

TO OPERATE A BUSINESS IN RICHLAND TOWNSHIP – FAQ’S

1. What permits do I need?

Occupancy Permit – An occupancy permit is needed to operate any business in Richland Township.

The occupancy permit confirms that the use is in accordance with the Township’s Zoning Ordinance and other Township ordinances. There are four (4) commercial zoning districts in Richland Township; additionally, some business are permitted in residential zoning districts as home occupations. Contact the Township at 724-443-5921 to determine what zoning district your business would be located in, and to identify if your proposed business is a permitted use for that district. Please provide a floor plan of the space you intend to occupy with the emergency exits marked.

Building Permit – A building permit is needed if you propose to expand or alter the structure or erect a sign. Building permit applications are available for pickup at the Township building during office hours, or available on the Township’s website: www.richland.pa.us

2. How do I secure utility services?

Water - Richland Township Municipal Authority, 2012 Kramer Road, Gibsonia, PA 15044; 724-443-9100

Sewer - Richland Township Sewer Department, 4019 Dickey Road, Gibsonia, PA 15044; 724-443-5921

Gas - Peoples Natural Gas, 5606 Community Center Drive, Gibsonia, PA 15044; 1-800-764-0111

Electric - Duquesne Light Company, 411 Seventh Avenue, Pittsburgh, PA 15219; 1-888-393-7100

Cable/Phone/Internet - Armstrong, 531 Perry Way, Zelienople, PA 16063; 1-877-277-5711, or Consolidated Communications, 4008 Gibsonia Road, Gibsonia, PA 15044; 724-443-9600

Solid Waste Collection/Recycling - Business owners may select their own waste disposal firm. They must however, comply with Township recycling regulations. A recycling information packet is enclosed.

3. What taxes are involved?

LST Tax - A Local Services Tax of \$52.00 per year is levied by the Township. Taxes levied are imposed upon salaries, wages, commissions, and other compensations paid by an employer to any non-resident who is employed or has rendered services to the employer. The amount of tax shall be deducted by the employer from the salaries, wages, or compensations paid to the employee from the date of hiring and from January 1st of each year thereafter. The tax shall be paid to: Keystone Collections Group, 546 Wendel Road, Irwin, PA 15642; 1-888-328-0558 or 724-978-0300; www.keystonecollects.com

Earned Income Tax - An earned income tax of 1.0% on the net profits of your business and deducted from your employees’ salaries must be paid to the Township Tax Collector. A wage tax of 1.0% is collected by: Keystone Collections Group, 546 Wendel Road, Irwin, PA 15642; 1-888-328-0558 or 724-978-0300; www.keystonecollects.com

4. Are there any other regulations with which I must comply?

The Zoning Ordinance requires that solid materials stored outside must be permanently screened from view from any public street and from adjacent residential areas. Solid waste shall be removed from the property at least once weekly. You must also comply with the off-street parking regulations.

RICHLAND TOWNSHIP

APPLICATION FOR CERTIFICATE OF OCCUPANCY

Application is hereby made for permission to use the property herein described for the purpose stated. If such use complies with the provisions of all laws and ordinances and Certificate of Occupancy is issued, it is understood by the applicant said certificate will authorize only the use stated in this application, and that such use may not legally be extended or changed without authorization by a new certificate.

Date of Application _____

Property Owner _____ Phone _____

Property Owner Address _____

Property Location _____ Lot & Block No. _____

Name of Applicant _____ Phone _____

Mailing Address _____ Email _____

NAME OF BUSINESS _____

Proposed Use _____ Phone _____

Number of Employees _____ Size of Building/Space _____

Sewer: Public _____ On-lot _____ Water: Public _____ Well _____

Type of Delivery or Truck Service _____

Opening Date _____

Signature of Applicant

For Office Use

Filing fee \$ _____ Zoning District _____

Building Permit No. (if applicable) _____ Bldg Permit Issue Date _____

Date of Final Inspection _____ Sprinklered? _____

Use Group _____ Occupancy _____

Applicable Code _____ Type of Construction _____

Occupancy Certificate Approval Date _____ **By** _____

Remarks: _____

Cc: Richland Township Sanitary Sewer Dept - Application
Keystone Collections
Occupancy file
911 - Allegheny County - Emergency #'s
Address file – Whole packet

Supervisors:

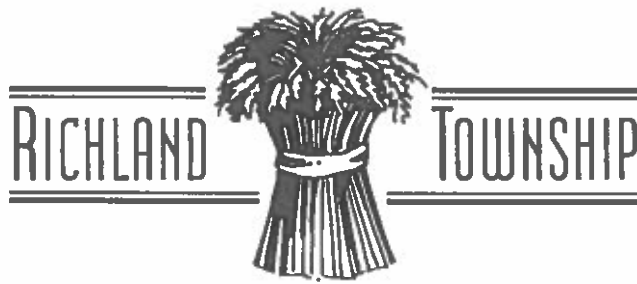
Raymond P. Kendrick, Chairman

George P. Allen, Vice Chairman

John A. Marshall

Barton D. Miller

Donna L. Snyder



4019 Dickey Road • Gibsonia, PA 15044

(724) 443-5921 • Fax: (724) 443-8860 • www.richland.pa.us

MEMORANDUM

TO: Richland Township Business Establishments

FROM: Richland Township

SUBJECT: Emergency Information

At the Allegheny County 911 Office, a list of telephone numbers of business establishments is maintained for the purpose of calling in case of an emergency. Often an emergency occurs during non-business hours and it is essential to contact a responsible person to either inform them of the situation or request they respond to the scene.

A recent check of our information revealed that your business is new in Richland Township. Please complete the information below and return it to our office as soon as possible. Through your cooperation, we hope that we can better serve you. If you have any questions, please call our office.

COMPANY NAME _____

BUSINESS ADDRESS _____

BUSINESS PHONE/FAX _____

In the event of an emergency, please list three (3) people to be notified, in the order you wish them to be called. Normally, we only call one person, but if we are unable to reach them, who shall we call second, and third?

1. **NAME:** _____

PHONE: _____

2. **NAME:** _____

PHONE: _____

3. **NAME:** _____

PHONE: _____

Cc: Allegheny County 911 Office

Supervisors:

Raymond P. Kendrick, Chairman

George P. Allen, Vice Chairman

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January 2019

Dear Richland Township Business Proprietor:

The Pennsylvania Municipal Waste Planning, Recycling and Reduction Act of 1988 requires all commercial and institutional businesses to participate in the Township's recycling program. The State Department of Environmental Protection audits municipalities and holds them responsible for enforcing compliance.

One of the law's requirements is for the municipal government to communicate with local businesses twice a year to educate them about the components of the Township's recycling program and to make sure that each of them have a recycling program in place. I am requesting that you complete and return the enclosed report to my office asap. If you fail to respond I must write to you again, so please comply!

Please remember that recycling is the law in Pennsylvania. Your participation will help Richland Township comply with this law. Also, non-compliance jeopardizes Richland's eligibility for performance grants which in 2016 amounted to \$19,890.00.

Thank you for taking the time to read this letter and to complete the survey. If you have any questions please contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Dean E. Bastianini".

Dean E. Bastianini
Township Manager

DEB/tls
Enclosure

**RICHLAND TOWNSHIP
COMMERCIAL AND INSTITUTIONAL 2019 RECYCLING SURVEY**

THIS FORM MUST RETURNED ASAP

The Municipal Waste Planning, Recycling and Waste Reduction Act of 1988 (Act 101) requires commercial, institutional and municipal establishments located in Pennsylvania's mandated municipalities to recycle. As a mandated municipality, businesses and institutions with facilities located within Richland Township must have a recycling program. These establishments must provide for recycling of the following materials specified by Richland Township ordinance.

Mandated Items

- *Office Paper - Including computer paper (No shredded paper)*
- *Cardboard - Corrugated paper (clean, flattened, bundled with filler removed)*
- *Junk Mail (Enveloped, advertisements)*
- *Aluminum Cans (Empty & rinsed)*
- *Leaf Waste (Leaves, hedge & tree trimmings, plant & garden material; no grass)*
- *Newspapers - Magazines*

Optional Items Which are Encouraged

- *Plastics Marked #1, #2 & #5*
- *Steel & Bi-Metal Cans*

Business Name: _____

Address: _____

Contact Name & Telephone No. _____

Garbage/Recycling Hauler & Telephone No. _____

Please describe current provisions for recycling. If you do not currently recycle, please indicate so below, and a Township employee will contact you to assist in complying with Act 101.

What materials are you currently recycling? _____

This form may be faxed to (724) 443-8860 or mailed to Richland Township, 4019 Dickey Road, Gibsonia, PA 15044. Any questions please call 724-443-5921.

§ 20-323. Commercial/Municipal/Institutional Recycling Program. [Res. 18-1990, 10/17/1990, § 3; as amended by Res. 13-1991, 8/21/1991; by Res. 14-1991, 9/4/1991; and by Res. 12-1995, 12/20/1995]

1. Purpose. To identify the requirements, and responsibilities that apply to developing, implementing and maintaining a recycling program at commercial, municipal, and institutional establishments including all public, non-public, and private schools, and at community activities.
2. Effective Date. September 26, 1991.
3. Contents of Recycling Program.
 - A. Designation of Recycling Program. Owners, operators, or administrators of commercial, municipal and institutional establishments subject to these regulations shall appoint a coordinator to develop, implement and monitor a recycling program.
 - B. Separation of Recyclable Materials.
 - (1) Mandated items to be recycled.
 - (a) Hi-grade office paper.
 - (b) Corrugated paper.
 - (c) Aluminum.
 - (d) Leaf waste (no grass clippings).
 - (e) Aerosol cans - steel, aluminum or bimetal cans containing a substance packed under pressure to create a spray or foam.
 - (f) Residential mixed paper:
 - (i) Newspaper/Books. Newspaper (black and white, colored), magazines, phone books, soft covered books, pocket novels, all groundwood paper).
 - (ii) Office Paper. Office paper (white and colored), computer print out, accounting ledger, loose leaf pages, letterhead stationery, NCR (no carbon required) tabulating and time cards, interoffice memoranda, copy and typing paper, fax and telex sheets, scratch pads.

(iii) Junk Mail. Envelopes: brown, brown kraft, goldenrod and windowed, advertisements, billing inserts, booklets.

(iv) Other Paper. Greeting cards, legal pads, copy paper wrappers, manuals with guided binding, brown file folders, posters and bulletins, spiral notebooks, file folders, pamphlets, blueprints. Cardboard and chipboard (may be added at mutual consent of Township, hauling contractor and recycling center).

(2) Optional items.

(a) Clear glass.

(b) Colored glass; green and brown.

(c) Steel and bi-metal cans.

(d) Plastics; bottles and jugs marked f1 and i2.

(3) Instructions for preparing recyclable materials.

(a) Sort and separate office paper.

(b) Flatten and bundle corrugated boxes. Remove any filler.

(c) Empty and rinse aluminum cans.

(d) Place leaf waste in big-degradable paper bags for collection. Leaf waste may also be composted on the site.

C. Collection and Storage System.

(1) Collection/storage receptacles should be placed in all buildings. At a minimum, collection receptacles, should be placed in each office, on all floors or wings, and in areas where food is served or consumed such as cafeterias, lunchrooms and vending machines areas.

(2) Recyclables materials must be stored in accordance with State Fire Code Regulations and local ordinances until collection.

(3) Recyclable materials must be collected at least once per month.

- D. Provisions for Recycling of Collected Materials. Owners, operators, or administrators of establishments subject to these regulations shall provide for collection, transportation, processing and marketing of materials by one of the following methods:
- (1) Undertaking the collection, transportation, processing and marketing of materials themselves; or
 - (2) Entering into contracts with other persons for collection, transportation, processing and marketing of materials.
- E. Method of Reporting.
- (1) Owners, landlords or their agents shall submit an annual report to the Township Secretary's office. This report shall describe the type and weight of materials that were recycled in the preceding calendar year. The report is due no later than January 15 of each year.
 - (2) In lieu of submitting the required annual report the Township will accept a report filed on behalf of the owner, landlord or their agent which is prepared by the commercially approved hauler collecting recyclable material from such establishments.
 - (3) The report provided by the hauler shall:
 - (a) Certify that the organization is in fact separating recyclable materials from its regular municipal waste.
 - (b) Document the amount of waste generated per year, as well as the types and weight of materials that were recycled in the previous year.
 - (c) In cases where recyclables from several establishments are collected in the same vehicle, an individual establishment's contribution to the load may be apportioned based upon representative sample of its source-separated materials. Only the weight of the recyclable marketed can be credited to an establishments.
- F. Educational Program.
- (1) Owners, operators or administrators of commercial, municipal, and institutional establishments shall inform all employees, residents and patrons of the recycling program. The educational program must include at a

minimum, written instructions stating the materials that are to be recycled, how the materials are to be prepared and how to use the collection system.

- (2) Employees should be informed of the requirements of the recycling program through a meeting at the beginning of their employment and once during each calendar year.
 - (3) Signs should be prominently displayed stating the requirements of the recycling program.
 - (4) Receptacles should be clearly marked with the recycling symbol and the type of material that is to be placed in the receptacle.
- G. Waste Minimization and Recycled Materials Procurement Plan. Establishments that generate more than 2,200 pounds of waste per month should implement a waste minimization assessment.
- H. Enforcement and Administration. Persons, firms or corporations who violate these regulations shall be subject to the enforcement procedures established in Chapter 20, Part 3, § 310 of the Richland Township Codified Code of Ordinances.

Supervisors:

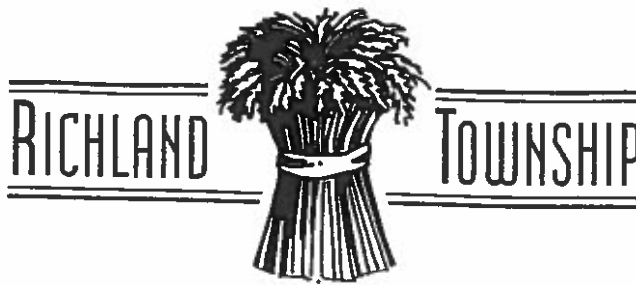
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AFFIDAVIT

I (we) the undersigned have read and understand the Performance Standards, Section 27, along with Part 10 Regulations for Signage and Part 508 - Regulations of Lighting & Glare of the Zoning Ordinance of the Township of Richland, governing the operation of permitted activities in the Commercial and Industrial Districts. I (we) hereby swear and affirm to comply with said standards in the conduct and operation of the business.

Name of Business: _____

Location: _____

Owner/Agent: _____

Witness

Signature/Date

Part 10
SIGNS

§ 27-1001. Purpose. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009]

The sign regulations, controls and provisions set forth in this chapter are made in accordance with an overall plan and program related to residential and nonresidential uses. The regulations, controls and provisions are intended to guide public safety, area development, preservation of lot values and the general welfare of Richland Township. The regulations, controls and provisions are also intended to aid in traffic control and traffic safety; lessen congestion of land and air space; guard against concentrations of signs which distract and endanger traffic safety and traffic flow; establish reasonable standards for nonresidential and other advertising through the use of signs in order to maintain and encourage business activity and economic development; avoid uncontrolled proliferation of signs; respect public safety needs and concerns; recognize the rights of the public in roads, streets, highways and the areas adjacent to those roads, streets and highways; preserve the wholesome and attractive character of the Township and its generally established rural nature; and recognize that the general welfare includes a community plan that shall be attractive as well as healthy, spacious, clean and well-balanced in its growth and development.

§ 27-1002. Sign Packages, Permits, Fees and Procedures. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009]

A. All proposed developments shall be required to submit a sign package to the Township for its approval prior to any sign permits being issued to businesses. "Sign package" shall mean a detailed description, including but not limited to type, size, and location of all signs for each unit within the complex/center as well as the ground sign. The Zoning Officer shall review all sign packages for completeness. Any application determined to be incomplete shall be returned to the applicant with a description of missing and/or incomplete items. This provision shall apply to:

- (1) New construction after the effective date of this chapter.
- (2) A change of tenant.
- (3) The proposal of new or changes to the material(s), structure, or lighting mechanisms of signs of an existing use.

- B. A sign permit shall be required in order to erect, install, relocate, modify or change any sign within the Township, unless otherwise indicated in this section. "Modify," as it is used herein, shall mean a cabinet or face replacement because of a change in the nature of the business or a change in the name and ownership of a business, or replacement of supporting structures.
- C. The application for a permit shall be signed by the landowner and/or developer of the lot. The tenant of the lot, if not the landowner and/or developer, shall be permitted to sign the permit application if he can present notarized evidence that the tenant has permission to act on the landowner's and/or developer's behalf.
- D. Failure to conform to the conditions of a sign permit, including any conditions and/or stipulations attached thereto, shall render such permit void.
- E. Fees for sign permits shall be required and payable in such sums as the Township Board of Supervisors may from time to time establish by ordinance.
- F. No sign permit shall be valid or effective after six months from the date of issuance thereof, and it shall thereafter be void unless the sign is in place as of the expiration date.
- G. To obtain a sign permit, a sign permit application must be completed and shall include the following information:
 - (1) A drawing, prepared to scale, of the proposed sign, showing all sign dimensions, including the height of the sign and grade level of the base of the sign; sign materials; connections to the ground plane where applicable; and colors.
 - (2) A lot plan showing proposed locations of signs.
 - (3) Any building elevations, showing proposed locations of signs.
 - (4) The sources of sign illumination and applicable details of the fixture and screening.
- H. Sign Installation. All signs shall be installed in accordance with good engineering practice, which shall be the responsibility of the sign owner.
- I. Sign Maintenance.
 - (1) Every permitted sign must be constructed of durable material, kept in good condition and repair and otherwise

comply with the Township Property Maintenance Code. If the durability and/or condition of said sign is not improved within the time period defined by the Zoning Officer, the sign shall be removed by the Township at the expense of the owner or person in possession of the lot on which the sign is located. The Zoning Officer will notify the responsible party with a certified letter prior to any removal action being taken by the Township.

- (2) Any damaged sign shall be repaired within 60 days.
- (3) Any sign which has been damaged to such extent that it may pose an imminent hazard to passersby, as determined by the Zoning Officer, shall be repaired or removed immediately.
- (4) Any internally illuminated sign cabinets or sign panels which have been damaged shall remain nonilluminated until repaired.
- (5) Failure to comply with these sign maintenance requirements shall constitute a violation of this chapter.

J. Size.

- (1) The square footage of the sign shall refer to the graphic area of the sign facing. The size of individually mounted letters or logos shall be measured as the area enclosed by the smallest single rectangle or square which will enclose all sign copy and logos. Ground signs mounted as individual letters and/or graphics against a wall or fence incorporated in the landscaping of a building shall be measured from the outermost length and height dimensions of the sign.
- (2) The height of any decorative base or architectural or landscape feature erected to support or ornament the sign shall be measured at average grade as part of the sign height. Maximum sign height shall be measured from the existing or proposed average ground level to the top of the sign structure, provided that the ground level is not deliberately elevated to increase the height of the sign.
- (3) Ground signs installed perpendicular to a street may be double-faced with the allowable square footage on each face. Double-faced signs that are erected at an angle to each other will be subject to the interpretation of the Zoning Officer as to whether they are intended as two signs or for all intents and purposes only constitute one sign for north/south, east/west orientation on the serving street.

- (4) Wall signs shall not exceed the width of the front of the building on which they are located and shall not protrude more than 12 inches from the facade on which the sign is mounted.
- (5) In no case shall a wall, projecting or awning sign exceed the height of building allowed in the zoning district.
- (6) Gasoline service stations shall be allotted 10 additional square feet to display price-per-gallon figures, divided as they select between logo and prices on the one ground sign permitted on the lot.
- (7) Automobile dealers are permitted one "used car" ground sign not to exceed 12 feet in height and 10 square feet in area; or the 10 additional square feet can be incorporated into the existing sign to advertise used cars, divided as the sign owner selects.
- (8) Sign copy mounted or painted on an illuminated surface (including awnings) or illuminated architectural element of a building shall be measured as the entire illuminated surface or architectural element which contains sign copy. A nonilluminated sign placed on an awning shall be measured as if placed on any other architectural element.

K. Signage Placement.

- (1) No sign shall be placed, erected or located so that:
 - (a) It is pasted, stapled or otherwise attached to a public utility pole or tree within the street right-of-way line.
 - (b) It is on a public lot or public right-of-way, unless erected by a governmental body, or unless required to be so located by order of a governmental body.
 - (c) It is painted on, attached to, or supported by a tree, stone, cliff or other natural object.
 - (d) It is displayed on a vehicle parked and visible from a public right-of-way, unless the vehicle is used for the normal day-to-day operation of a business on the premises. The intent of this provision is to prohibit the use of a sign on a vehicle to circumvent sign limits on a lot.
- (2) Sign font and logos shall not be legible from the rear of the sign.

- (3) Signage shall not be painted directly upon the wall or any other part of the building, except for windows.
- (4) Building signs in nonresidential districts shall be placed on the front face of the building only, except in instances where the entrance door to the business is on the side or the rear of the building. However, no signs in nonresidential districts may face an immediately adjacent residential zoning district.
- (5) Illuminated window signs shall include lit signs placed inside a window facing the exterior of the building. A permit shall be required for illuminated window signs.
 - (a) Illuminated window signs shall not be placed above the ground floor of the building and/or more than 10 feet above the grade level of the building.
 - (b) Illuminated window signs shall not exceed a size of 16 square feet. Anything exceeding this size shall be deemed the building sign to which the business is entitled. Any combination of illuminated window signs grouped in an area not to exceed 16 square feet will be permitted.

L. Sign Landscaping.

- (1) Ground Signs. For each visible sign face, the landowner and/or developer shall provide landscaping equivalent to 1.5 square feet for each square foot of sign area (both faces). Landscaping shall consist of a combination of deciduous and evergreen ornamental grasses, ground cover and/or small shrubs. Turf grass shall not be considered as landscaping for ground signs.
- (2) Pole Signs. For each visible sign face, the landowner and/or developer shall provide landscaping equivalent to three square feet for each square foot of sign area (both faces). Landscaping shall consist of a combination of deciduous and evergreen ornamental grasses, ground cover and/or small shrubs. Turf grass shall not be considered as landscaping for ground signs.

M. Liability.

- (1) The provisions of this section shall not be construed as relieving or limiting in any way the responsibility or liability of any person, firm or corporation erecting or owning any sign or resulting from the negligence or willful acts of such person, firm or corporation, its agents, employees or

workmen in the construction, maintenance, repair or removal of any sign erected in accordance with a permit issued hereunder; nor shall issuance of such permit be construed as imposing on the Township or its officers or employees any responsibility or liability by reason of approval of any sign's structural integrity, construction methods, materials, electrical or mechanical devices or other components, which shall be the sole responsibility of the person, firm or corporation erecting, owning, repairing or removing such sign.

§ 27-1003. General Regulations. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009]

- A. A sign permit shall be required for all proposed signs or modifications to existing signs.
- B. No animated sign (except time-and-temperature indicators), no sign illuminated by a flashing, pulsating or intermittent source, no strung pennants or bare bulbs, and no signs lighted in such a manner as to create glare conditions on adjacent properties or any adjacent street shall be permitted.
- C. Signs shall be considered as structures for purposes of location on a property; except that, in a front yard between side lot lines, they may be placed no closer than 20 feet to an adjacent highway right-of-way line.
- D. Signs containing an integral lighting source, as well as their structural supports, shall be made of noncombustible materials, meaning those materials which will not ignite or deform at temperatures below 1,200° F.
- E. No sign shall exceed the height limitations specifically enumerated in further sections of this Part.
- F. The construction of each sign shall comply with applicable provisions of the Pennsylvania State Building Code.
- G. No sign shall be located so as to block doors, fire escapes, operable windows or access to them; nor shall a sign be attached to a fire escape. No sign shall, by reason of location or message content, create a traffic hazard by obstructing sight distances or confusing motorists. The Zoning Officer may modify other portions of this Part to gain compliance with this subsection.

- H. No sign shall be painted directly on a wall, but letters or other devices prepared elsewhere may be applied directly to a wall or to a display window.
- I. Where glass panels on any sign exceed three square feet in area, they shall be wire glass or shatterproof glass; otherwise, glass areas shall be at least one-fourth-inch-thick safety or plate glass.
- J. No sign shall be permitted to hang from or be placed over a second sign, except that signs may be placed on, but not extended beyond, any vertical face of a marquee or canopy. This does not exclude separate placards from being independently attached to the same supporting structure, as long as the total area of all combined does not exceed the area limitation.

§ 27-1004. Prohibited Signs. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009]

The following signs shall not be permitted:

- A. A-frame, sandwich-board or other incidental signs, unless otherwise approved by this chapter.
- B. Portable or wheeled signs.
- C. Banners and pennants, other than temporary event or displays authorized by this chapter. Banners used as temporary signs are permitted as long as they are secured, not waving or fluttering, comply with the maximum size permitted and are erected no more than 14 days prior to an event and are removed within five days of the event. National, state or municipal flags shall not be considered a banner or pennant.
- D. Moving or flashing signs otherwise not authorized by this chapter.
- E. Roof signs.
- F. Signs on trees, utility poles or official traffic control devices or signs.
- G. Signs that imitate traffic control devices.
- H. Signs painted on walls or chimneys of a building or on fences or walls.
- I. Signs on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public lot or private lot, other than temporarily for overnight storage on the site of a business or for maintenance, repair, loading, unloading or rendering a service at

any location, which are visible from the public right-of-way and where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby lot.

- J. Signs that, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of drivers or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets and roads.
- K. Any sign that obstructs free ingress to or egress from a fire escape, door, window or other required exitway.
- L. Signs that make use of words as "stop," "look," "one way," "danger," "yield," or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead, or confuse traffic.
- M. Misleading Information. No sign shall be created which states or implies that a lot may be used for any purpose not permitted under the provisions of this chapter.
- N. Electronic variable message signs, meaning an electrically or electronically activated sign whose message content, either in whole or in part, may be changed by means of electronic programming, shall not be permitted, with the exception of time-and-temperature signs.

§ 27-1005. Major Types and Classes of Permanent Signs. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009]

Signs in all zoning districts shall be categorized according to the types and classes described below and shall comply with the requirements for those types and classes described in this section.

- A. Types. Permanent signs are categorized by use, function or purpose into the following types:
 - (1) Development/residential plan identification.
 - (2) Business/occupation identification.
 - (3) Building identification.
 - (4) Directional (on-premises).
 - (5) Display sign.
- B. Classes. Permanent signs that are permitted within the Township are classified by physical attributes into the following categories:

- (1) Freestanding:
 - (a) Ground sign.
 - (b) Pole sign.
- (2) Wall sign.
- (3) Arcade sign.
- (4) Changeable-copy sign.
 - (a) A sign with changeable copy shall be permanently affixed to the ground, on a wall or in the window of the principal structure of a lot.

§ 27-1006. Minor Types of Permanent Signs. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009]

The following types of signs are considered minor and are permitted for all land uses and within all zoning districts of the Township:

- A. Notification: signs bearing legal and/or lot notices, such as "no trespassing," "private property," "no turnaround," "safety zone," "no unauthorized hunting" and similar messages and signs posted by a governmental agency for traffic control or the safety of the general public.
 - (1) In all zoning districts, the number, location and size of legal notification signs erected by public agencies shall be in accordance with the laws of the commonwealth. In all zoning districts, legal notification signs posted on private lots by landowners and/or developers, such as "no trespassing," "no hunting," and the like, shall be limited to a surface area not exceeding two square feet. The placement and maximum notification signs permitted along a property line shall be one sign for every 100 feet of property line length.
 - (2) Said signs shall not apply to the permitted signage allotment outlined in Table 9.
- B. Memorial/historical plaques: commemorative plaques placed by a recognized agency of the Township, county, state or federal government.
- C. Governmental signs: signs erected by a governmental agency, including street signs and official traffic signs.

§ 27-1007. Temporary Signs. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009]

The following classes of temporary signs are permitted for all land uses and within all zoning districts:

A. Classes of Temporary Signs:

- (1) Real estate.
- (2) Development.
- (3) Construction.
- (4) Temporary event or temporary display.
- (5) Political sign.
- (6) Incidental business sign.

B. Provisions for Use of Temporary Signs:

- (1) Real Estate Signs. One nonilluminated temporary real estate sign shall be permitted on each lot, provided that the surface area of the sign shall not exceed six square feet. The real estate sign shall not exceed 12 square feet in surface area when located on a lot with any residential use and shall not exceed 32 square feet on any other lot. Such sign shall be removed within 30 days of the sale or rental of the lot on which it is located.
- (2) Development Signs. One nonilluminated temporary development sign shall be permitted on each lot, provided that the surface area of the sign shall not exceed 32 square feet in surface area. The development sign shall not exceed six feet in height when located on a lot with any residential use and shall not exceed 10 feet in height on any other lot. Such sign shall be removed within 30 days of the sale or rental of the last lot or completion of the proposed construction in the development.
- (3) Construction Signs. Two nonilluminated, temporary construction signs announcing the names of institutions, contractors, mechanics or artisans engaged in performing work on the premises shall be permitted on a lot, provided that:
 - (a) Each sign shall not exceed 32 square feet in area.

- (b) The signs shall be removed within 30 days of the completion of the work.
 - (c) The establishment wishing to display such signs shall contact the office of the Zoning Officer prior to displaying to give notice of the intent and the period during which the sign will be displayed.
 - (d) Construction signs shall be removed within 30 days of work.
- (4) Temporary Special Event Signs.
- (a) One nonilluminated temporary special event sign, as defined by this chapter, shall be permitted to be erected on the face of the lot's principal structure, provided that the area of the signs shall not exceed 40 square feet, and provided that the sign is displayed for a period no longer than 30 days and is removed within five days following the event.
 - (b) Portable signs shall not be permitted as temporary event signs.
 - (c) Temporary event signs shall be nonilluminated.
 - (d) Removal of signs. See § 27-1008E.
 - (e) Landowners and/or developers found violating the provisions set forth within this section will forfeit their right to be issued a temporary sign permit for a period of one year commencing from the date said violation is found to have occurred.
- (5) Political Signs. Landowners may place such signs in the public right-of-way portion of their property, provided that such signs do not interfere with motorist or pedestrian visibility or safety and the sign is otherwise not of a type restricted by this chapter.
- (6) Incidental Business Signs. One nonilluminated sign shall be permitted to be located on the lot so long as the sign does not exceed 10 square feet and is placed indoors at the end of the business day.

§ 27-1008. Other Sign Provisions. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009]

- A. Lots With Multiple Street Frontage. In all zoning districts, lots fronting on more than one street shall be permitted to have one sign of authorized sign types as defined by this Part for each street frontage.
- B. Visibility. No sign shall be located in such a position that it will cause a hazard by obstructing visibility for traffic on a streets or obscuring a traffic signal or other traffic control device. No sign, other than official traffic signs, shall hang over or be erected within the right-of-way of any street.
- C. Illumination. Illumination, when authorized by this chapter, shall be directed upon the sign face and not towards adjoining lots or streets so that the source of illumination is not visible. Internal illumination of signs shall be permitted only in accordance with the lighting performance standards established with this chapter. Lighting shall be stationary and constant in intensity and color at all times. The intensity of any source of illumination of any sign, whether indirect or internal, shall be controlled so as to not create glare and to be compatible with the intensity of ambient light and illumination on surrounding lots. Electronic variable-message signs, meaning an electrically or electronically activated sign whose message content, either in whole or in part, may be changed by means of electronic programming, shall not be permitted, with the exception of time-and-temperature signs.
- D. Maintenance and Inspection. See § 27-1002.
- E. Removal of Signs.
 - (1) Whenever any business, activity or product on a lot is discontinued, vacated or no longer sold, all signs relating to the discontinued or vacated business shall be removed within 30 days of the vacation or discontinuance of the business or activity.
 - (2) If the landowner and/or developer fails to remove the sign by the end of the 36th day from when the permit had been issued, the Township shall be permitted to remove the sign at the landowner's and/or developer's expense.
- F. Permits. No permit shall be required for the following types of signs, as described above: construction signs erected by a governmental agency, notification, and real estate. Permits shall be required for all other signs authorized by this chapter. The Zoning Officer shall issue the required permits upon submission of an application that complies with all applicable provisions of

this chapter and payment of the required fee established from time to time by resolution of the Township Board of Supervisors.

- G. Expiration of Permits. Any permit issued by the Zoning Officer for erection, alteration, replacement or relocation of any sign shall expire automatically within six months of the date of issuance if work authorized by the permit has not been initiated and diligently pursued.
- H. Sign Location. All signs shall be located on the premises which they are intended to serve.

§ 27-1009. Size Regulations of Major Signs. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009]

- A. The maximum total area of signage that an individual use may potentially apply to the subject lot shall be calculated in accordance with Table 9, Signage Allotment. The square footage of a business directory/development plan sign shall not apply to the overall sign area allotment permitted for the district in which the lot is located. The first 50 square feet of signage placed on a lot shall not apply to the allotment outlined in said Table.
- B. Table 10, Major Permanent Sign Types by Zoning District, outlines the types of signs which uses with the Township's zoning districts can apply to a development.
- C. Tables 11, 12 and 13 identify the number of signs, size, height and other associated minimum and/or maximum sign provisions for various types of development within the Township's zoning districts. All sizes refer to the graphic area of the sign, exclusive of supporting structure.

Table 9: Signage Allotment

Zoning District	Sign Area Allotment
NC/CC/MU	3 square feet per linear foot of building frontage
CM/M	2 square feet per linear foot of building frontage
RR/RA/RL/RM/ RH/PCO	1 square foot per linear foot of building frontage

Table 10: Major Permanent Sign Types by Zoning District

• = Permitted Type

Sign Type	Zoning Districts		
	NC/CC/MU/	CM/M	RR/RA/RL/ RM/RH/
	Multi-tenant	Single Tenant	PCO
Business directory/development plan			
Ground	•		•
Business/occupation identification			
Ground		•	•
Pole		•	
Wall	•	•	•
Projecting or arcade	•	•	
Building identification			
Ground or wall	•		•
Directional (on-premises)			
Ground	•	•	•
Display			
Changeable-copy			
Ground	•		
Wall	•	•	•
Window	•	•	

Table 11: Multitenant Nonresidential Zoning District Sign Regulations

Sign Type	Zoning Districts			Restrictions	
	NC/CC/MU/CM/M	Maximum Size (square feet)	Height (feet)		
Business directory/development plan	Ground	1 per development	120	8	
Business/occupation identification	Wall	1 per business	120 along Rt. 8; 50 in MU District	Below roofline	12-inch maximum projection from wall
	Projecting or arcade	2 per business	8	N/A	For shopping centers/office complexes with roofed pedestrian accessway, marquee or exterior arcade
Building identification	Ground or wall	1 per building	20	Below roofline	
Directional (on-premises)					

Table 11: Multitenant Nonresidential Zoning District Sign Regulations

Sign Type	Zoning Districts			Restrictions
	NC/CC/MU/CM/M			
	Number of Signs (maximum)	Maximum Size (square feet)	Height (feet)	
Ground	4 (per lot if lot is less than 1 acre); 6 (per first acre if lot is greater than or equal to 1 acre) and 2 additional (per each additional lot acre or portion of an acre)	4 (per sign)	3	
Display				
Changeable-copy				
Ground	1 per lot	16	4	Permanently affixed to authorized ground/pole sign on the lot
Wall	1 per lot	32	6	

Table 11: Multitenant Nonresidential Zoning District Sign Regulations

Sign Type	Zoning Districts			Restrictions
	NC/CC/MU/CM/M			
	Number of Signs (maximum)	Maximum Size (square feet)	Height (feet)	
Window	Less than 50 feet of frontage = 3 50 to 100 feet of frontage = 5 Greater than 100 feet of frontage = 7	15	N/A	

NOTE: Multitenant consists of three or more tenants.

Table 12: Single-Tenant Nonresidential Zoning District Sign Regulations

Sign Type	Zoning Districts			Restrictions
	NC/CC/MU/CM/M			
	Number of Signs (maximum)	Maximum Size (square feet)	Maximum Height (feet)	
Business/occupation identification				
Ground	1 ground or 1 pole (if ground sign, no pole sign; if pole sign, no ground sign)	90	8	10 feet from property line or right-of-way
Pole		75	25 at top; 15 minimum at bottom	10 feet from property line or right-of-way
Wall	1 per business	120 along Rt. 8; 50 in MU District	Below roofline	12-inch maximum projection from wall
Projecting or arcade	1 per business	8	N/A	N/A
Directional (on-premises)				

Table 12: Single-Tenant Nonresidential Zoning District Sign Regulations

Sign Type	Zoning Districts			
	NC/CC/MU/CM/M			
	Number of Signs (maximum)	Maximum Size (square feet)	Maximum Height (feet)	Restrictions
Ground	4 (per lot if lot is less than 1 acre); 6 (per first acre if lot is greater than or equal to 1 acre) and 2 additional (per each additional lot acre or portion of an acre)	4 (per sign)	3	N/A
Display				
Changeable-copy				
Wall	1 per lot	32	6	
Window	Less than 50 feet of frontage = 3 50 to 100 feet of frontage = 5 Greater than or equal to 100 feet of frontage = 7	15	N/A	N/A

NOTE: Upon Township review and approval, a single-tenant use greater than 75,000 square feet of gross floor area and possessing ancillary uses may be permitted a maximum of two additional wall signs, both to not to exceed 30 square feet each. The location of said additional signs shall be within proximity to the entrance of the ancillary use.

Table 13: Residential Zoning District Sign Regulations
Zoning Districts

Sign Type	Number of Signs (maximum)	RR/RA/RL/ RM/RH/PCO		Restrictions
		Maximum Size (square feet)	Maximum Height (feet)	
Business directory/ development plan				
Ground		1 per development	24	6
Business/ occupation identification				
Ground	1 per business	12	4	For businesses other than home occupations and no-impact home-based businesses, maximum height of 4 feet
Wall	1 per business	1	N/A	For home occupation
Building identification within the PCO				

**Table 13: Residential Zoning District Sign Regulations
Zoning Districts**

Sign Type	Number of Signs (maximum)	RR/RA/RL/ RM/RH/PCO		Restrictions
		Maximum Size (square feet)	Maximum Height (feet)	
Ground or wall	1 per building	10	6 (ground)	N/A (wall)
Building identification in all other residential districts				
Ground or wall	1 per lot	10	6 (ground)	N/A (wall)
Display				
Changeable-copy				
Wall	1 per building	16	N/A	Non-residential uses only

§ 27-508. Noise, Smoke, Glare, Odors and Other Performance Standards. [Ord. 430, 7/16/2008; as amended by Ord. 438, 8/19/2009; and by Ord. 450, 7/20/2011]

- A. The following standards governing the operation of permitted activities shall apply where they are more restrictive than applicable controls of Allegheny County or the Commonwealth of Pennsylvania. These standards shall apply to all new construction, whether a new operation or expansion of existing facilities, proposed.
- B. The landowner and/or developer shall produce evidence, where the Planning Commission feels it is necessary, that the requirements of Allegheny County and the Commonwealth of Pennsylvania have been or will be met in the conduct of the proposed operation, both during and after development.
- C. The following are maximum allowable emissions, as measured along lot or zoning district boundaries as noted. The developer shall demonstrate to the Planning Commission's satisfaction that, if activities that are likely to produce these noxious side effects will be a part of the operation, measures will be taken to conform to these controls:
 - (1) Noise. Noise levels, measured along the lot boundaries of the lot emanating the noise, shall not exceed 50 decibels, whether steady or intermittent, except noise of transportation vehicles in motion.
 - (2) Visible Emissions. This section is intended to apply equivalent or more-strict Allegheny County Health Department Air Pollution regulations. The opacity of visible emissions from a flue or process fugitive emissions from a source, excluding uncombined water, shall, when measured along district boundaries, not equal or exceed an opacity of 20% for a period or periodic aggregating more than three minutes in any sixty-minute period or equal or exceed an opacity of 69% at any time; provided that, if Allegheny County Health Department regulations established a more-strict visible emissions statement, then such standard shall be met. For purposes of this section, the terms "source," "flue," and "process fugitive emissions" shall be defined as set forth in the Allegheny County Health Department Rules and Regulations, Article XX, Air Pollution Control, as may be amended from time to time.

- (3) Glare. It is the intent of this Part to provide for the control of lighting and glare for all districts of the Township.
- (a) In any district, any operation or activity producing intense glare shall be so conducted that direct and indirect illumination from the source of light shall not cause illumination in excess of 1/2 of one footcandle when measured at any residence district boundary line or any residentially developed property in a commercial or industrial district. Flickering or intense sources of light shall be so controlled as not to cause a nuisance across any lot lines.
- (b) No use shall produce a strong, dazzling light or a reflection of a strong, dazzling light beyond its lot lines. In general, lighting fixtures that shield the reflector or lens or any high-brightness surface from viewing angles about 60° from horizontal shall be utilized. Architectural lighting shall be recessed under roof overhangs or generated from concealed sources utilizing low-intensity light fixtures. The interior illumination of a canopy which permits any light to pass through is hereby banned. The illumination or lighting of freestanding and building canopies, awnings and exterior auxiliary parts is prohibited, with the exception of flat-lens, full-cutoff, downcast lighting, which may be mounted on the underside surface of a structure, provided that it illuminates only the ground area beneath the structure. For the purpose of this chapter, a "canopy" shall be defined as a covering over an area not enclosed by walls. An "awning" shall be defined as an overhanging projection extending from a structure. An "auxiliary part" shall mean all exterior structures, such as shelters, porches, decks, colonnades, arbors, trellises, and pergolas.
- (c) All outside lighting, including sign lighting, shall be focused away from adjacent streets and properties and shall be directed in such a way as not to create a nuisance to any adjacent use and roadway. All luminaries and fixtures hereafter constructed, installed, changed or remodeled shall be equipped with a glare-shielding device, full-cutoff, downward-cast, in the case of freestanding area lighting. The intensity of outdoor lighting shall be limited within usable areas of a site (i.e., parking, walkways, etc.) to an average intensity at the

ground of 3 1/2 footcandles, with a maximum intensity at any given point on the ground of 12 footcandles, unless otherwise approved by the Board of Supervisors. A four-hundred-watt maximum shall apply to any light source.

- (d) In any district, all pole-mounted illumination or lighting over six feet in height or any wall-mounted illumination or lighting supported by brackets or pole arms over six feet in height, hereafter constructed, installed, changed or remodeled, shall be full-cutoff lighting with flush or recessed lens caps only. All light fixtures shall be mounted parallel to the ground. "Full-cutoff lighting" shall be defined as the type of lighting fixture designed to provide a light distribution so that the candela at 90 feet above nadir is zero and less than 10% of rated lumens at 80 feet above nadir.
- (e) Illumination and light intensity shall not exceed 1/2 of one footcandle, measured either vertically or horizontally to the ground surface, at any height, at any adjoining lot line in a residential district. Where light is reflected in a street area, then the intensity measurement shall be made on the right-of-way line across the street from where the light source emanates.
- (f) Illumination and light intensity shall not exceed three footcandles, measured either vertically or horizontally to the ground surface, at any height, at any adjoining lot line in a commercial or industrial district. Where light is reflected in a street area, the intensity measurement shall be made on the right-of-way line across the street from where the light source emanates.
- (g) Sign lighting shall be low-intensity and generated from a concealed source and shall not spill over into adjoining properties or roadways or in any way interfere with the vision of oncoming motorists. Spotlights used to illuminate signs, or each side of a two-faced sign, shall be restricted to not more than one one-hundred-fifty-watt light per sign for up to 40 square feet and no more than two one-hundred-fifty-watt lights per sign for over 40 square feet. The sign base or landscaping around the sign shall be designed to shield the light from oncoming motorists to conceal the light source and light fixtures.
- (h) The height of a luminaire shall be limited as follows:

- [1] In any residential district, the maximum height permitted shall be 20 feet.
- [2] In any other district, the maximum height shall be 30 feet.
- [3] The Board of Supervisors may further limit the height of luminaries when it is determined that proposed lighting may have a detrimental impact upon nearby properties.
 - (i) Ball diamonds, playing fields and tennis courts which have a unique requirement for nighttime visibility may be exempted from Subsection C(3)(a) through (h) if, in the judgment of the Board of Supervisors, their limited hours of operation and the location of the luminaries will adequately protect neighboring residential uses.
 - (j) The Board of Supervisors shall also retain overall supervision of issues pertaining to enforcement of lighting and glare regulations and may grant modifications from the lighting and glare regulations contained in this chapter.
- (4) Odors. Odors created by any manufacturing or processing operation shall not be discernible beyond the lot carrying on a manufacturing or processing operation producing an odor.
- (5) Dust. Dust shall be gathered and bagged within the structure housing the process producing the dust and disposed of as solid waste.
- (6) Sky-Reflected Glare. All operations capable of producing sky-reflected light shall be conducted in an enclosed structure that will contain the glare inside.
- (7) Radioactivity or Electrical Disturbance. No activities shall be permitted which emit dangerous radioactive or electrical disturbance beyond the boundary of the lot upon which such disturbance originates.
- (8) Vibration. No vibration from any process shall be discernible beyond the boundary of the lot on which a vibration-producing process occurs.
- (9) Storage of Flammable or Explosive Substances. Storage of such materials shall occur in accordance with the provisions of the Pennsylvania State Building Code, the Pennsylvania

Department of Environmental Protection and/or Allegheny County, as applicable.

(10)Outside Storage.

- (a) Outside storage shall not encroach upon automobile parking or truck loading areas.
- (b) Solids. Solid materials stored outside shall be permanently screened from view from any public street and from adjacent residential areas.
- (c) Liquids. Liquid materials shall be stored in vented tanks below grade or in above-grade vessels not exceeding 35 feet in height, surrounded by a dike of sufficient capacity to contain the maximum volume of the tank or tanks thus enclosed. Liquid materials shall not be allowed to seep into the ground or flow into a stream or drainageway.
- (d) Raw materials, scrap material and inoperable equipment or vehicles shall be permanently screened from public view.

(11)Waste Disposal.

- (a) Organic wastes shall be stored in covered containers.
- (b) Non-single-family residential development and nonresidential development shall ensure that garbage and trash containers on any lot shall be kept covered in secured receptacles in side or rear yards hidden from public view by means of a fence, wall or tight hedge a minimum of six inches higher than said receptacles. The maximum height of fencing erected around dumpsters shall be 12 feet.
- (c) On commercial properties where food is served in paper containers, covered waste receptacles shall be conspicuously located on the premises for use by patrons. The management shall be responsible for maintaining the receptacles and keeping the lot litter-free.
- (d) Dumpsters located within a public street or sidewalk shall be subject to Township permitting and fee requirements.
- (e) Enclosures of dumpsters shall be constructed of brick, masonry or the same material of the principal structure on the lot. The gate of said enclosure shall also be opaque.

- (f) No dumpster(s)/dumpster enclosure(s) shall be located in a front yard or buffer yard.

D. Performance Standards Procedure.

- (1) Prior to Construction and Operation. Any application for a building permit for construction in the Restricted Light Industrial District shall be accompanied by a sworn statement by the owner of the lot that the proposed use will be operated in accordance with these performance standards. Such statement shall describe in detail the proposed use and process relative to compliance with this chapter; and any change in the future to the process, as described, by the applicant or by a successor company shall be presented to the Township Zoning Officer for approval to ensure continued compliance.
- (2) Continued Compliance. Continued compliance with performance standards is required, and responsibility for continued compliance with these performance standards shall be enforced by the Zoning Officer.
- (3) Determination of Violation. The Zoning Officer shall investigate any purported violation of performance standards. If he suspects a violation exists, he shall report such information to the proper state or county agencies or to the Board of Supervisors for further action.