

ORDINANCE NO. 485

AN ORDINANCE OF MANSFIELD BOROUGH, TIOGA COUNTY, PENNSYLVANIA, AMENDING SECTION 505: SIGNS OF THE ZONING ORDINANCE OF THE BOROUGH OF MANSFIELD TO REMOVE AND REPEAL THE CONTENTS OF SUCH SECTION AND REPLACE THE SAME WITH THE FOLLOWING REVISED SECTION 505: SIGNS.

NOW THEREFORE, be it enacted and ordained by the Borough of Mansfield, Tioga County, Pennsylvania, and it is hereby enacted and ordained by authority of the same as follows:

SECTION 1: Section 505: SIGNS of the Zoning Ordinance of the Borough of Mansfield is hereby amended to remove and repeal the contents of such section and replace the same with a revised Section 505: SIGNS, as follows:

Section 505: SIGNS

- A. Signs may be erected and maintained only when in compliance with the provisions of this Ordinance.
- B. Signs in R-1, R-2, R-3, O-1 districts. Non-illuminated signs are permitted in R-1, R-2, R-3, and O-1 districts provided they are not in excess of 12 square feet and not more than one (1) such sign is placed on a property unless such property fronts on more than one (1) street, in which event one (1) sign may be erected on each frontage. No sign in R-1, R-2, R-3, and O-1 districts may project into the public right of way or sidewalks adjacent thereto or project higher than one (1) story or twenty (20) feet, whichever is lower.
(Note: includes nameplate signs, advertising signs, artisans' signs, etc.)
 - a. Signs Accessory to institutions. Signs of schools, colleges, churches, hospitals, sanatoria or other institutions of a similar public or semipublic nature may be erected and maintained, provided:
 - i. The size of any such sign is not in excess of twenty-five (25) square feet.
 - ii. Not more than one (1) such sign is placed on a property unless such property fronts on more than one (1) street, in which event one (1) sign may be erected on each frontage.
 - b. Signs Accessory to Parking Areas. Signs accessory to parking areas are limited to one (1) sign for each entrance or exit and to maximum size of two (2) square feet each.

C. Signs in B-1, B-2, B-3, C-1, M-1, P-1 Districts. Signs are permitted in B-1, B-2, B-3, C-1, M-1, and P-1 districts provided they meet the following requirements:

a. Size of Signs:

- i. Projecting Signs: The size of any projecting sign affixed to a building or structure in any B-1, B-2, or B-3 District shall not exceed a gross surface area of fifty (50) square feet, and in any C-1, M-1, or P-1 District, the size shall not exceed a gross surface area of one hundred (100) square feet. Projecting signs shall comply with subsection Db herein.
- ii. Wall, Flush or Non-Projecting Signs. The gross surface area of a wall, flush or non-projecting sign shall not exceed ten percent (10%) of the area of the designated surface of the building or structure where the sign is located or affixed, provided further, however, that only that portion of the designated surface directly related to the business use shall be used in computing the permitted area of the sign.
- iii. Free-standing Signs. The maximum size of a free-standing sign will be one (1) square foot for every one (1) foot of building footage. Freestanding signs in B-3 districts shall be permitted to be of the cluster design, and shall be limited to one (1) square foot of building width for each business. The total size of the cluster sign shall not exceed one (1) square foot of total building width.
- iv. All signs shall be securely attached to the building of their supporting structure.

b. Location of Signs. In any B-1 or B-2 Districts all signs shall be securely attached to a building. Free-standing signs shall be permitted in all other B-3, C-1, M-1, P-1 Districts only, provided no sign is nearer to any side yard property line than twenty-five (25) feet. Free-standing signs shall be allowed in any B-1 or B-2 District as approved by special exception by the Zoning Hearing Board.

c. Illumination of Signs. Flashing signs and revolving illuminated signs shall be considered a special use permitted in M-1 Districts, provided such signs do not create any traffic hazard nor abut or face any residential property of any residential zone lot. Stationary illuminated signs are permitted in, B-1, B-2, B-3, C-1, M-1, and P-1 Districts only.

D. General Regulations. The following regulations shall apply to all permitted signs:

a. Maintenance. Signs must be constructed of durable materials and maintained in good condition.

- b. **Projection of Signs.** Attached signs shall not project from any building more than four (4) feet in the direction of the street, provided that no such sign shall be extended over the public right-of-way. Signs projecting over public sidewalks shall be limited to a maximum of twenty (20) square feet in size, a minimum height of 8 feet from grade level to the bottom of the sign, and shall be of the same architecture of the building.
 - c. **Height of Signs.** No sign shall be higher than the height limit in the district where such sign is located, nor shall any sign be located upon the roof of any building.
 - d. **Permits (Zoning) for Signs.** Zoning permits shall be required for all signs except signs provided for in Subsection B(3) above and other accessory residential signs. For signs in the interest of the public information and convenience, the Code Official, upon approval of the Zoning Hearing Board, may issue a temporary permit for a period to be designated by the Board. Such temporary signs shall be removed by the property owner at the termination of any permit for the erection thereof.
 - e. **Utility Signs.** Signs necessary for the identification, protection and operation of public utility facilities shall not exceed an area of two (2) square feet.
 - f. **Fees.** No fees shall be charged for any permit for the erection of a sign necessary to the public welfare.
- E. Temporary signs shall be permitted as long as limited in use to ninety (90) days in a twelve (12) month period, but not more than one (1) such sign is placed per property if owner occupied, and otherwise per unit, on a property unless such property/unit fronts on more than one (1) street, in which event one (1) sign per property owner or unit may be erected on each frontage. Temporary signs in B-1 and B-3 Districts shall be limited to a maximum of thirty-two (32) square feet in size. Temporary signs in all other Districts shall be limited to a maximum of six (6) square feet in size.
- F. **Billboards:** Billboards (also called off-premises advertising) are signs that call the attention of the motorist to a business establishment, product, place or activity, that exists or occurs at locations other than the location upon which the sign is erected. Billboards shall only be allowed within 100 feet along State Highway 15/Interstate 99 in B-3 Districts bordering State Highway 15/Interstate 99 in the Borough. The allowance for Billboards along State Highway 15/Interstate 99 specifically does not include allowing Billboards along Business Route 15, which shall remain prohibited. The following other conditions shall be met for all Billboards:
- a. Such signs shall be separated by a minimum distance from any other such sign of 500 feet, other than billboards that are back-to-back. All spacing shall be

measured parallel to and from the same side of State Highway 15/Interstate 99 such that no billboards shall be allowed to be placed next to one another, side-by-side within the width of the allowed area.

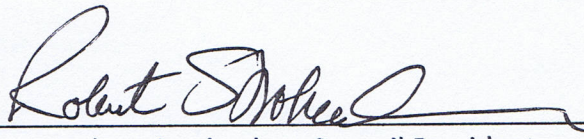
- b. Billboards shall not exceed 50 feet in height above ground level.
- c. Billboards shall not exceed 12 feet in height nor 25 feet in length.
- d. Such signs shall be set back the following minimum distances:
 - i. 30 feet from any right-of-way of a limited access highway,
 - ii. 100 feet from any lot line of a primarily residential property, and
 - iii. 10 feet from any other property line or street right-of-way.
- e. Billboards shall conform with the State Outdoor Advertising Control Act, as amended, except as further controlled by this Section.
- f. All rules and regulations regarding state highways and/or interstates shall met, including compliance with applicable set-backs and permitting and/or approval of such signs obtained directly from PennDOT or other applicable authority.
- g. A double-faced sign (back-to-back) shall count as one sign for the purposes of this section.

SECTION 2: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are severable.

SECTION 3: If any sentence, clause, section or part of this Ordinance is found to be unconstitutional, illegal or invalid for any reason such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses or sections or parts of this Ordinance. It is hereby declared as the intent of the Borough that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof, not been included herein.

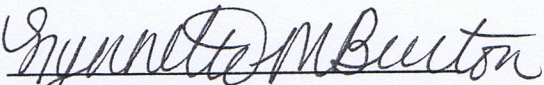
SECTION 4: This Ordinance shall become effective five (5) days after enactment.

MANSFIELD BOROUGH COUNCIL

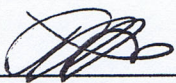
Signed: 
Robert Strohecker, Council President

(SEAL)

ATTEST:


Lynnette Burton, Secretary

THIS ORDINANCE HAS BEEN REVIEWED AND APPROVED BY THE MANSFIELD BOROUGH
MAYOR ON THE 13th DAY OF JUNE, 2018.


Michael Detweiler, Mayor