitted nonresidential uses in residential districts shall be illuminated when the nonresidential use is closed.
34. All electrically illuminated signs shall be constructed to the standards and listing of the Underwriters Laboratories, Inc., or other approved nationally recognized testing laboratory and the most recent adopted edition of the National Electric Code.
35. Freestanding signs greater than twenty (20) square feet in area shall be designed in accordance with the applicable design and construction requirements of the current International Building Code, as amended. The design shall be reviewed, signed and sealed by a licensed design professional registered in the Commonwealth of Pennsylvania.
36. Signage may be displayed on one (1) construction trailer, provided the construction trailer is used primarily for storage rather than for advertising; the construction trailer is situated on an active construction site; the construction trailer complies with all setback requirements of the underlying zoning district; and the construction trailer is removed once construction activity is completed or discontinued. Banners or other temporary signage displays may not be located on the construction trailer.

SECTION 1805. SPECIFIC REGULATIONS

Tables 1 and 2 provide regulations for specific kinds of signs in each zoning district. Note that separate regulations for planned residential developments are found in the respective section. Also note that there are also supplemental regulations in Section 1806 which should be reviewed for most kinds of signs; these are referenced in the second column of Table 1, the note at the top of Table 2, Part A, and the second column of Table 2, Part B.

1. Permitted signs and sign permit requirements. Table 1 indicates, for each zoning district, which kinds of signs are permitted and not permitted, and which kinds of signs require permits. Part A applies to signs on residential properties; Part B applies to signs on

nonresidential properties. In those parts, an "N" indicates that the sign is not permitted; a "P-Y" indicates that the sign is permitted and a permit is required; a "P-N" indicates that the sign is permitted and a permit is not required. Part C applies to signs in rights-of-way; these are approved through special processes rather than through the regular permit procedure.

2. Permitted number, area, height, and setback for signs. Table 2 indicates, for each zoning district, information about the permitted number, maximum area, maximum height, and minimum setback for each kind of sign. Part A has standards for the following kinds of signs: business signs (except center signs), home occupation signs, and identification signs (except development signs and public use signs). Part B has standards for other kinds of signs.

SECTON 1806. SUPPLEMENTAL REGULATIONS

In addition to the regulations contained elsewhere in this article, the following shall apply to specific kinds of signs. The regulations in Tables 1 and 2 apply in addition to the following supplemental regulations. Where the provisions in the supplemental regulations and Tables 1 and 2 are contradictory, the provisions contained in the supplemental regulations shall control.

1. Billboards. There may be no more than one billboard structure on a lot; it may have two surfaces, with a total of two messages, as long as the surfaces are back-to-back or at an angle of $\leq 45^\circ$. Each surface may have an area of 72 square feet, whether or not the messages are the same. Each billboard structure must have setbacks of 30 feet from any street right-of-way and 15 feet or the minimum building setback, whichever is greater, from other property lines. Each billboard structure must be at least 1,200 feet from any other billboard structure, at least 300 feet from any residential, village or, agricultural zoning district or overlay district, and at least 300 feet from a residential use, house of worship, school, library, or other community facility, as measured from the property line of the parcel on which such use is located.
2. Business signs. Business signs are regulated in accordance with Tables 1 and 2A. Business signs for individual businesses which are permitted by Table 2A must be located so that they are identified with the individual business, i.e., rather than being at the street frontage of a large center, away from the business they are advertising. One special kind of business sign is regulated in accordance with Tables 1 and 2B:
 - A. Center signs are allowed for centers such as shopping centers, office parks, and industrial parks which meet at least two of the following three minimums:
 - (1) Five units/tenants;
 - (2) Twenty thousand square feet of building footprint area; and
 - (3) Five acres of land.
3. Contractor signs.
 - A. Each contractor, designer, architect, developer or similar entity sign must be setback at least 10 feet from the right-of-way or at the building face, whichever is less, may not be in the side yard setback, and may not be illuminated. Contractor signs shall not

be placed in the clear sight triangle and shall not obstruct the vision of any motorist. Contractor signs must be removed promptly upon completion of the project; signs which are not removed promptly may be removed and impounded by the municipality, and the municipality may recover a fee equal to the cost of removal and storage. No off-premises contractor signs are permitted.

B. If there are four or more contractor signs on a single lot, they must be combined in a single display by attaching them to a single background panel not to exceed 32 square feet in total sign area and a maximum of six square feet per individual sign. The background is not included in calculating the sign area, the height of the display may not exceed 10 feet, and the display may project a maximum of 12 inches from the wall if attached parallel to the building.

4. Electronic variable messaging signs (EVMS).

- A. Such sign shall be permitted only on a portion of an approved freestanding sign. The sign area of an EVMS sign shall be a maximum of 60% of the total area of the total freestanding sign.
- B. The display shall have a maximum luminance of 5,000 nits during daylight hours and a maximum of 125 nits for dusk through dawn.
- C. The message displayed on the sign shall be static and nonanimated and shall remain fixed for a minimum of five (5) minutes.
- D. When the message is transitioned, it shall be accomplished in one second or less with all moving parts or illumination changing simultaneously and in unison.
- E. The sign shall contain a default design that will freeze the sign in one position if a malfunction occurs or, in the alternative, shut down.
- F. The sign shall not display any message that moves, appears to move, scrolls, or changes in intensity during the fixed display period.
- G. The sign shall retain a dark-colored background with light-colored graphics, letters or symbols.
- H. There shall be a maximum of one EVMS sign per property.

5. Garage/yard sale signs. One on-premises garage/yard sale sign with a maximum of six square feet may be placed no more than 48 hours before the sale and must be removed before the end of the day of the sale. A maximum of two off-premises signs with a maximum of four square feet each are permitted per garage/yard sale. Such signs shall be freestanding and shall not be attached to any utility poles, signal poles, or trees and shall only be posted for the day of the sale. Signs which are not removed within the time limit may be removed and impounded by the municipality, and the municipality may recover a fee equal to the cost of removal and storage.

6. Home occupation signs. A home occupation sign may include a name, an address, an occupation or activity, and a logo or trademark. There may be no illumination, except that a sign for a medical office or emergency service may be illuminated when the business is open.

7. Identification signs. Identification signs are regulated in accordance with Tables 1 and 2A. However, two special kinds of identification signs are regulated in accordance with Tables 1 and 2B: development signs and public use signs.
 - A. Development signs are allowed for residential developments. They shall include only the name of the development and shall not include any commercial advertising.
 - B. Public use signs are permitted for nonresidential uses other than a business, office or industry and include both freestanding and building signs providing information pertaining to the use and on-premises activities.
8. Incidental signs. Incidental signs must have a setback of 10 feet from the right-of-way, unless they are 30 inches or less in height, in which case no setback is required.
9. Nonprofit organization signs. Nonprofit organization signs may be placed in street rights-of-way with the approval of the Board of Commissioners. The governing body may require that they be placed at designated entrances to the community or on common display panels.
10. Open house signs. Open house signs must include the words "open house" and the name of the realtor. They may be displayed no more than three days in advance of the open house and must be removed within two hours of the end of the open house. The open house must be attended by the seller or his representative during the entire advertised time of the open house. Signs which are not removed within the time limits may be removed and impounded by the municipality, and the municipality may recover a fee equal to the cost of removal and storage. There may be no more than two off-premises open house signs for each open house, with not more than one sign per intersection. The placement of open house signs may not interfere with pedestrian or vehicular traffic and must comply with all applicable general regulations in Section 1804.
11. Real estate signs.
 - A. Real estate signs must be removed within five (5) days of the completion of the activity which they advertise. Signs which are not removed within the time limits may be removed and impounded by the municipality, and the municipality may recover a fee equal to the cost of removal and storage. No off-premises real estate signs are permitted.
 - B. Real estate signs including financial signs may not be displayed individually but shall be combined in a single display by attaching them to a single background panel not to exceed the maximum requirements of this article for a single real estate sign.
12. Sidewalk signs. Sidewalk signs shall not be more than 24 inches wide and 48 inches high if placed next to the curb; if placed next to buildings having obstructions such as steps, they shall not be more than 42 inches wide and 72 inches high. The distance between sidewalk signs shall be at least 15 feet. The minimum of four feet of unobstructed walkway shall be maintained.
13. Special event signs. Special event signs may be displayed no more than twenty one (21) days in advance of the event. All special event signs must be removed within five days (5) of the end of the event. Signs which are not removed within the time limits may be removed and impounded by the municipality, and the municipality may recover a fee equal

to the cost of removal and storage. Any special event signs which do not meet the standards of this article must be approved by special action of the governing body. An on-premises auction sign advertising the auction of real estate may be displayed more than twenty one (21) days in advance of the auction if it follows all real estate sign standards.

SECTION 1807. PERMIT REQUIREMENTS

Permits for the placement of signs are required as indicated by Table 1. Sign permit application requirements, such as forms, plans, and fees, shall be established by the governing body.

SECTION 1808. NONCONFORMING SIGNS

Any sign legally existing at the time of the passage of this ordinance that does not conform in use, location, height or size with the regulations of the zone in which such sign is located shall be considered a legal nonconforming sign and shall be permitted to continue in such status until such time as it is either abandoned or removed by its owner, subject to the following limitations:

1. Structural alterations, enlargement or re-erection are permissible only where such alteration will not increase the degree of nonconformity.
2. A legal nonconforming sign may be moved to another position on the building or lot on which it is located, provided that moving such a sign would reduce or eliminate the nonconformity. This action shall require the notification and permission of the Zoning Officer or Sign Code Official.
3. Whenever a nonconforming sign has been altered to lessen the nonconformity, such sign shall not thereafter be changed to increase the nonconformity.
4. A nonconforming sign which is damaged or destroyed may be rebuilt in the same location and form as before the damage after obtaining appropriate permits and provided that:
 - A. The damage or destruction was unintentional and not the result of neglect or abandonment.
 - B. The previous foundation is to be used for restoration.
 - C. The reconstructed sign shall not be larger than the damaged structure.
 - D. The reconstruction shall start within six months from the time of damage.
 - E. The repair of a nonconforming structure shall not cause the structure to create further expansion in a nonconforming dimension or aspect.
5. No nonconforming sign which has been dismantled or damaged by neglect or abandonment may be repaired or rebuilt, except as a conforming sign, unless specifically approved to be repaired or rebuilt as a nonconforming sign as a special exception by the Zoning Hearing Board.
6. If the use for which a nonconforming sign refers is abandoned, all signs accessory to such use shall be deemed to become unlawful and shall be removed within three calendar months from the date such use terminates.
7. Any sign which has been authenticated as historically significant and accurate for its

specific location, whether original or a replica, may be granted permanent nonconforming status as a special exception by the Zoning Hearing Board.

Township of Manheim

Table 1: Permitted Signs and Sign Permit Requirements

(See Table 2 and supplemental regulations referenced in second column for additional standards;
also see explanation in Section 1805.1)

LEGEND: Zoning districts – The abbreviation in the column headings represent the zoning districts of Manheim Township as follows:
 A – Agricultural
 R-1 and R-2 – Low-Medium-Intensity Residential
 R-3 – Medium-Intensity Residential
 IN – Institutional
 B-1 and B-2 – Business
 B-3 and B-4 – Business
 I-1, I-2 and I-3 – Industrial

Other – The other abbreviations within the table are as follows:
 P-Y – Sign is permitted and permit is required.
 P-N – Sign is permitted and permit is not required.
 N – Sign is not permitted.

Part A – Signs on Residential Properties

Kind of Sign	Supp. Regs.	Zoning District						
		A	R-1 and R-2	R-3	IN	B-1 and B-2	B-3 and B-4	I-1, I-2 and I-3
Freestanding signs and building signs – permanent								
Home occupation sign	Section 1806.6	P-Y	P-Y	P-Y	P-Y	P-Y	P-Y	P-Y
Identification sign	Section 1806.7							
Incidental sign	Section 1806.8	P-N	P-N	P-N	P-N	P-N	P-N	P-N
Billboard	Section 1806.1	N	N	N	N	P-Y	P-Y	P-Y
Agricultural sign		P-Y	P-Y	P-Y	P-Y	P-Y	P-Y	P-Y
EVMS	Section 1806.4	N	N	N	P-Y	P-Y	P-Y	P-Y
Other		N	N	N	N	N	N	N

Table 1: Permitted Signs and Sign Permit Requirements

(See Table 2 and supplemental regulations referenced in second column for additional standards;
also see explanation in Section 1805.1)

**Part A – Signs on Residential Properties
(Continued)**

Kind of Sign	Supp. Regs.	Zoning District					
		A	R-1 and R-2	R-3	IN	B-1 and B-2	B-3 and B-4
Freestanding signs and building signs – temporary							
Garage/yard sale sign	Section 1806.5						
Open house sign	Section 1806.10						
Real estate sign	Section 1806.11	P-N	P-N	P-N	P-N	P-N	P-N
Contractor sign	Section 1806.3						
Issue signs	Section 1802						
Special event sign (on premises)	Section 1806.13	P-N	P-N	P-N	P-N	P-N	P-N
Special event sign (off premises)	Section 1806.13	N	N	N	N	P-N	P-N
Temporary business sign	Section 1802	N	N	N	N	N	N
Other		N	N	N	N	N	N

Table 1: Permitted Signs and Sign Permit Requirements

(See Table 2 and supplemental regulations referenced in second column for additional standards;
also see explanation in Section 1805.1)

Part B – Signs on Nonresidential Properties

Kind of Sign	Supp. Regs.	Zoning District						
		A	R-1 and R-2	R-3	IN	B-1 and B-2	B-3 and B-4	I-1, I-2 and I-3
Freestanding signs and building signs – permanent								
Business sign	Section 1806.2	P-Y	P-Y	P-Y	P-Y	P-Y	P-Y	P-Y
Identification sign	Section 1806.7							
Incidental sign(a)	Section 1806.8	P-N	P-N	P-N	P-N	P-N	P-N	P-N
Billboard	Section 1806.1	N	N	N	N	P-Y	P-Y	P-Y
Agricultural sign		P-Y	P-Y	P-Y	P-Y	P-Y	P-Y	P-Y
Campus sign(a)		P-N	P-N	P-N	P-N	P-N	P-N	P-N
EVMS	Section 1806.4	N	N	N	P-Y	P-Y	P-Y	P-Y
Other		N	N	N	N	N	N	N
Freestanding signs and building signs – temporary								
Business sign	Section 1806.2							
Open house sign	Section 1806.10							
Real estate sign	Section 1806.11	P-N	P-N	P-N	P-N	P-N	P-N	P-N
Contractor sign	Section 1806.3							
Special event sign	Section 1806.13							
Issue signs	Section 1802							
Sidewalk Sign	Section 1806.12	P-N	N	N	N	P-N	P-N	P-N
Temporary Business sign	Section 1802							
Other		N	N	N	N	N	N	N

NOTES: (a) An electric permit is required if any sign uses electricity, whether directly or indirectly.

Table 1: Permitted Signs and Sign Permit Requirements

(See Table 2 and supplemental regulations referenced in second column for additional standards;
also see explanation in Section 1805.1)

Part C – Signs in Rights-of-Way

Kind of Sign	Supp. Regs.	Zoning District					
		A	R-1 and R-2	R-3	IN	B-1 and B-2	B-3 and B-4
Nonprofit org. sign	Section 1806.9	Permitted by Board of Commissioners					
Other	Section 1806.8						

Township of Manheim

Table 2: Permitted Number, Area, Height and Setback for Signs

LEGEND:

Zoning districts – The abbreviation in the column headings represent the zoning districts of Manheim Township as follows:

A – Agricultural	B-1 and B-2 – Business
R-1 and R-2 – Low-Medium-Intensity	B-3 and B-4 – Business
Residential	I-1, I-2 and I-3 – Industrial
R-3 – Medium-Intensity Residential	
IN – Institutional	

Part A- Business Signs (Except Center Signs), Home Occupation Signs, and Identification Signs (Except Development Signs and Public Use Signs)

[Number permitted and maximum area refer to the combined total of all the above kinds of signs; also see supplemental regulations for additional standards: business signs (Section 1806.2.), home occupation signs (Section 1806.6.), and identification signs (Section 1806.7.).]

Kind of Sign and Standards	Zoning District						
	A	R-1 and R-2	R-3	IN	B-1 and B-2	B-3 and B-4	I-1, I-2 and I-3
Freestanding signs							
Number permitted per lot	1(d)	1(d)	1(d)	1	1	1(a)(c)	1(a)(c)
Maximum area (square feet)	12	2	2	20	20	(b)	(b)
Maximum height (feet)	6	6	6	20	20	20	20
Minimum setback from right-of-way/property line (feet)	10	10	10	10	10	10	10
Building signs (e)							
Single Occupancy Uses							
Number permitted per lot (for single-occupancy uses)	1(d)	1(d)	1(d)	No limit	No limit	No limit	No limit
Maximum total area of all building signs	12	2	2	1 ½ square per linear foot of façade to which sign is attached, up to maximum of 200 square feet of signage per tenant.			
Multi Occupancy Uses							
Number permitted per lot (for shopping centers, office parks or industrial parks or other multi-use tenant)	N/A	N/A	N/A	No limit	No limit	No limit	No limit
Maximum total area of all building signs	N/A	N/A	N/A	1 1/2 square feet per linear foot of facade to which sign is attached, up to maximum of 200 square feet of signage per tenant			

NOTES:

- (a) Number permitted on each parallel street frontage for each parcel, except that, in a structure with multiple businesses, the individual businesses may not have their own freestanding signs.
- (b) The area permitted on each street frontage is 120 square feet.
- (c) An additional freestanding sign is permitted for each additional parallel street frontage, with the area to be calculated as indicated in Note (b) above, and with no freestanding sign to exceed 120 square feet.
- (d) Only one home occupation sign is permitted per property. If a freestanding sign is selected, it must be located directly behind the curb on a mailbox column (if one is present). If no mailbox column is present, the sign may be attached to a single post or attached to the building. A building sign may be used in place of a freestanding sign, but not in addition to a freestanding sign. No sidewalk sign or business related flags are permitted.
- (e) The length of the facade of an irregularly shaped building (e.g., a circular building, an "S" shaped building, or a building with one or more ells on the side in question) is the straight line distance between the two ends of the building.

Table 2: Permitted Number, Area, Height and Setback for Signs

Part B – Other Kinds of Signs

(See supplemental regulations referenced in second column for additional standards; note that minimum setbacks apply to freestanding signs only and are to be measured from the right-of-way and/or property line.)

LEGEND:

N/A = Not applicable

Kind of Sign and Standards	Supp. Regs.	Zoning District					
		A	R-1 and R-2	R-3	IN	B-1 and B-2	B-3 and B-4
Agricultural							
Maximum area/surface (square feet)		12	12	12	12	12	12
Maximum height (feet)		6	6	6	6	6	6
Minimum setback (feet)		10	10	10	10	10	10
# permitted		1 per lot					
Billboard	Section 1806.1.						
Maximum area/surface (square feet)		N/A	N/A	N/A	N/A	72	72
Maximum height (feet)		N/A	N/A	N/A	N/A	25	25
Minimum setback (feet)		N/A	N/A	N/A	N/A	*	*
# permitted		See Section 1806.1. for applicable standards					
Campus sign							
Maximum area/surface (square feet)		N/A	10	10	10	20	20
Maximum height (feet)		N/A	10	10	10	10	10
Minimum setback (feet)		N/A	200	200	200	200	200
# permitted		No limit					
Center Sign	Section 1806.1.A.						
Maximum area/surface (square feet)		20	20	20	20	120	120
Maximum height (feet)		6	6	6	6	20	20
Minimum setback (feet)		10	10	10	10	10	10
# permitted/center		1 per principal entrance, up to maximum of 2					

Kind of Sign and Standards	Supp. Regs.	Zoning District						
		A	R-1 and R-2	R-3	IN	B-1 and B-2	B-3 and B-4	I-1, I-2 and I-3
Contractor sign	Section 1806.3.	6	6	6	6	6	6	6
		6	6	6	6	6	6	6
		*	*	*	*	*	*	*
		1 per contractor; see Section 1806.3. for multiple signs on one lot						
		20	20	20	20	20	20	20
Development sign	Section 1806.7.A.	6	6	6	6	20	20	20
		10	10	10	10	10	10	10
		1 per principal entrance, up to maximum of 2 entrances						
		Permitted number, area, height, and setbacks are defined in the supplemental regulations						
		Maximum area/surface (square feet)						
Garage/yard sign	Section 1806.5.	Maximum height (feet)						
		Minimum setback (feet)						
		# permitted/lot						
		Placed within rights-of-way; generally not regulated by this article						
		Maximum area (square feet)						
Incidental sign	Section 1806.8.	4	4	4	4	4	4	4
		6	6	6	6	6	6	6
		10	10	10	10	10	10	10
		No limit						
		# permitted/lot						
Issue sign		6	6	6	32	32	32	32
		6	6	6	10	10	10	10
		10	10	10	10	10	10	10
		No limit for permitted time for display;						
		1 per street frontage, up to 2 per lot						

Kind of Sign and Standards	Supp. Regs.	Zoning District						
		A	R-1 and R-2	R-3	IN	B-1 and B-2	B-3 and B-4	I-1, I-2 and I-3
Nonprofit org. sign	Section 1806.9.	4	4	4	4	4	4	4
Maximum area (square feet)		6	6	6	6	6	6	6
Maximum height (feet)		*	*	*	*	*	*	*
Minimum setback (feet)								
# permitted		As approved by the Board of Commissioners						
Open house sign	Section 1806.10	6	6	6	6	6	6	6
Maximum area (square feet)		6	6	6	6	10	10	10
Maximum height (feet)		N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*
Minimum setback (feet)								
# permitted/lot		1 on-premises open house sign; see Section 1806.10. for off-premises open house signs						
Public use sign		40	40	40	40	40	40	40
Maximum area (square feet)		6	6	6	6	10	10	10
Maximum height (feet)		10	10	10	10	10	10	10
Minimum setback (feet)								
# permitted/lot		1 building sign per lot and 1 freestanding sign per principal entrance						
Real estate sign	Section 1806.11	6	6	6	32	32	32	32
Maximum area (square feet)		6	6	6	10	10	10	10
Maximum height (feet)		10	10	10	10	10	10	10
Minimum setback (feet)								
# permitted/lot		1 per street frontage, up to maximum of 2 per lot. See Section 1806.11. for combined signage.						
Sidewalk sign	Section 1806.12	See Section 1806.12 for applicable standards						
Maximum area (square feet)								
Maximum height (feet)		1 per street frontage, up to maximum of 2 per lot; no limit for permitted time for display						

Kind of Sign and Standards	Supp. Regs.	Zoning District						
		A	R-1 and R-2	R-3	IN	B-1 and B-2	B-3 and B-4	I-1, I-2 and I-3
Special event sign	Section 1806.13	16	16	16	16	16	16	19
		6	6	6	6	6	6	6
		10	10	10	10	10	10	10
		1 per lot per event; an on-premises auction sign advertising the auctioning of real estate only may be displayed more than 21 days in advance of the auction if it follows all real estate sign standards						
		16	X	X	X	16	16	16
Temporary business sign		6	X	X	X	6	6	6
		10	X	X	X	10	10	10
		1 per lot.						
# permitted/lot		2 per shopping center, office park or industrial park.						

NOTES:

*See supplemental regulations.