



Planning Commission
App. No. 119-2016 TA

Zoning Text Amendment

York Township

Meeting:	December 7, 2016
Applicant:	York Township Zoning Commission (WTZC)
Hearing:	December 1, 2016 (Zoning Commission)
Amendment:	Amend Sections (§)s 201, 205.12, 205.15, 206.03(F), 206.042, 506.08(F). Amend Article IV by replacing current with the new text. § 902 Definitions: <ul style="list-style-type: none">• Amend Sign; Flashing, Ground, Pole, Portable, Roof, Wall, and Window• Add Setback, Sign, and Sign Changeable Copy• Delete Sign; General, Billboard, and Governmental, Identification, and Off-Premise.
Reviewer:	Rob Henwood

Proposed Amendments: The YTZC has submitted the above listed text changes for Planning Commission review. Proposed new text is underlined, deleted text is ~~struck through~~, and staff comments are in *bold italics*.

ARTICLE II GENERAL PROVISIONS

Section 201 Establishment of Districts or Zones

The unincorporated territory of York Township, Medina County, Ohio, is hereby divided into districts or zones as follows:

MC Mallet Creek District

Section 205 Regulations Applicable to All Districts or Zones

205.12 Fences, Walls, and Hedges

- A. No fence, wall, or hedge shall be permitted within the road right-of-way. Fences, walls, and hedges in front yards shall not exceed four (4) feet in height and shall not interfere with clear sight distances or create visual obstruction for vehicular traffic.

205.15 Driveways

The following general driveway requirements apply to all districts or zones. Specific requirements provided for elsewhere in this Zoning Resolution may also apply and shall be in addition to these requirements.

- L. Driveway gates shall not exceed six (6) feet in height. Gate support posts and/or columns shall not exceed eight (8) feet in height. Gates shall have a minimum opening of fourteen (14) feet and shall be equipped with a Knox key to accommodate fire fighting equipment. Driveway gates shall not be located closer than ten (10) feet from the edge of the right-of-way.

Section 206 Regulations Applicable to Residential Districts

206.03 Garage/Yard Sales

- F. ~~Signs for the garage/yard sales shall meet the requirements for temporary/portable signs in Section 404.09~~ subject to Article IV hereof.

206.04 Home Occupations

- B. Type 2 Home Occupations. A Type 2 home occupation shall be permitted within any residential district of York Township, if it complies with the following requirements:
2. ~~No more than one sign no larger than six (6) square feet of a design consistent with residential use shall be allowed on the property advertising the existence of the home occupation.~~ Signs subject to the provisions of Article IV hereof.

Section 207 Site Plan Review and Conformance

207.01 General

... If a site plan has been previously approved by the Zoning Commission and a new Zoning Certificate is applied for by a new owner or occupant of the premises as required by this Resolution solely for a change of permitted use not involving any exterior change of the existing structures ~~other than signage~~..., the Zoning Inspector, ... may issue the required Zoning Certificate....

ARTICLE V CONDITIONAL ZONING CERTIFICATES

Section 506 Specific Standards Pertaining to Certain Conditionally Permitted Uses

506.08 Type 1 Home Occupations

- F. ~~Not more than one (1) sign no larger than six (6) square feet of a design consistent with residential use shall be allowed on the premises indicating the activity taking place thereon.~~ Signs subject to Article IV hereof.

ARTICLE IV SIGN REGULATIONS

Section 402 Limitations

All signs erected and maintained pursuant to any governmental function and necessary for the public safety and welfare and signs which are not visible from off the premises are exempt from regulation under this Section.

Section 403 General Requirements

The regulations in this Section shall apply to all signs in all zoning districts. Signs shall be designed, erected, painted, repainted, posted, reposted, placed, replaced, hung, displayed, altered, reconstructed, moved or maintained, in whole or in part, only in accordance with these provisions.

403.01 Prohibited Signs

- ~~1~~A. Animated, flasher-type, blinker-type, and racer-type moving signs shall be prohibited.
- ~~2~~B. Pole signs.
- ~~3~~C. Roof signs.
- ~~4~~D. Pennants, ribbons, streamers, strings of light bulbs, spinners, or other similar devices.
- E. Signs placed on parked vehicles or trailers for the purpose of advertising a product or business located on the same or adjacent property, excepting an identification sign that is affixed to a vehicle regularly operated in the pursuance of day-to-day business or activity of an enterprise.
- F. Beacons, searchlights, or high intensity strobe lights.
- H. Signs not expressly permitted by this Article.

403.02 Location

- A. Signs shall be erected so as not to obstruct traffic sight lines or traffic control lights at road intersections.
- B. No permanent sign shall be within ten (10) feet of any road right-of-way and no closer than twenty (20) feet of any adjacent property.
- C. No signs shall be attached to utility poles, street signs, or traffic control poles.
- D. No sign shall be erected or maintained in such a manner that any portion of its surface or its supports will interfere in any way with the free use of access to any fire lane, exit or standpipe, or so as to obstruct any window so that light or ventilation is reduced below minimum standards required by any applicable law or building code.

403.04 Illumination

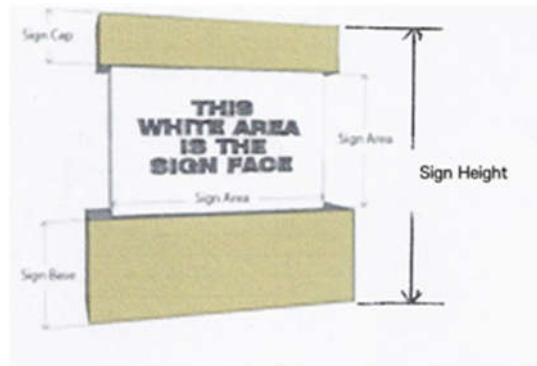
- A. Unless otherwise restricted in this Resolution, signs which are illuminated shall henceforth use indirect internal and/or external indirect lighting only. The source of light shall not be visible from the road and external light sources shall be adequately screened so they create neither a hazard nor a nuisance to adjacent properties.
- C. Any illuminated ~~business~~-sign (including those illuminated by neon or other gaseous type tubes, or by incandescent lamps) erected within one hundred (100) feet of an intersection, where an illuminated device has been provided for the control of traffic, shall not be duplicated in the electric light of such sign in any colors appearing in the traffic control signal. ***This appears overly restrictive. Is the idea that signs close to traffic signals that utilize the same colors used in the signal may cause the signal to be less visible?***
- D. All materials used in the construction, connection and operation of electrically illuminated signs shall be in accordance with the ~~Medina County Electrical~~ Ohio Building Code.
- E. Electronic Message Boards and Digital Displays shall comply with the following additional restrictions:
 - 1. Each message or copy shall remain fixed for at least ~~eight (8)~~ten (10) seconds;
 - 3. ~~Such Electronic Message Boards~~All electronic changeable copy signs shall contain a default design that will freeze the device in one position or go dark if a malfunction occurs.
 - ~~3.4.~~ Such signs shall be capable of regulating the digital display intensity and light intensity of the display must automatically adjust to natural ambient light conditions.

403.06 Public Service Signs

Sections 403.01 and 403.04 shall not apply to any sign performing a public service function indicating time, temperature or similar services.

403.0706 Measurement of Signs

The dimensions of a sign shall be calculated based upon the area normally visible from any one direction. ... Free-standing signs shall be limited to a maximum of two (2) faces. Where the two faces of a free-standing sign are oriented 180 degrees, or back to back, to one another the total sign area of such sign shall be measured as if the sign had a single face.



Insert images.

403.0807 Permit Required

D. The following signs shall not require a permit:

1. Permanent signs that are two (2) square feet in area or less located in Residential Districts.
2. Window signs, provided however, that in no circumstance shall window signs shall obscure more than fifty percent (50%) of the glazed surface of any window.
3. Temporary signs that are six (6) square feet in area or less.

Section 404 Signs Permitted in Any District Without a Permit Delete entire section.

The following types of signs shall be permitted in any district and shall not require a sign permit.

404.01 Residence Identification Sign

One (1) name plate not exceeding two (2) square feet in area and six (6) feet in height shall be permitted for each dwelling.

404.02 Institutional Sign

~~A church, school, community center or other public or institutional building, for its own use: an announcement sign or electronic message board not exceeding thirty two (32) square feet in area, six (6) feet in height and not to be located closer than ten (10) feet to any road right of way.~~

404.03 Real Estate Sign

~~One (1) unlighted real estate sign not exceeding six (6) square feet in area, six (6) feet in height, and at least ten (10) feet from not within any road right of way pertaining only to the sale, lease, or rent of the particular building, property, or premises upon which displayed. Such sign shall be removed within ten (10) days of the completion of said sale (title transfer), lease or rental.~~

404.04 Agricultural Roadside Stand Sign

~~One (1) unlighted sign not exceeding twenty (20) square feet in area, six (6) feet in height, and at least ten (10) feet from not within any road right of way in conjunction with an agricultural roadside stand which shall be used to advertise agricultural products produced on land owned or operated by the operator in a normal crop year. Such sign shall be removed at the conclusion of the seasonal sales.~~

404.05 Directional Signs

~~Signs shall be located on the premises which they serve. Each sign may not exceed four (4) square feet and six (6) feet in height.~~

404.06 Political Signs

~~Signs promoting issues or candidates for public office shall be permitted in any district within the Township. Such signs shall not be placed on utility poles, public property, or road right of way, and shall not be any closer than ten (10) feet to the side lot line. Such signs shall not exceed thirty-two (32) square feet in area, six (6) feet in height, and at least ten (10) feet from not within any road right of way. Such signs and all supporting materials shall not be placed more than thirty (30) days prior to and shall be removed within ten (10) days following the election to which they relate.~~

404.07 Builder's Sign

~~One (1) unlighted temporary builder's sign not exceeding six (6) square feet in area, six (6) feet in height, and at least ten (10) feet from not within any road right of way advertising the development of the premises upon which it stands. Such sign shall be removed within ten (10) days following the completion of improvements.~~

404.08 Window Signs

~~Special and periodic advertising sign(s) located inside an enclosed building and visible through a window(s) shall be allowed where the area of the sign(s) does not exceed fifty (50) percent of window area. Such sign(s) shall advertise only those products and services provided on the premises.~~

404.09 Memorial Signs

~~One (1) unlighted sign naming a building and/or date of erection not exceeding six (6) square feet in area and affixed flat against the building.~~

404.10 Home Occupation Sign

~~One (1) unlighted sign not exceeding six (6) square feet in area, six (6) feet in height, and at least ten (10) feet from any road right-of-way pertaining to a permitted Home Occupation.~~

404.11 Temporary/Portable Signs

~~One (1) unlighted temporary/portable sign is permitted for the following reasons not exceeding eighteen (18) square feet in area, six (6) feet in height, and at least ten (10) feet from not within any road right-of-way. Temporary/portable signs shall not be erected more than fourteen (14) days before the event advertised and removed not later than three (3) days after the event.~~

- ~~1. Garage/Yard Sales.~~
- ~~2. Auctions.~~
- ~~3. Non-profit events.~~

404.12 Banners and Pennants

~~One (1) banner or pennant less than sixteen (16) square feet is permitted in a Commercial District for a period of fourteen (14) days during any sixty (60) day period commencing with the erection of the banner or pennant provided that they are attached at each corner, point and/or end so as to prevent movement. Streamers are prohibited.~~

SECTION 404 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS

The following signs may be permitted in R-1, R-2, and Conservation Development Overlay Districts subject to conformance with these regulations and the issuance of a sign permit.

A. Permanent Signs

1. One sign, which may be either a wall or free-standing sign, not exceeding six (6) square feet in area may be permitted for each lot or parcel. If free-standing, such sign shall be not exceed four (4) feet in height.
2. Parcels of more than three (3) acres in area which also have more than five hundred (500) lineal feet of frontage on a public right-of-way shall be permitted one (1) free-standing sign which shall not exceed twenty (20) square feet in area nor six (6) feet in height.
3. A residential development containing more than five (5) dwelling units may be permitted one (1) free-standing monument sign at each entrance to the development provided that such sign does not exceed twenty-four (24) square feet in area nor six (6) feet in height. In lieu of a standard two (2) sided free-standing sign, a qualifying residential development which has decorative entrance walls may be permitted one (1) sign not exceeding twenty-four (24) square feet in area mounted on the decorative wall on each side of the main entrance to the development. Such signs may be illuminated.
4. Conditionally permitted uses in residential districts may be permitted such signage as may be established by the Board of Zoning Appeals and specified as part of the approved Conditional Zoning Certificate, provided that no such signage approved by the Board of Zoning Appeals shall exceed one (1) wall sign not to exceed forty (40) square feet in area and one (1) free-standing sign not to exceed twenty (20) square feet and six (6) feet in height.

B. Temporary Signs

1. One free-standing sign may be erected on a site during construction or reconstruction of a building for which a valid building permit has been obtained. Such sign shall not exceed thirty-two (32) square feet in area nor six (6) feet in height. Each such sign shall be removed within five (5) days of issuance of an occupancy permit.
2. A subdivision under construction shall be permitted one (1) free-standing sign which shall not exceed twenty-four (24) square feet in area nor six (6) feet in height for a period not to exceed twelve (12) months. The permit for such sign may be renewed for one additional twelve (12) month period.

Section 405 Signs Requiring a Permit Delete entire section.

The following types of signs shall be permitted in all zoning districts, unless otherwise specified, and shall require a sign permit available from the Zoning Inspector.

405.01 Development Sign

~~One (1) temporary real estate sign advertising the development of the premises upon which it stands or the opening of a new subdivision within which such sign is located may be located and maintained upon the issuance of a temporary twelve (12) month Zoning Certificate which may be renewed for one additional twelve (12) month period. Such sign shall not exceed twenty-four (24) square feet in area and shall not be located closer than twenty five ten (25 10) feet to any road right of way.~~

405.02 Subdivision Sign

- A. ~~One (1) permanent ground sign not to exceed twenty four (24) square feet, exclusive of decorative walls, fences or base, identifying the main entrance to a subdivision may be permitted. Such sign shall not exceed six (6) feet in height or be located closer than ten (10) feet from the road right of way unless a different location is approved as part of the subdivision site development plan.~~
- B. ~~One (1) permanent ground sign not to exceed six (6) square feet, exclusive of decorative walls, fences or base, identifying interior subdivision grouping of homes, at the entrance of each interior street. Such sign shall not exceed four (4) feet in height and shall be placed outside of the road right of way in a location not to obstruct the visibility of vehicular traffic entering or exiting the subdivision.~~

405.03 Ground Sign

~~In commercial and, industrial, Multi-Use, or Mallet Creek districts one (1) freestanding on the ground type business name sign per parcel upon which a commercial building is located may be erected except in the case of a corner lot where one sign may be placed in the front yard facing each road. Such sign shall not exceed thirty two (32) square feet in area per side, and the overall height of the sign shall not be more than six (6) feet from grade level at the site of the sign. No such sign shall be located closer than ten (10) feet to the road right of way. The placement of such ground sign shall be located in the required landscaping or buffer strip, if one is required.~~

405.04 Billboard

~~Off premises signs (billboards) shall be permitted in only commercial and industrial districts. Such signs shall be located so as to maintain the same minimum front, side, and rear yard requirements as for buildings in that district except that no such sign shall be located closer than five hundred (500) feet to a dwelling. Nor shall any such sign be permitted closer than five hundred (500) feet to a public park, public or parochial school, library, church, hospital or similar institution. The maximum area of such sign shall be two hundred (200) square feet. The maximum height of such sign shall be thirty five (35) feet. Such signs visible to approaching traffic on either or both sides of a right of way shall have a minimum spacing of at least five hundred (500) feet.~~

405.05 Wall Sign

~~In addition to the other signs permitted by this section, each business in a commercial, or industrial, Multi-Use, or Mallet Creek district shall be permitted one (1) accessory wall sign provided the following conditions are met: Wall signs shall not be larger than thirty two (32) square feet in area or ten (10) percent of the area of the surface of the building on which the sign is located, whichever sign area is smaller. Wall signs shall not project from the face of the wall more than eighteen (18) inches and shall not extend above or beyond the building wall. Buildings facing more than one (1) adjacent right of way may have one (1) wall sign facing each adjacent right of way.~~

405.06 Temporary/Portable Sign

~~One (1) temporary/portable sign either lighted or in excess of eighteen (18) square feet is permitted for a period not to exceed thirty (30) days, with the display dates to be specified in the sign permit. Not more than four (4) temporary / portable sign permits shall be issued per parcel in any calendar year. Temporary / portable signs shall not be larger than thirty two (32) square feet in area, six (6) feet in height, and at least ten (10) feet from not within any road right of way.~~

405.07 Commercial/Industrial Real Estate Sign

~~In commercial, industrial, Multi-Use, or Mallet Creek districts one (1) freestanding real estate sign per parcel upon which a commercial building is located or vacant land may be erected except in the case of a corner lot where one sign may be placed in the front yard facing each road. Such sign shall not exceed thirty two (32) square feet in area per side, and the overall height of the sign shall not be more than six (6) feet from grade level at the site of the sign. No such sign shall be located closer than ten (10) feet to the road right of way.~~

SECTION 405 SIGNS PERMITTED IN NON-RESIDENTIAL DISTRICTS

The following signs shall be permitted in C-1, I-1, M-U, and M-C Districts subject to conformance with these regulations and issuance of a sign permit.

A. Permanent Signs.

1. Each non-residential building shall be permitted wall signs provided that:
 - a. The total area of wall signage shall not exceed ten percent (10%) of the area of the front wall of the building;
 - b. Such signs shall not project more than one and one-half (1-1/2) feet in front of the building wall to which they are attached;
 - c. Such signs shall not extend above the top of the wall to which they are attached.

2. Each use, parcel, building, or land under common ownership or control shall be permitted one (1) free-standing sign which shall not exceed thirty-two (32) square feet in area nor six (6) feet in height. Where such signs have provisions for changeable copy messages, the area of the sign may be increased to forty-eight (48) square feet. Parcels that have frontage on two or more streets may have a second free-standing sign provided that the second free-standing sign is located on a different street and does not exceed thirty-two (32) square feet in area nor six (6) feet in height.
3. Each parcel in a non-residential district shall be permitted one (1) permanent sign per access drive which shall not exceed four (4) square feet in area per face nor three (3) feet in height.
4. Planned shopping centers which contain more than six (6) retail establishments in a coordinated design with shared parking and access provisions shall be permitted one (1) free-standing sign not to exceed sixty-four (64) square feet in area and eight (8) feet in height in lieu of the signage permitted in Subsection 2 hereof

B. Temporary signs.

1. One free-standing sign may be erected on a site during construction or reconstruction of a building for which a valid building permit has been obtained. Such sign shall not exceed thirty-two (32) square feet in area nor eight (8) feet in height. Each such sign shall be removed within five (5) days of issuance of an occupancy permit.
2. One (1) free-standing sign not to exceed twenty-four (24) square feet in area nor six (6) feet in height may be permitted for a period of up to six (6) months. The permit for such sign may be renewed for additional six (6) month periods.
3. One (1) wall sign not to exceed thirty-two square feet in area may be permitted for specific periods of time not to exceed a total of sixty (60) days per calendar year.
4. One (1) inflatable device may be displayed subject to the following conditions:
 - a. Such devices shall not be displayed more frequently than twice per calendar year.
 - b. Inflatable devices shall not be displayed for longer than ten (10) days.
 - c. Such devices shall not exceed fifteen (15) feet in height.
 - d. Inflatable devices shall be ground mounted.

SECTION 406 SIGNS PERMITTED IN PUD DISTRICTS

All signs within a Planned Unit Development Overlay District shall be as specifically authorized and approved by the Township Trustees. In approving signs with Planned Unit Development Overlay Districts, the Trustees shall observe the spirit and intent of this Article.

Section 406407 ENFORCEMENT

406407.01 Safe Condition

The Zoning Inspector may order any sign to be painted or refurbished at least once a year....

406407.02 Removal

If the Zoning Inspector shall find that any sign or other advertising structure regulated herein

406407.03 Violation

All violations shall be corrected within a reasonable time limit set by the Zoning Inspector. ...

407.04 Nonconforming Signs

Signs which legally existed prior to the effective date of this Article, but which do not conform with these provisions, may be maintained as a matter of right provided that such signs comply with the provisions of Section 407.01 regarding safety, maintenance, and repair. Normal maintenance such as painting, cleaning, or minor repairs shall be permitted on all such nonconforming signs. Relocation or replacement of a non-conforming sign or any alteration in the size or structure of such sign, shall cause the sign to lose its status as legally nonconforming and said sign shall be immediately brought into compliance with this Resolution.

**ARTICLE IX
RULES OF CONSTRUCTION AND DEFINITIONS**

Section 902 Definitions

SETBACK: The required distance between a building, structure, or driveway and a lot line, road right-of-way, stream or riverbank, wetland or other delineated site feature.

SIGN: Means any identification, description, illustration, or device which is affixed to or integrated into a building, structure or land, or otherwise situated on a lot, and which is intended to direct or attract attention to or announce or promote a product, place, activity, person, idea, institution or business by means of letters, words, designs, colors, symbols, banners, fixtures, images, or illustrations. *The YTZC may wish to consider altering the sign definition to read similar to the following “Means any identification, description, illustration, or device which is affixed to or integrated into a building or structure, or otherwise situated on a lot...” The previous definition indicated that a sign can be affixed or integrated into a building structure or land; the statement that a sign might be affixed or integrated into land is awkward.*

~~SIGN, GENERAL: Any structure, natural object, or device, which shall be used to attract attention to any object, product, place, activity, person, institution, organization, or business, or which shall display or include any letter, word, banner, flag (other than governmental or non-commercial flags), balloon, pennant, search light, badge, or insignia. The word 'sign' shall include a writing, representation, or other figure of similar character located on the interior of a building when (1) illuminated and (2) located so as to be viewed from the exterior of the building.~~

~~SIGN, BILLBOARD: A sign which 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, CHANGEABLE COPY: A sign designed to display multiple or changing messages whether by manual, mechanical or electronic means. Such signs are characterized by changeable letters, symbols or numerals that are not permanently affixed to the structure, framing or background allowing the letters, characters, or graphics to be modified from time to time manually or by

electronic or mechanical devices. Electronically changed signs may include either electronic message boards or digital displays.

~~SIGN, GOVERNMENTAL: A sign erected and maintained pursuant to and in discharge of any governmental functions, or required by law, ordinance, or other governmental regulation.~~

SIGN, GROUND-FREE-STANDING: Any sign that is supported from the ground by means of a free-standing wall, monument, poles, or other structural support system and not attached to any building. sign, other than a pole sign, placed upon or supported by the ground independent of any other structure. See figure for examples of acceptable free-standing sign styles.



Insert images.

~~SIGN, IDENTIFICATION: A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the names, symbols, and addresses of buildings, businesses, developments, or establishments on the premises where they are located.~~

~~SIGN, OFF PREMISE: See Sign, Billboard~~

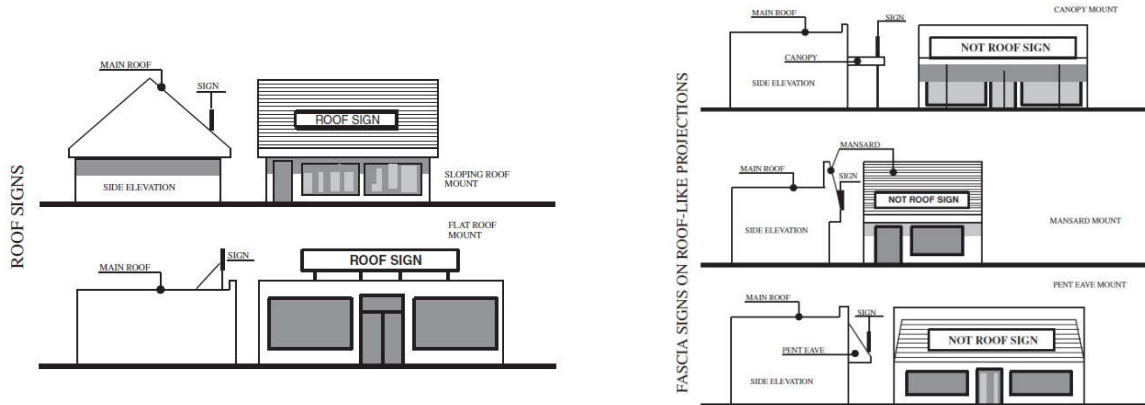
SIGN, POLE: A sign that is mounted on a free standing pole or other support so that the bottom edge of the sign face is six (6) feet or more above grade. See Figure.



Insert image.

SIGN, PORTABLE: A sign that is not permanent, affixed to a building, structure, or the ground. See Figure A.

SIGN, ROOF: A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof or the eave line of a building with a gambrel, gable, hip, or mansard roof. See Figure.



Insert images.

SIGN, WALL: Any sign attached to, painted on, or integral with the wall of any building and located in a plane parallel to the wall and supported by the building. Wall signs shall also include signs mounted on awning or canopies. ~~A sign fastened flat to or painted on the exterior surface of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than eighteen (18) inches from such building or structure.~~

SIGN, WINDOW: A sign, that is attached or affixed to, painted on, or located within two (2) feet inside of a window or door of a building and which is legible more than five (5) feet beyond the face of the window or door on which such sign is located. ~~sign that is applied or attached to the interior of a window or located in such a manner within a building that it can be seen from the exterior of the structure through a window. See Figure A.~~

Insert tables below after Section (§) 407.04.

SIGNS PERMITTED IN RESIDENTIAL DISTRICTS								
SIGN TYPE	WHERE PERMITTED	MAX. NUMBER	MAX. AREA	MAX. HEIGHT	FRONT SETBACK	SIDE SETBACK	ILLUMINATION	PERMIT REQUIRED
PERMANENT SIGNS								
Wall or Free-standing	Any Parcel	1	6 Sq. Ft.	4 Feet	10 Feet	20 Feet	No	Yes
Free-standing	Parcels Over 3 Acres	1	20 Sq. Ft.	6 Feet	10 Feet	20 Feet	No	Yes
Free-standing	Residential Developments	1 or 2 Per Entrance	24 Sq. Ft.	6 Feet	10 Feet	20 Feet	Yes	Yes
Wall	Conditional Use	1	40 Sq. Ft.	N/A	N/A	N/A	Yes If Approved By BZA	Yes
Free-standing	Conditional Use	1	20 Sq. Ft.	6 Feet	10 Feet	20 Feet	Yes If Approved By BZA	Yes
Free-standing	Any Parcel	1	2 Sq. Ft.	4 Feet	10 Feet	20 Feet	No	No
TEMPORARY SIGNS								
Free-standing	During Construction	1	32 Sq. Ft.	6 Feet	N/A	20 Feet	No	Yes
Free-standing	Residential Developments	1	24 Sq. Ft.	6 Feet	N/A	20 Feet	No	Yes

Note: This table is provided as a summary only, refer to the Resolution for specific requirement.

SIGNS PERMITTED IN NON-RESIDENTIAL DISTRICTS								
SIGN TYPE	WHERE PERMITTED	MAX. NUMBER	MAX. AREA	MAX. HEIGHT	FRONT SETBACK	SIDE SETBACK	ILLUMINATED	PERMIT REQUIRED
PERMANENT SIGNS								
Wall	Any Parcel	N/A	10% of Front Wall Area	N/A	N/A	N/A	Yes	Yes
Free-standing	Any Parcel	1 per Street Frontage	32 Sq. Ft.	6 Feet	10 Feet	20 Feet	Yes	Yes
Free-standing Changeable Copy	Any Parcel	1 in Lieu of Regular Free-standing	48 Sq. Ft.	6 Feet	10 Feet	20 Feet	Yes	Yes
Window	Any Parcel	N/A	50% of Window Area	N/A	N/A	N/A	Yes	No
Free-standing	Any Parcel	1 per Entrance Drive	4 Sq. Ft.	3 Feet	10 Feet	20 Feet	No	Yes
Free-standing	Planned Shopping Center	1	64 Sq. Ft.	8 Feet	10 Feet	20 Feet	Yes	Yes
TEMPORARY SIGNS								
Free-standing	During Construction	1	32 Sq. Ft.	6 Feet	N/A	20 Feet	No	Yes
Free-standing	Any Parcel	1	24 Sq. Ft.	6 Feet	N/A	20 Feet	No	Yes
Wall	Any Parcel	1	32 Sq. Ft.	N/A	N/A	N/A	No	Yes
Inflatable Device	Any Parcel	1	N/A	15 Feet	N/A	20 Feet	No	Yes

Note: This table is provided as a summary only, refer to the Resolution for specific requirement.

Comments:

1. The proposed amendments are primarily related to changes in the text regarding sign regulations proposed in Article IV Signs and § Definitions pertaining to various types of signs. Most of the proposed changes ensure content neutrality in the sign regulations text.
2. Other proposed minor changes are as follows:
 - a. Add the Mallet Creek District to list of zoning districts in the Township. § 201
 - b. Clarify fences, walls, and hedges. § 205.12(A)
 - c. Clarify driveway gates. § 205.15(L)

Recommendation: Staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed text amendments to the York Township Zoning Resolution.