

§ 425-44. Signs.

A. Statement of purpose. The purposes of this section 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 these sign regulations.

B. Definitions. The following definitions of "sign" and kinds of signs shall apply to those terms whenever they appear in this section:

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

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

BUSINESS SIGN — A sign that directs attention to any business, professional, commercial, or industrial activity occurring on the premises on which the sign is located, but not including a home occupation sign. (Also see "center sign.")

CENTER SIGN — A business sign that provides identification at the entrance to a center, such as a shopping center, office complex, or industrial park.

CONTRACTOR SIGN — A temporary sign that carries the name and information about a contractor who is involved in construction work occurring on the premises on which the sign is located.

DEVELOPMENT SIGN — An identification sign at the entrance to a residential development.

ELECTION SIGN — A temporary sign that directs attention to a candidate or candidates for public office, a political party, or a ballot issue.

FREESTANDING SIGN — A sign not attached to or painted on a building, or a sign attached to or painted on a building that has no use in addition to supporting the sign.

GARAGE/YARD SALE SIGN — A temporary sign that directs attention to the sale of personal goods on the premises on which the sign is located.

GOVERNMENT SIGN — An off-premises sign placed by a governmental unit, 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 — A sign used to identify the name and display information about the individual, organization, agency, institution, facility, or development located on the premises on which the sign is located, but not including a business sign. (Also see "development sign" and "public use sign.")

INCIDENTAL SIGN — An informational sign, no more than two square feet in size, that 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. Incidental signs may not include any commercial message or logo, 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 temporary sign that directs attention to an opinion of a public or private nature, such as, but not limited to, a community, social, or religious issue.

LOT — When used in this § 425-44, 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).

NONPROFIT ORGANIZATION SIGN — An off-premises sign displaying information about a church, service club, or other organization that 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 that provides information about a real estate open house, including the words "open house," the day and time of the open house, and the name of the realtor.

OVERHEAD SIGN — A sign located such that pedestrian or vehicular traffic might pass beneath any part of it.

PERMANENT SIGN — A sign intended to be 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 church.

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, or telephone company).

REAL ESTATE SIGN — A temporary sign that provides information about a real estate activity on the premises on which the sign is located, such as a sign advertising a sale, rental, or property available for or in the process of development, but not including an open house sign.

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

SIDEWALK SIGN — A temporary sign placed on the sidewalk 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, or a special event sign.

SIGN — A device for visual communication that is used to bring the subject to the attention of the public. Signs do include lettering, logos, trademarks, or other symbols that are an integral part of the architectural design of a building, that are applied to a building, or that are located elsewhere on the premises; signs affixed to windows or glass doors or otherwise internally mounted such that they are obviously intended to be seen and understood by vehicular or pedestrian traffic outside the building; flags and insignia of civic, charitable, religious, fraternal, patriotic, or similar organizations; insignia of governments or government agencies; banners, streamers, pennants, spinners, reflectors, ribbons, tinsel, and similar materials; and inflatable objects. Signs do not include architectural features that may be identified with a particular business; backlit awnings that include no lettering, logos, or other symbols; signs within a building that are obviously intended to be seen primarily from within the building; outdoor signs intended for use within a property, such as menu signs by fast-food restaurant drive-through lanes, signs with regulations within a park, and building identification signs within a campus; flags of governments or government agencies; decorative seasonal and holiday banners on residential properties; and displays of merchandise either behind store windows or outdoors.

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

TEMPORARY SIGN — A sign that is displayed for no more than three months in any year, unless stated otherwise in this chapter.

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

WINDOW DISPLAY — An exhibit behind a window that is intended to draw attention to a product, service, business, or cause.

- C. 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 has no 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. 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 any 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 zone in which it is located.
 - (b) The height of freestanding signs shall be controlled by the regulations in Tables 1 and 2 herein this § 425-44 of this chapter.
 - (c) Wall signs may be at any height on the wall to which they are attached, except that they may not extend higher than the top of the wall.
 - (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.

- D. 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 a specific regulation, the specific regulation 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 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 that displays one or more permanent freestanding signs and that 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 that is easily identifiable and legible from moving traffic in the street at a distance of 100 feet (three-inch-high lettering/numerals with a three-quarter-inch stroke). The area taken up by the address does not count as part of the sign area. Center signs are exempt from this requirement.
 - (7) No temporary signs shall be permitted, except as authorized elsewhere in 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 PennDOT.
 - (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, or otherwise attached to utility poles, trees, fences, fire hydrants, 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 Board of Supervisors.
 - (11) Any freestanding sign within a floodplain must receive approval as a special exception.

- (12) No sign shall be placed so as to obstruct any door, stairway, window, fire escape, 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 that is parallel to and attached to the face of a building shall project more than 18 inches over a public sidewalk.
- (16) No sign that 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 that constitute a public safety or traffic hazard.
- (18) No sign shall be permitted that imitates or that 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 or window display shall include a revolving beam or beacon of light resembling an emergency vehicle or facility.
- (20) No sign shall advertise activities or products that are illegal under federal, state, or local municipal laws or regulations.
- (21) No sign shall include statements, words or pictures that are considered to be vulgar, obscene or pornographic.
- (22) No streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons or similar materials shall be displayed outside a building. (See "special event sign" in Table 2 this § 425-44 of this chapter for regulations that apply to banners used as special events signs.)
- (23) In addition to any other signage permitted by this article, each commercial or industrial property may display one flag not to exceed 35 square feet with a company or corporate identification logo on premises on an approved, standard flagpole.
- (24) No animated, sequential, intermittent, flashing, rotating, or oscillating signs shall be permitted, except for time and temperature signs, and those sequential signs which change their message on an hourly basis. Any sequential signs changing their message on an hourly basis shall be limited to signs located within the (GC) General Commercial Zone.
- (25) No sign shall emit smoke, visible vapors, particles, sound, or odor.

- (26) No sign shall be placed on an automobile, truck or other vehicle if that vehicle is being used primarily for displaying such sign.
 - (27) No inflatable signs shall be permitted.
 - (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) Any sign which has been authenticated as historically significant and accurate for its specific location, whether original or a replica, may be exempted from the regulations of this article as a special exception.
 - (31) Signs may be interior lighted with non-glaring lights; signs may be externally lighted by lights that are shielded so there is no direct light transmitted to other properties or public rights-of-way.
 - (32) The light from any illuminated sign shall not adversely affect:
 - (a) Safe vision of operators of vehicles moving on public or private streets or parking areas;
 - (b) Any of the residential zones; or
 - (c) Any part of a building or property used for residential purposes.
 - (33) No lighting shall be permitted to outline buildings or structures or parts thereof through the use of exposed neon tubing, strings or lights, or other 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.
 - (34) Business signs in other than any of the commercial zones and the (I) Industrial Zone shall not be illuminated when the business is closed.
 - (35) All electrically illuminated signs shall be constructed to the standards/listing of the Underwriters Laboratories, Inc. and the latest edition of the National Electrical Code.
- E. Specific regulations. Tables 1 and 2 herein this § 425-44 of this chapter provide regulations for specific kinds of signs in each zone. Table 1 provides regulations for permanent signs; Table 2 provides regulations for temporary signs. Kinds of signs not provided for in Tables 1 or 2 or anywhere else in this article shall not be allowed.¹

1. Editor's Note: Table 1, Regulations for Permanent Signs, and Table 2, Regulations for Temporary Signs, are included as attachments to this chapter.

- F. Permitting procedures and fees. Permits for the placement of signs are required as indicated by the last column in Tables 1 and 2 herein this § 425-44 of this chapter. Sign permit application requirements, such as forms, plans and fees, shall be established by the Board of Supervisors.
- G. Nonconforming signs. Nonconforming signs may continue to be displayed, as long as there is compliance with the following limitations and conditions:
- (1) There may be no expansion or increase in the nonconformity in any way.
 - (2) Maintenance and repair of the sign is permitted; if necessary, up to 50% of the entire area of a sign and its supporting structure may be replaced in the event of damage; any such replacement must be completed within six months of the damage occurring.
 - (3) The sign must be brought into conformity if, for a period of at least three months, the message has no longer applied to an activity on the premises (this does not apply to billboards).

ZONING

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Manor Township

Table 1 - Regulations for Permanent Signs

Kind of Sign	Zone	Total Signs On Lot		Freestanding Signs				Building Signs		Other Requirements	Permit Required
		Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback from Street Right-of-Way (feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)		
Business sign (except center signs) Home occupation sign and Identification sign (except development signs and public use signs)	(C) Conservation; (R) Rural; (V) Village; (RL) Low-Density Residential; (RL1) Low-Density Residential Flex; (RM) Medium-Density Residential; (RM1) Medium-Density Residential Flex; (RH) High-Density Residential; (RH1) High-Density Residential Flex; (E) Excavation Zones	2 per lot	2	1 per lot	2	6	10	2 per lot	2	Business signs for individual businesses must be located so they are identified with individual businesses, i.e., rather than being at the street frontage of a large center, away from the business they are identifying. 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.	Yes
	(A) Agricultural Zone	2 per lot	12	1 per lot	8	6	10	2 per lot	8		Yes
	(LC) Local Commercial; (CO) Commercial Office; (LTD) Limited Commercial Zones	No limit	200	1 per street frontage, except that in a structure with multiple business the individual businesses may not have their own freestanding signs.	40 on each street frontage	20	10	No limit	1 1/2 per linear foot of facade to which sign is attached, up to maximum of 200 of signage per lot (also see Note 3)		Yes
	(GC) General Commercial (I) Industrial; (MRC) Mixed Residential/ Commercial Zones	No limit	280 (also see Note 1)		See Note 2	20	10	No limit			Yes

NOTES:

1. An additional freestanding sign is permitted for each additional street frontage, with the area to be calculated as indicated in Note 2, and with no freestanding sign to exceed 80 square feet.
2. The area permitted on each street frontage is 40 square feet for street frontage up to 80 feet, plus 1 square foot per two feet of street frontage over 80 feet, up to a maximum of 80 square feet.
3. 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 ell on the side in question) is the straight line distance between the two ends of the building.

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Kind of Sign	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Billboard [allowed only in (LC) Local Commercial; (CO) Commercial Office; (LTD) Limited Commercial; (GC) General Commercial]	See "Other Requirements"	300 per surface, whether or not messages are the same	25	30	No more than 1 billboard structure at any point; it may have 2 surfaces with total of 2 messages, as long as surfaces are back-to-back or at angle of $\leq 45^\circ$. Must have setback of 15 feet or the minimum building setback line, whichever is greater, from property lines other than street. Each billboard structure must be at 1,200 feet from any other and at least 300 feet from any of the Residential Zones; (R) Rural; (AG); Agricultural, or open space zone	Yes
Center Sign	For each center, 1 per principal entrance, up to maximum of 2, except there may be more than 2 if all entrances are at least 1,200 feet apart	20 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 80 in; (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (CO) Commercial Office; (LTD) Limited Commercial Zones	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 20 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (CO) Commercial Office; (LTD) Limited Commercial Zones	10	Center signs are allowed only for centers such as shopping centers, office complexes, and industrial parks which meet at least 2 of the following 3 minimums: (1) 5 units; (2) 20,000 square feet of building area; and (3) 5 acres of land.	Yes
Development Sign	For each residential development, 1 per principal entrance, up to maximum of 2 entrances	20	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex;	10	Development signs are allowed only for residential developments. They may include only the name of the development and may not include any commercial advertising.	Yes

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Kind of Sign	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
			(RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 20 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (CO) Commercial Office; (LTD) Limited Commercial Zones			
Government Sign	Placed within rights-of-way; generally not regulated by this article.					
Incidental Sign	No limit	2	6	10, except no setback is required if sign is no more than 30 inches high		No
Nonprofit Organization Sign	As approved by governing body	4	6	Not applicable	May be placed in street rights-of-way with the approval of the governing body. The governing body may require that they be placed at designated entrances to the community or on common display panels.	
Public Use Sign	1 building sign per lot and 1 freestanding sign per principal entrance	40	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones; 10 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (CO) Commercial Office; (LTD) Limited Commercial Zones	10		Yes

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Manor Township

Table 2 - Regulations for Temporary Signs

Kind of Sign	Permitted Time for Display	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Contractor sign	During construction	1 per contractor per lot	6	6	See "Other Requirements"	Must be set back at least 10 feet from cartway or at building face, whichever is less, may not be in side yard setback. May not be illuminated. Not permitted off premises. If there are 4 or more on a lot, they must be combined in a single display by attaching them to a single background panel or frame. 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. Also see Note 1.	No
Election sign	From 60 days prior to election to 7 days after election	1 per candidate per street frontage, up to 2 per candidate per lot, in: (LC) Local Commercial; (GC) General Commercial; (I) Industrial Zones; no limit in other Zones	32 in (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/ Commercial Zones; 6 in other zones	10 in (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/ Commercial Zones; 6 in other zones	10	See Note 2.	No
Garage/yard sale sign	From 48 hours before sale to end of day of sale	1 per sale per lot	6	6	10	Not permitted off-premises. Also see Note 1.	No
Issue sign	No limit	1 per street frontage, up to 2 per lot	32 (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/ Commercial Zones; 6 in other zones	10 in (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/ Commercial Zones; 6 in other zones	10		No
Open house sign	From 3 days before open house to 2 hours after open house. Display may not exceed 6 days per month per lot.	1 on-premises; 2 off-premises, with no more than 1 per intersection	6	6 in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RLI) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RH1) High-Density Residential Flex Zones;	Not applicable	Must include the words "Open House," day and time of open house, and name of realtor. Open house must be attended by the seller or the seller's representative during entire advertised time of open house. Must not interfere with pedestrian or vehicular traffic. Also see Note 1.	No

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Kind of Sign	Permitted Time for Display	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
				10 in (LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/ Commercial; (CO) Commercial Office; (LTD) Limited Commercial Zones			
Real estate sign [in (E) Excavation; (C) Conservation; (A) Agricultural; (R) Rural; (RL) Low-Density Residential; (V) Village; (RM) Medium-Density Residential; (RH) High-Density Residential; (RL1) Low-Density Residential Flex; (RM1) Medium-Density Residential Flex; (RHI) High-Density Residential Flex Zones]	Until 5 days after completion of activity they advertise	1 per street frontage, up to 2 per lot	6	6	10	Not permitted off-premises. Also see Note 1.	No
Real estate sign in [(LC) Local Commercial; (GC) General Commercial; (I) Industrial; (MRC) Mixed Residential/Commercial; (CO) Commercial Office; (LTD) Limited Commercial Zones]	Until 5 days after completion of activity they advertise	1 per street frontage, up to 2 per lot	32	10	10	Not permitted off-premises. Also see Note 1.	No
Sidewalk sign	No limit	1 per street frontage, up to 2 per lot	See "Other Requirements"	See "Other Requirements"	Not applicable	Shall not be more than 24 inches wide and 48 inches high if placed next to curb; if placed next to buildings having obstructions such as steps, shall not be more than 42 inches wide and 72 inches high. Distance between sidewalk signs shall be at least 15 feet. Minimum of four feet of unobstructed walkway shall be maintained.	No
Special event sign	If event has specific date, from 21 days before event to 5 days after event. See also "Other Requirements"	1 per lot per event	16	6	10	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. Off-premises special event signs are allowed only in (GC) General Commercial; (MRC) Mixed Residential/Commercial; (I) Industrial Zones. Also see Note 1.	No

NOTES:

1. 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.
2. Signs which are not removed within the time limits may be removed and discarded by the municipality, and the municipality may recover a fee equal to the cost of removal, storage, and disposal.