

AMITY TOWNSHIP
BERKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF AMITY, BERKS COUNTY, PENNSYLVANIA, TO AMEND CHAPTER 32 ZONING, PART 4 SUPPLEMENTARY REGULATIONS, SECTION 32-927 SIGNS, SUBSECTION 32-927(a) PURPOSE AND APPLICATION; SUBSECTION 32-927(b) DEFINITIONS; SUBSECTION 32-927(d) PERMITTED SIGNS - ALL ZONING DISTRICTS; SUBSECTION 32-927(e) PERMITTED SIGNS - RESIDENTIAL DISTRICTS; SUBSECTION 32-927(f) PERMITTED SIGNS - MULTIFAMILY/PLANNED RESIDENTIAL DEVELOPMENTS; SUBSECTION 32-927(g) PERMITTED SIGNS - HC (HIGHWAY COMMERCIAL), SCC (SHOPPING CENTER COMMERCIAL) AND LI/O (LIGHT INDUSTRIAL/OFFICE) ZONING DISTRICTS; SUBSECTION 32-927(i) PERMITTED SIGNS - PBOI (PLANNED BUSINESS/OFFICE/INDUSTRIAL) ZONING DISTRICT; AND SUBSECTION 32-927(j) SUPPLEMENTARY SIGN REGULATIONS

WHEREAS, Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, *et seq.*, authorizes the Township of Amity to enact, amend and repeal Zoning Ordinances within the Township; and

WHEREAS, the Board of Supervisors of the Township of Amity (the “Board”) is duly empowered by Section 65607 of the Second Class Township Code, 53 P.S. § 65607, to enact regulations that protect and advance the health, safety and welfare of the residents of the Township of Amity, Berks County, Pennsylvania (the “Township”); and

WHEREAS, the Board has adopted a comprehensive Zoning Ordinance in accordance with the Pennsylvania Municipalities Planning Code, 53 P.S. § 10601, *et seq.* (the “Zoning Ordinance”); and

WHEREAS, the Board is authorized by law to make such amendments to the Zoning Ordinance as it deems necessary and beneficial to the Township and its residents; and

WHEREAS, the Board desires to establish reasonable content-neutral regulations for the display of signs and to update regulations to reflect current sign standards.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Amity as follows:

SECTION 1. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (a) Purpose and Application, is **restated** as follows:

(a) Purpose and Application.

(1) The purposes of the regulations contained under this section are to promote and

maintain overall community beautification; establish reasonable content-neutral time, place and manner regulations for the display of signs; promote traffic safety; and promote appropriate and efficient use of land. These regulations shall be applied without regard to the communicative content of any sign, except as necessary to identify official governmental traffic control signs or warning signs essential to public safety.

- (2) Signs existing at the date of enactment of this chapter and which do not conform to the requirements of this chapter shall be considered nonconforming signs. Once a nonconforming sign is removed, it may be replaced only with a conforming sign. Nonconforming signs may be repaired or repainted provided that the modifications do not exceed the dimensions of the existing sign.

SECTION 2. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (b) Definitions, ELECTRONIC MESSAGE DISPLAY SIGN, is **restated** as follows:

ELECTRONIC MESSAGE DISPLAY SIGN – A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

SECTION 3. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (b) Definitions, SIGN, is **restated** as follows:

SIGN – Any permanent or temporary structure or part thereof or any device attached, painted or represented, directly or indirectly, on a support structure, building, wall or other surface (indoor or outdoor that can be viewed by the public) that displays or includes any letter, word, insignia, flag or representation used as or which is in the nature of an advertisement, announcement, visual communication, direction or which is designed to attract the eye or bring the subject to the attention of the public. The term "sign" includes the word "billboard," "monument sign" and "post sign."

SECTION 4. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (b) Definitions, TEMPORARY SIGN, is **restated** in its entirety as follows:

TEMPORARY SIGN – A Sign not permanently attached to the ground, a wall, or a building, and not designed or intended for permanent display, regardless of the message displayed. A temporary sign includes any sign, banner, or poster that is placed for a limited duration and which is constructed of materials that are not intended to be permanent.

SECTION 5. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (b) Definitions, is amended to **add** the following definitions:

FREESTANDING SIGN – A permanent or temporary sign that is self-supporting on the ground by poles, braces, or a solid base structure and is not attached to a building. The term includes monument signs and post signs.

MONUMENT SIGN – A freestanding sign where the entire bottom of the sign is affixed to the ground, a solid base, or a pedestal, as depicted in Diagram 1204 set forth in § 32-1204 of

this Chapter.

OFF-PREMISES SIGN – A permanent sign that directs attention to a business, product, service, activity, or any other matter not conducted, sold, offered, or available on the premises where the sign is located.

ON-PREMISES SIGN – A permanent or temporary sign that is located on the same lot as the use, activity, structure, or premises to which the sign relates.

POST SIGN – A freestanding sign supported by one or more posts or poles set in the ground, as depicted in Diagram 1205 set forth in § 32-1205 of this Chapter.

WALL SIGN – A sign that is attached to, painted on, or erected against the wall of a building or structure, with the exposed face of the sign in a plane parallel to the plan of the wall, and which does not project more than 12 inches from the building façade.

WINDOW SIGN – A sign that is applied to, attached to, or placed within a window or door and is visible from the exterior of the building.

SECTION 6. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (d) Permitted Signs – All Zoning Districts, is **restated in its entirety** as follows:

(d) Permitted Signs - All Zoning Districts. These signs are permitted in all zoning districts and are subject to the following standards, provisions and specifications.

- (1) Signs constituting government speech, including signs erected, owned, or maintained by the Township or by any federal, state, county, or other governmental entity for a governmental purpose, and signs mandated by federal, state, or local law.
- (2) Temporary signs. Temporary signs are permitted in all zoning districts subject to the following conditions, regardless of the message displayed:
 - (i) The area of each such temporary sign shall not exceed six square feet;
 - (ii) No portion of each such temporary sign shall exceed four feet in height;
 - (iii) No such temporary sign shall be placed within the boundaries of a designated clear sight triangle at an intersection of streets or access drives;
 - (iv) No such temporary sign shall interfere with normal pedestrian movements;
 - (v) Each such temporary sign shall be constructed of durable materials and maintained in good and safe condition and repair. The painted portion of such temporary sign shall be kept in good condition. Upon the determination that such temporary sign is noncompliant with the provisions of this subsection or becomes a hazard, such temporary sign shall be repaired or removed by the owner of the property upon which such temporary sign is displayed within 30 days of the date of the written notice from the Township to such owner of such noncompliance. In the event such owner fails to remove or repair such temporary sign within said 30-day period, the Zoning

Officer or other qualified person designated by the Board of Supervisors may immediately remove such temporary sign at the sole cost and expense of such owner;

- (vi) No more than four temporary signs shall be displayed on a single property at any one time, unless the property fronts on more than one street, in which case up to four temporary signs may be displayed on each street frontage;
- (vii) No temporary sign shall be displayed for a continuous period exceeding 90 days, except that a temporary sign may remain displayed for the duration of an ongoing condition or circumstance on the premises where the sign is located, including (i) the period during which a valid, unexpired building or zoning permit authorizes active construction, alteration, or demolition on the premises; or (ii) the period during which the premises are actively listed for sale, lease, or rent with a licensed real estate broker or by the owner. Any such sign shall be removed within 14 days after the condition or circumstance has ended. Upon expiration of the 90-day period applicable to all other temporary signs, the sign shall be removed for a minimum of 14 days before it may be redisplayed. This subsection applies to all temporary signs regardless of the message or content displayed.
- (viii) No temporary sign shall be placed within the official right-of-way of any street.

SECTION 7. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (e) Permitted Signs – Residential Districts, is **restated in its entirety** as follows:

- (e) Permitted Signs – Residential Districts. The following signs are permitted in the RC (Rural Conservation), the LDR (Low Density Residential), the MDR (Medium Density Residential), the MHP (Mobile Home Park) and the RV (Rural Village-Amityville) zoning districts:
 - (1) Wall signs. Each dwelling or principal structure may display one wall sign, provided that such wall sign does not exceed four square feet in area and shall be fixed flat against the main wall of the building.
 - (2) Freestanding Signs for Nonresidential Principal Uses. For permitted nonresidential principal uses on a lot (including but not limited to schools, churches, clubs, and municipal uses), one freestanding or wall sign may be erected on any one street frontage, provided that the area of any such sign shall not exceed 12 square feet.
 - (3) Developments containing a total of 25 or more dwelling units may provide a permanent sign. All such permanent signs shall be limited to one permanent sign per entrance to the development and a maximum of 32 square feet per permanent sign.
 - (4) Illuminated signs or electronic message display signs shall not be permitted for any use in a residential zoning district with the exception of properties used for a lawfully permitted nonresidential use, or for approved commercial uses in the Rural Village-Amityville (RV) zoning district only with the approval of the Board of Supervisors. The

permissibility of an illuminated sign or electronic message display sign under this subsection shall be determined without regard to the content of any message displayed thereon.

SECTION 8. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (f) Permitted Signs – Multifamily/Planned Residential Developments, is **restated in its entirety** as follows:

(f) Permitted Signs-Multifamily/Planned Residential Developments. The following signs are permitted in multifamily and/or planned residential developments:

(1) Temporary freestanding signs on the property are subject to the following conditions:

- (i) The area of each such temporary sign shall not exceed 32 square feet;
- (ii) No portion of each such temporary sign shall exceed 10 feet in height;
- (iii) Not more than one such temporary sign shall be displayed on the property unless such property fronts on more than one street, in which case one such temporary sign may be located on each street frontage;
- (iv) No such temporary sign shall be displayed for more than one year. Upon expiration, the sign shall be removed. A new temporary sign permit may be obtained upon reapplication;
- (v) No such temporary sign shall be placed within the boundaries of a designated clear sight triangle at an intersection of streets or access drives;
- (vi) No such temporary sign shall be placed within the official right-of-way of any street, or obstruct the vision or sight distance of the operator of any vehicle;
- (vii) No such temporary sign shall interfere with normal pedestrian movements; and
- (viii) Each such temporary sign shall be constructed of durable materials and maintained in good and safe condition and repair. The painted portion of each such temporary sign shall be kept in good condition. Upon the determination that such temporary sign is noncompliant with the provisions of this subsection or becomes a hazard, such temporary sign shall be repaired or removed by the owner of the property upon which such temporary sign is displayed within 30 days of the date of written notice from the Township to such owner of such noncompliance. In the event such owner fails to remove or repair such temporary sign within said thirty-day period, the Zoning Officer or other qualified person designated by the Board of Supervisors may immediately remove such temporary sign at the sole cost and expense of such owner.
- (ix) No such temporary sign shall be erected or displayed without the owner thereof having first obtained a permit from the Township for such temporary sign, subject to the following conditions: each such permit shall be issued by the

Zoning Officer or other qualified person designated by the Board of Supervisors, only upon receipt of a written application completed in duplicate on a form approved by the Board of Supervisors from time to time; each such application shall be signed by the applicant and accompanied by all required documents and information as prescribed by such application form; each such application shall be reviewed by the Zoning Officer for compliance with the provisions of this chapter, including but not limited to § 32-927(j), and, upon approval thereof, a permit shall be issued.

- (2) On-premises temporary signs, not to exceed six square feet each, erected within the project itself for directional or wayfinding purposes.
- (3) Developments containing a total of 25 or more multifamily dwelling units may provide a permanent sign. All such permanent signs shall be limited to one sign per entrance to the development and a maximum size of 32 square feet per sign. Permanent signs identifying the individual buildings within the project shall not exceed two square feet.
- (4) Illuminated signs or electronic message display signs shall not be permitted in any planned residential developments or multifamily developments, except upon properties with approved commercial uses and only with the approval of the Board of Supervisors for approved commercial uses.

SECTION 9. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (g) Permitted Signs – HC (Highway Commercial), SCC (Shopping Center Commercial) and LI/O (Light Industrial/Office) Zoning Districts, is **restated in its entirety** as follows:

(g) Permitted Signs – HC (Highway Commercial), SCC (Shopping Center Commercial) and LI/O (Light Industrial/Office) Zoning Districts. The following signs are permitted in the HC (Highway Commercial), SCC (Shopping Center Commercial) and LI/O (Light Industrial/ Office) Zoning Districts:

- (1) Temporary freestanding signs are subject to the following conditions:
 - (i) The area of each such sign shall not exceed the following: for a property consisting of 10 or less acres, 32 square feet in area; for a property consisting of more than 10 acres and less than 50 acres, 100 square feet in area; and for a property consisting of 50 acres or more, 200 square feet in area;
 - (ii) No portion of each such temporary sign shall exceed: 40 feet in height in the HC (Highway Commercial), SCC (Shopping Center Commercial) and LI/O (Light Industrial/Office) Zoning Districts;
 - (iii) Not more than one such sign shall be displayed on the property unless such property fronts on more than one street, in which case one such temporary sign may be located on each street frontage;
 - (iv) No such temporary sign shall be displayed for more than one year. Upon expiration, the sign shall be removed. A new temporary sign permit may be

obtained upon reapplication;

- (v) No such temporary sign shall be placed within the boundaries of a designated clear sight triangle at an intersection of streets or access drives;
- (vi) No such temporary sign shall be placed within the official right-of-way of any street or obstruct the vision or sight distance of the operator of any vehicle;
- (vii) No such temporary sign shall interfere with normal pedestrian movements;
- (viii) Two sign faces may be utilized only in the back-to-back arrangement, in which case they shall be parallel and not more than 15 feet apart;
- (ix) Each such temporary sign shall be constructed of durable materials and maintained in good and safe condition and repair. The painted portion of each such temporary sign shall be kept in good condition. Upon the determination that such temporary sign is noncompliant with the provisions of this subsection or becomes a hazard, such temporary sign shall be repaired or removed by the owner of the property upon which such temporary sign is displayed within 30 days of the date of written notice from the Township to such owner of such noncompliance. In the event such owner fails to remove or repair such temporary sign within said thirty-day period, the Zoning Officer or other qualified person designated by the Board of Supervisors may immediately remove such temporary sign at the sole cost and expense of such owner.
- (x) Each such temporary sign may be illuminated provided that the lighting shall be arranged in a manner which shall protect neighboring properties and streets or roadways from direct glare, beams or rays and shall not be of such intensity or brilliance to cause impairment of the vision of any driver or operator of any vehicle nor create hazardous interferences of any kind and otherwise conform with all Township regulations relating to lighting, including, but not limited to, § 32-922 of this chapter;
- (xi) No such temporary sign shall be erected within 150 feet of any intersection of any public roadways;
- (xii) No such temporary sign shall be erected or displayed without the owner thereof having first obtained a permit from the Township for such temporary sign, subject to the following conditions: each such permit shall be issued by the Zoning Officer or other qualified person designated by the Board of Supervisors, only upon receipt of a written application completed in duplicate on a form approved by the Board of Supervisors from time to time; each such application shall be signed by the applicant and accompanied by all required documents and information as prescribed by such application form; each such application shall be reviewed by the Zoning Officer for compliance with the provisions of this chapter, including but not limited to § 32-927(j), and, upon approval thereof, a permit shall be issued, which such permit shall remain in effect for a period of one year from the date of issuance thereof, subject to renewal for additional one year intervals upon written reapplication and presentation of documentation establishing applicant's continued compliance with the terms and conditions of

this chapter; and each such application and reapplication shall be accompanied by a check or cash in full satisfaction of the application or reapplication fee for such permit as established by resolution of the Board of Supervisors from time to time.

- (2) Permanent business or industrial wall or freestanding signs on the same lot as the use to which it relates, in accordance with the following standards and specifications:
 - (i) The total area of such signs shall be limited to two square feet for each lineal foot of horizontal building front facade length, however, not to exceed 160 square feet for any one use.
 - (ii) All freestanding signs shall be of the monument type as depicted in Diagram 1204 set forth in § 32-1204 of this chapter and shall not exceed 15 feet in height. The monument style sign(s) shall be included in the total square footage permitted herein.
 - (iii) No more than two freestanding signs shall be permitted per lot.
 - (iv) Electronic message display signs on the same lot as the use to which it relates are permitted in the HC (Highway Commercial) and SCC (Shopping Center Commercial) zoning districts. Electronic message display signs on the same lot as the use to which it relates are permitted in the portions of the LI/O (Light Industrial/Office) Zoning District which immediately adjoin United States Route 422 (either East or West bound) and for an area of 150 feet from the edge of the cartway of said road. Such electronic message display signs shall be no larger than 50 square feet or 25% of the total allowable signage for a property pursuant to § 32-927 (g)(2)(i) hereof, whichever is less. Such electronic message display signs shall also conform to the standards and specifications as set forth in § 32-927(j)(6).
- (3) Special temporary displays, signs or devices shall be permitted on the outside of a building, provided they are not on display for a total period of 30 cumulative days in any given year.
- (4) Permanent off-site advertising signs may be erected and maintained within the HC (Highway Commercial), SCC (Shopping Center Commercial) and LI/O (Light Industrial/Office) zoning districts which immediately adjoin United States Route 422 (either East or West bound) and for an area of 150 feet from the edge of the cartway of said road. In addition, the following standards and specifications shall apply:
 - (i) All off-site advertising signs shall have a maximum display area of 200 square feet per sign face with a maximum width of 25 feet, inclusive of any border, and shall have no more than one in each direction;
 - (ii) Two sign faces may be utilized only in the back-to-back arrangement, in which they shall be parallel and not more than 15 feet apart;
 - (iii) All off-site advertising signs shall be constructed on a steel unipole support, meeting the industry-wide standards and shall be designed and certified as accurate and of sound construction quality by a registered and certified

professional engineer whose signature and seal shall appear on the face of said plan along with said certification;

- (iv) All off-site advertising signs shall conform to the building height restrictions of the zoning district controlling the location of the structure. The height shall be measured from the bed of the street, road, highway or alley to the highest part of the sign or supporting structure;
- (v) No off-site advertising sign shall be erected within 1,000 feet in any direction of any other advertising sign;
- (vi) No off-site advertising sign shall be erected closer than 20 feet to the cartway or as specified by the Pennsylvania Department of Transportation;
- (vii) All off-site advertising signs shall be maintained in good and safe structural condition. The painted portion of all off-site advertising signs shall be kept in good condition;
- (viii) The general area in the vicinity of all off-site advertising signs shall be kept free and clear of sign material and debris and adhere to any and all Township ordinances, including the Weed Control Ordinance now in effect or as hereinafter amended;
- (ix) All newly erected off-site advertising signs shall conform to all applicable federal, state and local laws, rules and regulations;
- (x) Off-site advertising signs may be illuminated provided that the lighting shall be arranged in a manner which shall protect neighboring properties and streets or roadways from direct glare, beams or rays and shall not be of such intensity or brilliance to cause impairment of the vision of any driver or operator of any vehicle nor create hazardous interferences of any kind;
- (xi) No off-site advertising signs shall be erected within 150 feet of any intersection of any public roadway with United States Route 422, and no off-site advertising sign shall be erected or placed in any manner so as to interfere with or impede the unobstructed vision of a motor vehicle operator attempting to enter on or exit from any intersection with a public or private roadway, any driveway or any parking facility adjacent to U.S. Route 422;
- (xii) No off-site advertising sign shall be erected or maintained without the owner thereof having first obtained a permit from the Township, which shall be issued by the Zoning Officer or other party designated by the Board of Supervisors, only upon receipt of a written application completed in duplicate, signed by the applicant and accompanied by five copies of a plan of the property or tract of land, prepared to scale, depicting dimensional limits of the sign face, the perimeter boundaries as taken from the deed for said tract, identifying the current owner of the tract, all adjacent owners, the location and dimensions of United States Route 422 in relation to the tract, the next closest intersecting public roadways and any driveways or parking areas within 150 feet of the site, the proposed location of the sign area to be transferred in fee or controlled by lease

and any and all easements or utility installation affecting such site and accompanied by five copies of a plan of the sign prepared to scale depicting the supporting structure and the specifications of the materials and methods of construction and maintenance to be employed, signed and certified by a registered licensed professional engineer;

- (xiii) Permit applications shall be reviewed by the Zoning Officer and the Township Engineer for compliance with this chapter and, upon approval by both, a permit shall be issued to remain in effect for a period of three years from the date of issuance of the permit, subject to renewal for additional three year intervals upon written reapplication and presentation of documentation establishing applicant's continued compliance with the terms and conditions of this chapter concerning weed control, maintenance, illumination and other terms not to include the location of the site itself but to include any terms or conditions appearing on the face of the permit;
- (xiv) Permit applications shall be accompanied by a check or cash in full satisfaction of an initial application fee to be established by resolution of the Board of Supervisors;
- (xv) Electronic message display signs as off-site advertising signs shall be in accordance with the standards and specifications as set forth in § 32-927 (g)(4) and § 32-927(j)(6). Each message on the sign must be displayed for a minimum of five (5) seconds.

SECTION 10. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (h) Permitted Signs – Rural Village-Amityville District, is **restated in its entirety** as follows:

(h) Permitted Signs – Rural Village-Amityville District. The following signs are permitted in the Rural Village-Amityville Zoning District:

- (1) Freestanding signs or signs mounted perpendicular to and attached to the building on the same lot as the use to which it relates, in accordance with the following standards and specifications:
 - (i) The total area of such signs shall be limited to 12 square feet for any one use;
 - (ii) All freestanding signs shall be of the monument type as depicted in Diagram 1204 set forth in § 32-1204 of this chapter or post type as depicted in Diagram 1205 as set forth in § 32-1205 of this chapter and shall not exceed eight feet in height. The monument style sign(s) and post type sign(s) shall be included in the total sign square footage permitted herein; and
 - (iii) No more than one freestanding sign shall be permitted per lot, except as permitted by Section 32-927(e)(2) and (e)(3).
- (2) Wall signs in the structure on the same lot as the use to which it relates, provided the total area of such signs shall be limited to 12 square feet on each building facade that has direct frontage on a public street.

- (3) A temporary sign shall be permitted on the outside of a building provided it does not exceed 12 square feet. No mechanically inflatable devices or similar products or signs are permitted in the Rural Village-Amityville Zoning District.

SECTION 11. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (i) Permitted Signs – PBOI (Planned Business/Office/Industrial) Zoning District, is **restated in its entirety** as follows:

- (i) Permitted Signs – PBOI (Planned Business/Office/Industrial) District. The following signs are permitted in the PBOI (Planned Business/Office/Industrial) Zoning District:

(1) Temporary freestanding signs on the property are subject to the following conditions:

- (i) The area of each such sign shall not exceed the following: for a property consisting of 10 or less acres, 32 square feet in area; for a property consisting of more than 10 acres and less than 50 acres, 100 square feet in area; and for a property consisting of 50 acres or more, 200 square feet in area;
- (ii) No portion of each such temporary sign shall exceed 40 feet in height in the PBOI (Planned Business/Office/Industrial) Zoning District;
- (iii) Not more than one such sign shall be displayed on the property unless such property fronts on more than one street, in which case one such temporary sign may be located on each street frontage;
- (iv) No such temporary sign shall be displayed for more than one year. Upon expiration, the sign shall be removed. A new temporary sign permit may be obtained upon reapplication;
- (v) No such temporary sign shall be placed within the boundaries of a designated clear sight triangle at an intersection of streets or access drives;
- (vi) No such temporary sign shall be placed within the official right-of-way of any street, or obstruct the vision or sight distance of the operator of any vehicle;
- (vii) No such temporary sign shall interfere with normal pedestrian movements;
- (viii) Two sign faces may be utilized only in the back-to-back arrangement, in which case they shall be parallel and not more than 15 feet apart;
- (ix) Each such temporary sign shall be constructed of durable materials and maintained in good and safe condition and repair. The painted portion of each such temporary sign shall be kept in good condition. Upon the determination that such temporary sign is noncompliant with the provisions of this subsection or becomes a hazard, such temporary sign shall be repaired or removed by the owner of the property upon which such temporary sign is displayed within 30 days of the date of written notice from the Township to such owner of such noncompliance. In the event such owner fails to remove or repair such temporary sign within said thirty-day period, the Zoning Officer or other qualified person

designated by the Board of Supervisors may immediately remove such temporary sign at the sole cost and expense of such owner;

- (x) Each such temporary sign may be illuminated provided that the lighting shall be arranged in a manner which shall protect neighboring properties and streets or roadways from direct glare, beams or rays and shall not be of such intensity or brilliance to cause impairment of the vision of any driver or operator of any vehicle nor create hazardous interferences of any kind and otherwise conform with all Township regulations relating to lighting, including, but not limited to, § 32-922 of this chapter;
 - (xi) No such temporary sign shall be erected within 150 feet of any intersection of any public roadways;
 - (xii) No such temporary sign shall be erected or displayed without the owner thereof having first obtained a permit from the Township for such temporary sign, subject to the following conditions: each such permit shall be issued by the Zoning Officer or other qualified person designated by the Board of Supervisors, only upon receipt of a written application completed in duplicate on a form approved by the Board of Supervisors from time to time; each such application shall be signed by the applicant and accompanied by all required documents and information as prescribed by such application form; each such application shall be reviewed by the Zoning Officer for compliance with the provisions of this chapter, including but not limited to § 32-927(j), and, upon approval thereof, a permit shall be issued, which such permit shall remain in effect for a period of one year from the date of issuance thereof, subject to renewal for additional one year intervals upon written reapplication and presentation of documentation establishing applicant's continued compliance with the terms and conditions of this chapter; and each such application and reapplication shall be accompanied by a check or cash in full satisfaction of the application or reapplication fee for such permit as established by resolution of the Board of Supervisors from time to time.
- (2) Permanent business or industrial wall or freestanding signs on the same lot as the use to which it relates, in accordance with the following standards and specifications:
- (i) The total area of such signs shall be limited to two square feet for each lineal foot of horizontal building front facade length, however, not to exceed 160 square feet for any one use;
 - (ii) All freestanding signs shall be of the monument type as depicted in Diagram 1204 set forth in § 32-1204 of this chapter and shall not exceed 15 feet in height. The monument style sign(s) shall be included in the total sign square footage permitted herein;
 - (iii) No more than two freestanding monument signs shall be permitted per lot;
 - (iv) Electronic message display signs on the same lot as the use to which it relates are permitted in the PBOI (Planned Business/Office/Industrial) Zoning District.

Such electronic message display signs shall be no larger than 50 square feet or 25% of the total allowable signage for a property pursuant to § 32-927(i)(2)(i) hereof, whichever is less. Such electronic message display signs shall also conform to the standards and specifications as set forth in § 32-927(j)(6).

- (3) Special temporary displays, signs or devices shall be permitted on the outside of a building provided they are not on display for a total period of 30 cumulative days in any given year.

SECTION 12. Chapter 32 Zoning, Part 9 Supplemental Regulations, Section 32-927 Signs, Subsection (j) Supplementary Sign Regulations, **is restated in its entirety** as follows:

- (j) Supplementary Sign Regulations. The following supplementary sign regulations shall apply to all zoning districts in the Township:

- (1) Projection. No sign shall project more than 12 inches from the building facade to which it is attached. No freestanding sign may project beyond the lot line or beyond a street right-of-way.
- (2) Height. No sign that is a part of or is supported by a building shall be erected upon the roof of such building, nor shall such sign extend above the height of the building. Freestanding signs shall meet the height requirements of the particular district in which they are located.
- (3) Illumination. Signs, other than electronic message display signs, may be lighted with nonglaring lights, provided that the lighting is screened from adjacent properties. No lights of intermittent, flashing or strobing types shall be permitted.
- (4) Placement. No signs shall be permitted which are posted, stapled or otherwise permanently attached to public utility poles or trees within a street right-of-way. No portion of any freestanding sign shall be located within five feet of any side lot line.
- (5) Construction. All signs, except temporary signs, shall be constructed of durable material and kept in good condition and repair. Any sign which is allowed to become dilapidated may, after 30 days' notification, be removed by the Township at the expense of the owner or lessee of the property on which it is located.
- (6) Electronic Message Display Signs. The following standards and specifications shall apply to electronic message display signs:
 - i. All electronic message display signs must be maintained in full, visual, working condition at all times. In the event the electronic message display sign is not fully functional, it must be turned off.
 - ii. Electronic message display signs showing distorted images, frozen content or system errors must be turned off.
 - iii. Electronic message display signs may not display live events. The only permitted use of electronic message display signs is for advertisement of the business permitted to have the electronic message display sign, with the exception of

permanent offsite advertising signs pursuant to Section (g)(4) hereof.

- iv. All electronic message display signs must include automatic brightness control responsive to ambient light.
 - v. Brightness shall not exceed:
 - A. 5,000 nits during daylight hours
 - B. 250 nits between dusk and dawn.
 - vi. Electronic message display signs must default to black in the event of malfunction.
 - vii. Amity Township may require a traffic safety review for electronic message display signs adjacent to major roads or intersections.
 - viii. No electronic message display signs shall contain flashing or strobing light effects.
- (7) Permit Procedures. Any denial of any sign permit application by the Zoning Officer shall be issued in writing and shall set forth the specific grounds for denial with reference to this chapter. An applicant aggrieved by a denial may appeal to the Zoning Hearing Board within thirty (30) days of the denial. Permit decisions under this chapter shall be made based on the standards set forth in this chapter and shall not be based on the content, viewpoint, or subject matter of any message displayed or proposed to be displayed on the sign.
- (8) Noncommercial and Commercial Message Substitution. Notwithstanding any other provision of this chapter, any sign authorized under this chapter may contain, in lieu of any other message or copy, any lawful noncommercial message that does not direct attention to a business, commodity, service, or activity offered for sale, provided that the sign complies with all size, height, setback, illumination, and other structural or locational requirements of this chapter. Further, any sign authorized under this chapter to display a commercial message may instead display any other lawful commercial message, subject to the same structural and locational requirements. This provision shall be construed to ensure that no sign is regulated more strictly based on the content of the message displayed than any other sign of the same physical characteristics in the same location.
- (9) Severability. The provisions of this chapter are severable. If any section, subsection, sentence, clause, phrase, or portion of this chapter is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this chapter. The Board of Supervisors declares that it would have adopted this chapter, and each section, subsection, sentence, clause, phrase, and portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions may be declared invalid or unconstitutional. If any content-based exception, permitted-sign category, or other provision of this chapter is held unconstitutional, the remaining content-neutral

structural regulations, including without limitation those governing size, height, setback, placement, illumination, and permit procedures, shall continue in full force and effect.

SECTION 13. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason held to be invalid, such invalidity shall not affect nor impair any remaining provision, sentence, clause, or part hereof, it being the intent of the Board of Supervisors of the Township of Amity that such remainder shall be and shall remain in full force and effect, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

SECTION 14. Repealer. The Code of Ordinances of the Township of Amity, as amended, shall be and remain unchanged and in full force and effect except as amended, supplemented or modified by this Ordinance. This Ordinance shall become a part of the Code of Ordinances of the Township of Amity, upon adoption. All Ordinances or parts of Ordinances of the Township of Amity which are conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 15. Effective Date. This Ordinance shall become effective immediately after enactment in accordance with the Pennsylvania Second Class Township Code.

DULY ENACTED AND ENACTED as an Ordinance by the Board of Supervisors of the Township of Amity, Berks County, Pennsylvania, in lawful session duly assembled this _____ day of _____, 2026.

Attest:

TOWNSHIP OF AMITY
BOARD OF SUPERVISORS

Pamela L. Kisch, Secretary

Kim McGrath, Chairperson

(SEAL)

Kevin Keifrider, Vice Chairperson

Paul Weller

Terry Jones

Nate Halter

MUNICIPAL CERTIFICATION

I, Pamela L. Kisch, Secretary of the Township of Amity, Berks County, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 2026-_____, adopted at a regular meeting of the Board of Supervisors of the Township of Amity held on the _____ day of _____, 2026.

(SEAL)

Pamela L. Kisch, Secretary

Date: _____, 2026