

TOWNSHIP OF EAST DEER

ORDINANCE NO. 846

AN ORDINANCE OF THE TOWNSHIP OF EAST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE EAST DEER ZONING ORDINANCE TO PROVIDE FOR THE REGULATON OF BILLBOARDS WITHIN THE TOWNSHIP.

WHEREAS, the East Deer Township Board of Commissioners has determined that the regulation of Billboards within the Township as set forth in the East Deer Township Zoning Ordinance needs to be updated; and

WHEREAS, the Board of Commissioners is desirous of updating said regulation of Billboards within the Community; and

NOW, THEREFORE, BE IT ORDAINED and it is hereby ordained and enacted by the Council of the Township of East Deer, Allegheny County at a duly convened meeting, quorum present as follows:

SECTION 1: REGULATIONS OF BILLBOARDS WITHIN THE TOWNSHIP

- A. A billboard sign for purposes of this ordinance and the East Deer Township Zoning Ordinance is hereby defined as an off-premises sign that advertises an establishment, activity, person, product, use or service that is unrelated to or unavailable on the premises where the off-premises sign is located.
- B. Billboard signs shall only be permitted in the Industrial Districts and shall meet the minimum lot requirements of such District. There shall be no Billboards permitted in Residential or Commercial Districts.
- C. Billboard signs are regulated as a conditional use and must be the principal use to which the property is devoted. There shall be no more than one (1) Billboard sign on any premises at any time.
- D. In said District, a Billboard shall be located within one hundred (100) feet of the center line of an arterial street as identified by the Township, as defined by this Ordinance.
- E. Billboard shall be freestanding, ground-mounted, single-column post-supported displays which have no structural contact with any building or other structure.
- F. The maximum surface area of the sign shall be seven hundred (300) square feet. This area includes both sides if it is a two (2) sided sign.

- G. The maximum height of the sign shall be thirty (30) feet, measured from the ground to the top of the sign.
- H. Billboard that are not located at the grade of the arterial street they are located along shall be located so as to be no higher than forty (40) feet above the curb of the street from which they are intended to be viewed.
- I. No Billboard shall be placed within five hundred (500) feet of any property within a Residential District classification or any public or private school property, park, library or place of worship when the display face to the billboard will be visible therefrom. This required distance shall be measured along the frontage of the street or highway on which the Billboard is located.
- J. No part of any Billboard shall be located closer than fifteen (15) feet to any street right-of-way. A Billboard sign shall be subject to the side yard and rear yard setback requirements of the Industrial District unless otherwise determined by Subsection G above.
- K. No Billboard shall be erected closer than one thousand (1,000) feet to any other existing or proposed Billboard.
- L. Billboard shall be either non-illuminated or indirectly illuminated, provided that all lighting is shielded and directed in a downward direction from the top of the sign toward the ground. No LED Digital Billboards are permitted.
- M. The location of a Billboard shall not obstruct visibility of any other business sign nor shall it obstruct visibility for traffic entering or leaving any property or traveling on any street.
- N. Landscaping requirements.
 - 1. A decorative landscaped strip shall be located immediately adjoining the supporting structure of the Billboard sign and extending a minimum of five (5) feet from the Billboard in all directions.
 - 2. An evergreen hedge at least three (3) feet in height shall extend the entire length and breadth of the required landscape area.
 - 3. The rear side of a single-faced Billboard sign shall be of one (1) color and screened by existing or natural landscaping material or by an evergreen planting at least six (6) feet tall and extending the length of the Billboard.
 - 4. Two (2) flowering trees a minimum of six (6) feet in height shall be planted within the required landscaping strip.

- O. Any such Billboard in place at the time of adoption of this Ordinance may remain as a non-conforming use.
- P. If a billboard or its structure is removed, the Billboard loses its non-conforming status and it shall not be replaced, reconstructed or otherwise permitted, except in strict conformance with this Ordinance.

SECTION 2: REPEALER. All ordinances or parts of ordinances, which are inconsistent herewith, are hereby repealed.

SECTION 3: SEVERABILITY. It is hereby declared to be the intention of the Council of the Township of East Deer that the several provisions of this Ordinance are separable. If any Court of competent jurisdiction shall declare any words, sentences, sections or provisions of this Ordinance to be invalid, such a ruling shall not affect any other words, sentences, sections or provisions of this Ordinance not specifically included in said ruling.

SECTION 4: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its approval in accordance with the First Class Township Code.

THIS ORDINANCE WAS **ORDAINED AND ENACTED** BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF EAST DEER ON THE DAY OF AUGUST 2023

ATTEST:

THE EAST DEER TOWNSHIP

Chrystal Carmen, Township Secretary

Anthony Taliani, Jr., Chairman

APPROVED AS TO FORM:

Craig H. Alexander, Solicitor