

Introduced: March 8, 2021
Adopted: March 22, 2021

ORDINANCE NO. 2021-3

**TOWNSHIP OF EASTAMPTON
BURLINGTON COUNTY**

**AN ORDINANCE AMENDING CHAPTER 540 OF THE EASTAMPTON
TOWNSHIP CODE TO ESTABLISH UPDATED STANDARDS FOR SIGNAGE**

BE IT ORDAINED, by the Township Council of the Township of Eastampton, in the County of Burlington and State of New Jersey, as follows:

SECTION I.

The Township Council hereby amends Chapter 540 of the Township Code regarding to update standards for signage to now read as follows:

Chapter 540-5 is amended to revise and/or add the following definitions

§ 540-5 Word Usage

Place of worship – A church, synagogue, temple, mosque or other facility that is used for prayer and religious services by persons of similar beliefs.

Sign – In general, any device, structure or object for visual communication that is used for the purpose of bringing the subject thereof to the attention of other, but not including any flag of any public, quasi-public, civic, charitable or religious group. For definitions of specific types of signs regulated in this chapter see § 540-5 Word Usage.

Sign, awning – A sign that is incorporated into a roof-like cover that projects from the wall of a building for the purpose of shielding a doorway or window from the elements. The awning may be temporary or portable or may be permanent and fixed to the wall and may be retractable that allows it to be periodically drawn to the face of the building.

Sign, back-lit channel letter – A sign consisting of a three-dimensional graphic element with an individual structure and separate illumination behind the graphic element. The sign that consists of the three-dimensional graphic elements is attached to the wall or façade of a building. The three-dimensional graphic element can be any letter, number or other character that, when combined with other three-dimensional graphic elements, comprise the sign message and presentation. The three-dimensional graphic elements are typically constructed of metal sheeting and acrylic material. The signs are illuminated by light emitting

diodes (LED) behind the elements to create a visual halo appearance of the three-dimensional elements on the wall or façade.

Sign, banner – A temporary sign of cloth, fabric or similar material that announces an event, season, community, neighborhood or district. Banner signs include signs temporarily attached to utility and light poles and similar types of poles, and signs in the form of a flag banner affixed to a pole that is temporarily attached to the ground.

Sign, billboard – A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Sign, canopy – A sign attached to the underside of a canopy, which is roof-like cover that projects from the wall of a building or structure, or a sign that is affixed to the façade of a canopy, which is either attached to a building or is a freestanding structure that supports the canopy.

Sign, development – A freestanding monument sign that identifies the name of a residential housing development. Incidental decorative elements such as walls and fencing may be incorporated into the sign.

Sign, directional – A freestanding sign limited to directional messages, such as “one way,” “entrance” and “exit,” or symbols, such as arrows.

Sign, directory – A façade-mounted sign listing the tenants or occupants of a building or group of buildings and that may also indicate their respective professions or business activities.

Sign, electronic digital – A changeable electronic variable message sign that has no movement and/or flashing of the message or graphics displayed, except for thermometers or clocks that are part of the sign. These signs include light emitting diodes (LEDs) .

Sign, externally lighted – A sign whose sole source of artificial illumination is outside the display portion of the sign.

Sign, façade-mounted – A sign fastened to the wall of a building or structure in such a manner that this wall becomes the supporting structure for or forms the background surface of the sign.

Sign, freestanding – A non-movable sign affixed to the ground. This chapter regulates the following freestanding signs:

Monument sign – a freestanding sign that has its entire bottom in contact with the ground.

Pylon and pole signs – freestanding signs that are mounted on a freestanding pole or other types of support.

Sign, internally lighted – A sign whose sole source of artificial illumination is contained within the display portion of the sign.

Sign, marquee – A sign made part of a marquee, which is a permanent construction that projects from a wall of a building, and is designed to have changeable copy, either manual or electronic digital.

Sign, nameplate and number plate – A sign located on the premises giving the name and/or address of the owner or occupant of a building or premises.

Sign, official – Any sign installed by a governmental agency and intended to direct or control traffic; to identify streets, parks, governmental buildings and sites, and government-sponsored events; or to provide information deemed necessary by a governmental agency.

Sign, portable – Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported including, but not limited to, banner signs, signs to be transported on wheels, sandwich board signs, inflatable signs, and signs on balloons and umbrellas.

Sign, projecting – A sign that is wholly dependent upon a building or structure for support and that projects in a perpendicular manner more than twelve inches from such building or structure.

Sign, real estate – A freestanding sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

Sign, roof – A sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and that projects above the top edge or roofline of a building with a flat roof; the eave line of a building with a gambrel, gable or hip roof; or the deck line of a building with a mansard roof.

Sign, service entrance – A sign that is permanently affixed to the wall of a building near the service entrance that is not open to the public, identifies the service entrance and/or provides instructions for gaining access to the service entrance.

Sign, temporary – A sign or advertising display constructed of cloth, canvas, fabric, plywood, or other lightweight material and designed or intended to be displayed for a short, limited period of time.

Sign, wall-mounted directory sign – A sign permanently affixed to the wall of a building near its entrance that lists the tenants or occupants of a building, projects no more than six inches from the wall of the building and has changeable copy, either manual or electronically.

Sign, window or door – A permanent sign that is painted onto a windowpane for the purpose of identifying any premises from the sidewalk or street.

Chapters 540-49 through 540-53 are repealed and replaced in their entirety with the following new sections.

§ 540-49 General regulations.

- A. Signs shall be located to avoid impeding or interfering with the operation of a traffic signal, traffic signage, and traffic control devices or of a roadway, sidewalk or pathway, and with the general vision and safety of motorists, pedestrians and bicyclists.
- B. Signs shall not be erected or used on the top of any building or structure.
- C. Signs shall be designed without any type of visual flashing or physically moving part, fixture or caricature. Electronic digital signs shall be designed without any movement of message, graphics or caricature, except for an electronic digital clock or a thermometer that is permitted to change when time elapses in minutes and hours or temperature changes, respectively.
- D. Signs shall be directly related to the use(s) of or the business(es) operating on the premises on which the signs are located.
- E. Illumination of signs:
 - 1. Illuminated Signs shall be arranged in a manner to prevent any light or glare from shining or reflecting upon any street, sidewalk, or adjacent property and from creating any sky glow.
 - 2. Plastic backlit signs must illuminate the lettering or symbols, and not more than one-half (1/2) the normal intensity of letters and symbols shall illuminate the background material. If the background material is clear, white or of an opaque color, no more than one-quarter (1/4) of the normal intensity of the letters and symbols shall illuminate the background material.
 - 3. No exterior light shall exceed 100 watts. The use of mercury vapor lighting is prohibited.

4. Light emission from any sign lighting shall not exceed one foot candle at a distance of two feet from the sign surface.
5. For internally illuminated signs, at least 75% of the background around the letters and any logo on the sign shall be opaque and shall not be illuminated. Dark, opaque backgrounds with light colored lettering or symbols that are backlit are preferred to minimize detrimental effects.
6. For externally illuminated signs, lighting shall be provided either from below the sign by ground mounted lights or from above the sign by lights attached to the top of the sign. In the case of externally illuminated façade-mounted signs, lighting shall be attached to the façade and may be provided either above or below the sign. In the case of externally illuminated projecting signs, lighting shall be attached to the façade or the projecting pole or structure that supports the sign. The lights shall be focused directly and completely onto the sign face, with appropriate and necessary shielding on the top, sides, and if necessary, bottom of the fixture to prevent any sight of the light source from any street, sidewalk or neighboring property.
7. Electronic digital signs (EDS). Maximum illumination:
 - a. Illumination measurement criteria. The illumination of an EDS shall be measured with an illumination meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the EDS off, and again with the EDS displaying a white image for a full color-capable EDS, or a solid message for a single-color EDS. All measurements shall be taken as close as practical to a perpendicular plane of the center midpoint of the sign from a level at least five feet above the ground level at the distance determined by the total square footage of the EDS as shown in the table Sign Area versus Measurement Distance. Before an EDS is approved for permanent operation, applicants shall submit to the zoning officer for their review and approval a report that provides the results of measuring the illumination of the installed EDS. The report shall indicate preparer of the report and his/her professional qualifications, the persons measuring the illumination of the EDS and their professional qualifications, the equipment used to measure the illumination, the methodology for measuring the illumination, and the results of measuring the illumination of the EDS. The report may be submitted by the sign company that erected the sign.

SIGN AREA VERSUS MEASUREMENT DISTANCE

AREA OF SIGN sq. ft.	MEASUREMENT (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130
180	134
190	138
200	141
220	148
240	155
260	161
280	167
300	173

** For signs with an area in square feet other than those specifically listed in the table (i.e., 12 sq ft, 400 sq ft, etc), the measurement distance may be calculated with the following formula: Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft.} \times 100}$*

Source: Night-time Brightness Level Recommendations for On-Premise Electronic Message Centers. *International Sign Association. August 2016.*

- b. EDS illumination limits. The difference between the off and solid-message measurements using the EDS measurement criteria shall not exceed 0.3 footcandles at night.
 - c. Dimming capabilities. All permitted EDSs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements.
8. Back-lit channel letter sign. These signs are illuminated by light emitting diodes (LED) behind the elements to create a visual halo appearance of the three-dimensional elements on the wall or façade. The maximum illumination of back-lit channel letters signs shall comply with the maximum illumination of EDSs set forth in this section.
- F. Signs permitted by this section shall be constructed of durable materials and must be kept in good condition and repair. All signs shall be periodically maintained by the owner of said sign, including painting, repairing and cleaning as necessary. Any sign that, because of improper maintenance, is deemed by the enforcing authority to be in a state of disrepair, such that the sign is no longer functional, visible or is dangerous to the safety of others, shall be repaired by the owner of said sign within 14 days of notice, indicating the requirement of said repair; otherwise, the sign shall be removed.

§ 540-50 Prohibited and Non-Conforming Signs.

A. Prohibited signs.

1. Signs not expressly permitted by this section shall be prohibited, except for signs approved by variance and pre-existing non-conforming signs as regulated in this section.
2. Signs that impede or interfere with the operation of a traffic signal, traffic signage, and traffic control devices or of a roadway, sidewalk or pathway, and with the general vision and safety of motorists, pedestrians and bicyclists shall be prohibited. Any sign deemed by the enforcing authority to be a hazard to traffic operations shall be removed by the owner of said sign within 14 days of notice.
3. Signs with visual flashing or physically moving parts, fixtures or caricatures shall be prohibited. Electronic digital signs with moving messages, graphics or caricatures shall be prohibited, except for an electronic digital clock or a thermometer that is permitted to change

when time elapses in minutes and hours or temperature changes, respectively. Messages displayed on electronic digital signs may be revised on a daily basis, such as modifying motor vehicle prices for gasoline service stations, but shall not have movement of any kind when displayed.

4. Billboard signs shall be prohibited.
5. Roof signs shall be prohibited.
6. Marquee signs shall be prohibited.
7. Signs that are unrelated to the use of or a business located on specific premises shall be prohibited. Off-premises signs for businesses shall be prohibited.
8. Signs painted on or attached to trees, fence posts, stumps, retaining walls, utility poles, traffic signal poles, and traffic directional and identification signs shall be prohibited. The exception to this prohibition is the posting of signs forbidding trespassing, hunting, fishing or trapping as regulated in this section.
9. Signs painted directly on building facades and walls shall be prohibited.
10. Signs other than official traffic control signs and devices in public rights-of-way shall be prohibited.
11. Signs that simulate official, directional or warning signs erected by governmental agencies, such as the New Jersey Department of Transportation and the County of Burlington, shall be prohibited.
12. Series of two or more signs placed in a parallel line to carry a single advertising message shall be prohibited.
13. Portable and temporary signs shall be prohibited, except for such signs that are permitted in this section.

B. Non-conforming signs.

1. Continuance. Except as otherwise provided in this section, the lawful use of any sign existing at the date of adoption of this chapter may be continued, although such sign does not conform to the regulations specified by this section for said sign, provided that no nonconforming signs shall be physically enlarged, extended or increased, nor shall the material, location or illumination of such signs be changed.

2. Abandonment. A non-conforming sign shall be considered abandoned when it is removed or it is completely destroyed.
3. Restoration. A non-conforming sign may be restored if it has not been completely destroyed by an act of God or by forces beyond the control of the owner, such as an accidental occurrence or action caused by others. Restoration must occur within 90 days of occurrence.
4. Reversion. Once a nonconforming sign has been changed to a conforming sign, the sign shall be prohibited from being changed back to a nonconforming sign.

§ 540-51 Exempt and Temporary Signs.

A. Exempt signs. Exempt signs do not require a sign permit for erection.

1. Political signs that are set back at least five feet from street right-of-way and property lines, and do not exceed 16 square inches in area.
2. Decorations for officially designated holidays that do not create a traffic, physical or fire hazard and are removed within 30 days after the holiday ends.
3. Signs for yard or garage sales that do not exceed six square feet in area and are erected no more than seven days prior to sale and removed within 48 hours after the sale. One sign shall be limited to the premises where the yard or garage sale is to occur.
4. Real estate signs:
 - a. One real estate sign shall be limited to the premise that is for sale or for lease.
 - b. Real estate signs shall be removed within seven days of the sale or lease of the premises.
 - c. Residential use. Signs shall not exceed six square feet in area and three feet in height, and are located within street right-of-way and property lines.
 - d. Nonresidential use. Signs shall not exceed six square feet in area and four feet in height, and are set back at least five feet from the street right-of-way and property lines.

5. Contractor and artisan signs that do not exceed six square feet in area and four feet in height, are set back at least five feet from the street right-of-way and property lines, and are removed within seven days of completion of services rendered. One sign shall be limited to the premises on which the services are to be rendered.
6. Construction site signs limited to one sign per lot. Such signs shall not exceed six square feet in area and four feet in height, are set back at least five feet from the street right-of-way and property lines, and are removed within 10 days of the building located on the lot receives a certificate of occupancy. One sign shall be limited to the lot where the construction is to occur.
7. Signs forbidding trespassing, hunting, fishing or trapping that are replaced annually, commencing January 1st and ending December 31st of the calendar year.
8. Signs advertising a sale or event for charitable purposes that do not exceed 24 square feet in area and six feet in height, are set back at least 10 feet from street right-of-way and property lines, are erected no more than 20 days prior to the sale or event, and are removed within two days after the sale or event ends. One sign shall be limited to the premises where the sale or event is to occur.
9. Nameplate and number plate signs identifying residents/residences: one freestanding sign that does not exceed one square foot in area and four feet in height and is located within the property lines of the premises on which the residence is located; and one wall-mounted sign that does not exceed 50 square inches attached to the residence.
 - a. When a residence contains a home professional occupation use, one freestanding sign, which replaces the one freestanding nameplate and number plate sign, shall be permitted provided the home professional occupation sign does not exceed two square feet in area and four feet in height and is located within the property lines of the premises on which the residence is located.

10. Official governmental signs.

B. Temporary signs.

1. Exempt signs indicated in § 540-51.A.1 through 8 are temporary signs.

2. Portable signs. Portable signs for businesses that advertise grand openings, sales and special events shall comply with the following requirements:
 - a. A sign permit shall be required for portable signs. A maximum of three portable sign permits shall be approved per year for a business.
 - b. Portable signs shall not be displayed for more than 60 days per permit.
 - c. A maximum of three portable signs shall be allowed per permit, except in lieu of the three portable signs a maximum of five flag banners, which shall not exceed 12 feet in height, shall be allowed per permit.
 - d. Portable signs shall be located within the property line of the premises on which the event occurs and shall not obstruct the vision of motorists, pedestrians and bicyclists nor shall they impede the traffic of motor vehicles, pedestrians and bicyclists.
 - e. The maximum size of non-flag banner portable signs shall comply with the following requirements by zoning district:
 - (1) TCD zoning district, TCM1, TCM3-C1, TCM3-C2, TCM3-RH and TCO areas: Each sign shall not exceed 30 square feet in area and six feet in height.
 - (2) TCD zoning district, TCM-2, TCVO and TCC areas: Each sign shall not exceed 42 square feet in area and 8 feet in height.
 - (3) CH, BP and PO zoning districts: Each sign shall not exceed 50 square feet in area and 10 feet in height.
 - (4) R-PRC zoning district, commercial component: Each sign shall not exceed 42 square feet in area and 8 feet in height.
 - f. Portable signs for charitable purposes. Portable signs advertising a sale or event for charitable purposes shall comply with the following requirements:
 - (1) One sign shall be permitted per sale or event.
 - (2) The sign shall not exceed 24 square feet in area and six feet in height.

- (3) The sign shall be set back at least 10 feet from street right-of-way and property lines.
- (4) The sign shall be erected no more than 20 days prior to the sale or event and shall be removed within two days after the sale or event ends.
- (5) Portable signs for charitable purposes shall be permitted in all zoning districts.

§ 540-52 Permitted signs.

A. Residential and agricultural zoning districts.

1. Exempt signs set forth in § 540-51.A. shall be permitted in all residential and agricultural zoning districts.
2. Sign for places of worship. A sign that does not exceed 10 square feet in area and five feet in height, and is setback at least five feet from street right-of-way and property lines. One freestanding sign shall be permitted for each place of worship. The sign may contain a changeable message component that contains attachable physical letters and numbers or an electronic digital sign.
3. Sign for farms and farm stands. A sign that does not exceed 30 square feet in area and six feet in height, and is setback at least 10 feet from street right-of-way and property lines. One freestanding sign shall be permitted for each farm or farm stand, and for circumstances where the farm and farm stand are located on the same premises, one freestanding sign shall be permitted.
4. Signs permitted in residential zoning districts R-A, ACR, R-L, R-M, CNS and CLR. Exempt signs set forth in § 540-51.A.
5. Signs permitted in residential zoning districts R-H and R-1B.
 - a. One development sign at the main entrance to the development provided it does not exceed 20 square feet in area and five feet in height and is set back at least 10 feet from street right-of-way and property lines. Incidental decorative elements such as walls and fencing may be included provided the total length of the sign structure does not exceed 15 feet.
6. Signs permitted in the residential component of the residential zoning district R-PRC.

- a. One development sign located at each entrance to the development provided each sign does not exceed 35 square feet in area and five feet in height and is set back at least 10 feet from the street right-of-way and property lines. Incidental decorative elements such as walls and fencing may be included provided the total length of the sign structure does not exceed 15 feet.
- 7. Signs permitted in the TCR Town Center Single Family Residential overlay zone of the TCD Town Center District. Exempt signs set forth in § 540-51.A.
- 8. Signs permitted in the TCM3-RH overlay zone.
 - a. Exempt signs set forth in § 540-51.A.
 - b. One development sign at the main entrance to the development provided it does not exceed 20 square feet in area and five feet in height and is set back at least 10 feet from street right-of-way and property lines. Incidental decorative elements such as walls and fencing may be included provided the total length of the sign structure does not exceed 8 feet.
- 9. Signs permitted in the residential components of the TCM1, TCM2, TCM3-C1, TCO, TCVO and TCC mixed use overlay zones of the TCD Town Center District.
 - a. Signs for mixed-use buildings as permitted in § 540-99.A.(2).
 - (1) Exempt signs set forth in § 540-51.A.
 - (2) One development sign at the main entrance to the development of mixed-use buildings provided it does not exceed 30 square feet in area and five feet in height and is set back at least 10 feet from street right-of-way and property lines. Incidental decorative elements such as walls and fencing may be included provided the total length of the sign structure does not exceed 8 feet.
 - b. Residential conditional uses set forth in § 540-99.A.(9)(a) – (c). Exempt signs set forth in § 540-51.A.
- 10. Signs permitted in the residential component of the Eastampton Town Center: Phase Two Redevelopment Plan adopted December 12, 2011 (Ordinance 2011-14) for the TCM3-C1 overlay zone of the TCD Town Center District.

- a. Exempt signs set forth in § 540-51.A.
- b. One development sign at the main entrance to the development of mixed-use buildings provided it does not exceed 30 square feet in area and five feet in height and is set back at least 10 feet from street right-of-way and property lines. Incidental decorative elements such as walls and fencing may be included provided the total length of the sign structure does not exceed 8 feet.

11. Signs permitted in the residential component of the Eastampton Village Center Redevelopment Plan adopted June 25, 2012 (Ordinance 2012-6) for the TCO overlay zone of the TCD Town Center District.

- a. Exempt signs set forth in § 540-51.A.
- b. One development sign at the main entrance to the development of mixed-use buildings provided it does not exceed 30 square feet in area and five feet in height and is set back at least 10 feet from street right-of-way and property lines. Incidental decorative elements such as walls and fencing may be included provided the total length of the sign structure does not exceed 8 feet.

B. Nonresidential zoning districts.

1. Exempt signs set forth in § 540-51.A. shall be permitted in all non-residential zoning districts.
2. A non-residential building fronting along the corner of two public streets shall be permitted to have one façade-mounted sign for each street frontage and, for zoning districts that permit awning signs and window or door signs, shall be permitted to have one awning sign and one window or door sign for each street frontage.
3. Service entrance signs that do not exceed two square feet in area shall be permitted in all non-residential zoning districts.
4. Signs permitted in the CH and BP zoning districts.
 - a. Freestanding monument and pylon signs identifying businesses.
 - (1) Maximum height of the sign shall be 15 feet.
 - (2) Maximum area of the sign shall be 100 square feet.

- (3) Minimum setback from the street right-way and property lines shall be 10 feet.
- (4) A maximum number of signs shall be one regardless of the number of occupants of the premises. For multiple occupants the sign may display each occupant.
- (5) The sign may be externally or internally lit, and may contain an electronic digital sign component.

b. Façade-mounted signs.

- (1) The sign shall be attached to the front façade of the building and shall not project outward from the façade wall more than eight inches.
- (2) A maximum of one sign per business shall be permitted.
- (3) Maximum area of each façade sign shall not exceed 10 percent of the area of the façade of the building on which the sign is attached or 100 square feet whichever is less.
- (4) The sign may be externally or internally lit.

c. Directory signs.

- (1) The sign shall be attached to the façade of the building located next to the building entrance and shall not project outward from the façade wall more than six inches. The sign shall be visible at eye level to pedestrians entering the building.
- (2) Maximum area of the sign shall be three square feet, with each occupant limited to one square foot of the sign area.

5. Signs permitted in the PO zoning district.

(a) Freestanding monument and pylon signs identifying businesses.

- (1) Maximum height of the sign shall be 10 feet.
- (2) Maximum area of the sign shall be 50 square feet.
- (3) Minimum setback from the street right-way and property lines shall be 10 feet.

- (4) A maximum number of signs shall be one regardless of the number of occupants of the premises. For multiple occupants the sign may display each occupant.
- (5) The sign may be externally or internally lit, and may contain an electronic digital sign component.

(b) Façade-mounted signs.

- (1) The sign shall be attached to the front façade of the building and shall not project outward from the façade wall more than eight inches.
- (2) A maximum of one sign per business shall be permitted.
- (3) Maximum area of each façade sign shall not exceed 5 percent of the area of the façade of the building on which the sign is attached or 50 square feet whichever is less.
- (4) The sign may be externally or internally lit.

(c) Directory signs.

- (1) The sign shall be attached to the façade of the building located next to the building entrance and shall not project outward from the façade wall more than six inches. The sign shall be visible at eye level to pedestrians entering the building.
- (2) Maximum area of the sign shall be three square feet, with each occupant limited to one square foot of the sign area.

6. Signs permitted in the non-residential component of the residential zoning district R-PRC.

(a) Freestanding monument and pylon signs identifying businesses.

- (1) Maximum height of the sign shall be 8 feet.
- (2) Maximum area of the sign shall be 50 square feet.
- (3) Minimum setback from the street right-way and property lines shall be 10 feet.
- (4) A maximum number of signs shall be one regardless of the number of occupants of the premises. For multiple occupants the sign may display each occupant.

(5) The sign may be externally or internally lit, and may contain an electronic digital sign component.

(b) Façade-mounted signs.

(1) The sign shall be attached to the front façade of the building and shall not project outward from the façade wall more than eight inches.

(2) A maximum of one sign per business shall be permitted.

(3) Maximum area of each façade sign shall not exceed 5 percent of the area of the façade of the building on which the sign is attached or 50 square feet whichever is less.

(4) The sign may be externally or internally lit, or have back-lit channel letters.

(c) Directory signs.

(1) The sign shall be attached to the façade of the building located next to the building entrance and shall not project outward from the façade wall more than six inches. The sign shall be visible at eye level to pedestrians entering the building.

(2) Maximum area of the sign shall be three square feet, with each occupant limited to one square foot of the sign area.

(d) Window or door signs.

(1) Maximum area of window sign shall not exceed 30 percent of the total area of the window.

(2) Maximum area of door sign shall not exceed 10 percent of the total glazed area of the door.

(3) Maximum number of one window sign shall be permitted per business.

(4) Maximum number of one door sign shall be permitted per business.

7. Signs permitted in the non-residential components of the TCM1, TCM2, TCM3-C1, TCO, TCVO and TCC mixed use overlay zones of the TCD Town Center District, the non-residential component of the

Eastampton Town Center: Phase Two Redevelopment Plan adopted December 12, 2011 (Ordinance 2011-14) for the TCM3-C1 and TCM3-C2 overlay zones of the TCD Town Center District, and the non-residential component of the Eastampton Village Center Redevelopment Plan adopted June 25, 2012 (Ordinance 2012-6) for the TCO overlay zone of the TCD Town Center District.

(a) Freestanding monument and pylon signs.

- (1) Maximum height of the sign shall be 8 feet.
- (2) Maximum area of the sign shall be 50 square feet.
- (3) Minimum setback from the street right-way and property lines shall be 10 feet.
- (4) A maximum number of signs shall be one regardless of the number of occupants of the premises. For multiple occupants the sign may display each occupant.
- (5) The sign may be externally or internally lit, and may contain an electronic digital sign component that is limited to 50% of the sign area.

(b) Façade-mounted signs.

- (1) The sign shall be attached to the front façade of the building and shall not project outward from the façade wall more than six inches.
- (2) A maximum of one sign per business shall be permitted.
- (3) Maximum area of each façade sign shall not exceed 5 percent of the area of the façade of the building on which the sign is attached or 50 square feet whichever is less.
- (4) The sign may be externally or internally lit, or have back-lit channel letters.

(c) Directory signs.

- (a) The sign shall be attached to the façade of the building located next to the building entrance and shall not project outward from the façade wall more than six inches. The sign shall be visible at eye level to pedestrians entering the building.

(3) Maximum area of the sign shall be three square feet, with each occupant limited to one square foot of the sign area.

(d) Window or door signs.

(1) Maximum area of window sign shall not exceed 25 percent of the total area of the window, but shall not exceed a maximum of eight square feet.

(2) Maximum area of door sign shall not exceed 10 percent of the total glazed area of the door, but shall not exceed a maximum of four square feet.

(3) Maximum height of lettering, numbers or caricatures shall not exceed 12 inches.

(4) Maximum number of one window sign shall be permitted per business.

(5) Maximum number of one door sign shall be permitted per business.

(e) Projecting signs.

(1) Maximum area of the sign shall not exceed six square feet.

(2) Minimum distance from the finished grade of the ground to the lowest edge of the sign shall be 10 feet.

(3) Maximum height of the top edge of the sign shall not exceed the height of the wall from which the sign projects of a single-story building, or the height of the bottom of the sill of the second-story window of a two- or more story building.

(4) Maximum width of the sign shall not exceed four feet.

(5) Maximum distance from the wall of the façade to the edge of the sign closest to the façade shall be 12 inches.

(6) Maximum height of the lettering, numbers or caricatures shall not exceed eight inches.

(7) Maximum of one sign per business shall be permitted.

(f) Awning signs.

- (1) Awning signs shall be permitted when it acts as the primary business sign and it shall not be in addition to a façade-mounted sign.
- (2) Maximum area shall not exceed 10 square feet.
- (3) Maximum height of lettering shall not exceed eight inches.

§ 540-53 Permits.

- A. All exempt signs set forth in § 540-51.A. shall not require permits.
- B. All non-exempt portable signs set forth in § 540-51.B. shall require permits. A permit for non-exempt portable signs shall be valid for 60 days. A maximum of three non-exempt portable sign permits shall be approved per year for a business. No permit application fees shall be required for portable signs for charitable purposes.
- C. Permits shall be required for all non-exempt signs.
- D. It shall be unlawful for any person, business or entity to erect, physically alter, locate or relocate, reconstruct or physically change in any manner, or cause to be erected, physically altered, located or relocated, reconstructed or physically changed in any manner within the limits of the Township of Eastampton any non-exempt sign without first having obtained and having in force and effect a permit for the location of such sign or signs from the Zoning Officer at the sign fee in § 205-3.A.(8) of Chapter 205, Construction Codes, Uniform.
- E. Any person, business or entity desiring to procure a permit to maintain a sign in the Township of Eastampton shall file with the Zoning Officer a written application, which shall contain an accurate description of the proposed location where said sign is to be erected and a diagram of each sign that the applicant desires to erect, physically alter, locate or relocate, use or maintain. Such application shall be signed by the applicant, who shall also indicate his post office address and supply any and all information that the Zoning Officer may reasonably require in order to properly determine whether the proposed location of the sign complies with the provisions of this chapter. Applications for electronic digital signs and back-lit channel signs shall provide the report set forth in § 540-49.E.5.a.

The following additional sections are hereby amended and revised to properly reference the signage provisions in Chapters 540-48 through 540-53.

§ 540-14 R-A Rural Agricultural District.

§ 540-14.B. Accessory uses. (5) Signs, subject to the provisions of § 540-48 – 53.

§ 540-16 Residential Low Density District.

§ 540-16.B. Accessory uses. (2) Signs, subject to the provisions of § 540-48 – 53.

§ 540-18 R-M Residential Medium Density District.

§ 540-18.B. Accessory uses. (2) Signs, subject to the provisions of § 540-48 – 53.

§ 540-19 R-H Residential High Density District.

§ 540-19.B. Accessory uses. (2) Signs, subject to the provisions of § 540-48 – 53.

§ 540-19.1 Planned Retirement Community (R-PRC) Residential District.

§ 540-19.1.D. Accessory uses. (2) Signs, subject to the provisions of § 540-48 – 53.

§ 540-20 R-1B Residential Inclusionary District.

§ 540-20.B. Accessory uses. (2) Signs, subject to the provisions of § 540-48 – 53.

§ 540-21 CNS Conservation District.

§ 540-21.B. Accessory uses. (4) Signs, subject to the provisions of § 540-48 – 53.

§ 540-22 CLR Cultural, Recreational, Residential District.

§ 540-22.B. Accessory uses. (2) Signs, subject to the provisions of § 540-48 – 53.

§ 540-24 Permitted Uses.

§ 540-24.I. Accessory uses. (1) Signs, subject to the provisions of § 540-48 – 53.

§ 540-26 CH Commercial Highway District.

§ 540-26.B. Accessory uses. (1) Signs, subject to the provisions of § 540-48 – 53.

§ 540-27 BP Business Park District.

§ 540-27.D. Accessory uses. (4) Signs, subject to the provisions of § 540-48 – 53.

§ 540-28 Continuing Care Retirement Community.

§ 540-28.E. Signs. (1) Signs, subject to the provisions of § 540-48 – 53 unless otherwise regulated in this section.

§ 540-29 Planned Office (PO) District.

§ 540-29.J. Accessory uses. (1) Signs, subject to the provisions of § 540-48 – 53.

§ 540-95 Transect (T4): land for leisure and recreational purposes; TCC District.

§ 540-95.C.(2) Accessory uses. (a) Signs, subject to the provisions of § 540-48 – 53.

§ 540-96 Transect (T3): General Village.

§ 540-96.G. Accessory uses. (1) Signs, subject to the provisions of § 540-48 – 53.

§ 540-97 Transect (T2): Village Center.

§ 540-97.F. Accessory uses. (1) Signs, subject to the provisions of § 540-48 – 53.

§ 540-98 Transect (T1): Village Core.

§ 540-98.K. Accessory uses. (1) Signs, subject to the provisions of § 540-48 – 53.

§ 540-99 Town Center District Standards.

§ 540-A.(10) Permitted accessory uses. (e) Signs, subject to the provisions of § 540-48 – 53.

§ 540-100 TCVO Town Center Civic/Professional Office District.

§ 540-100.B. Accessory uses. (1) Signs, subject to the provisions of § 540-48 – 53.

§ 540-101 TCR Town Center Single-Family Residential District.

§ 540-101.B. Accessory uses. (7) Signs, subject to the provisions of § 540-48 – 53.

This section must be modified by adding fees for permitted signs that require zoning permits. Fees for temporary non-exempt portable signs are added.

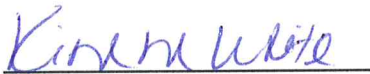
§ 205-3 Fees.

§ 205-3.A. Building subcode fees. See (8) Signs.

SECTION II. Repealer, Severability and Effective Date.

1. **Repealer.** Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
2. **Severability.** In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
3. **Effective Date.** This Ordinance shall take effect immediately upon proper passage in accordance with the law.

ATTEST:



Kim-Marie White
Municipal Clerk



Dominic F. Santillo
Mayor

Adopted: March 22, 2021

Introduction: March 8, 2021

Council	Motion	2nd	Ayes	Nays	Abstain	Absent
Councilman Apgar		X	X			
Councilman Besko			X			
Councilman Springer	X		X			
Councilman Zeno			X			
Mayor Santillo			X			
		VOTE	5	0		

Adoption: March 22, 2021

Council	Motion	2nd	Ayes	Nays	Abstain	Absent
Councilman Apgar	X		X			
Councilman Besko			X			
Councilman Springer			X			
Councilman Zeno		X	X			
Mayor Santillo			X			
		VOTE	5	0		