

PARADISE TOWNSHIP, YORK COUNTY  
PENNSYLVANIA

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ORDINANCE NO. 2019-01

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AN ORDINANCE AMENDING THE PARADISE TOWNSHIP CODE OF ORDINANCES,  
CHAPTER 27, ZONING ORDINANCE AS AMENDED

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BE IT ENACTED AND ORDAINED by the Board of Supervisors of Paradise Township, York County, Pennsylvania, that Chapter 27, Zoning, of the Code of Ordinances of Paradise Township shall be amended as follows:

**SECTION 1:** Section 1506 shall be amended to add the following language at the end of the first sentence:

“provided however the requirements for the Overlay Sign District do not apply.”

**SECTION 2:** Section 1507 shall be added and shall read as follows:

“Section 1507 Overlay Sign District Requirements. Specific requirements for Permanent and Temporary Signs in the Overlay District are defined in the attached table”

**SECTION 3:** The passage of this Ordinance shall in no way be deemed to invalidate or repeal any provisions of any ordinance except as specifically provided for herein.

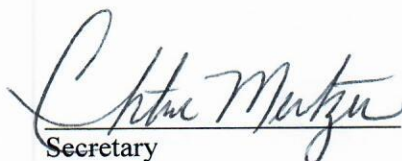
**SECTION 4: SEVERABILITY.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and an independent provision, and such holding shall not affect the validity of the remaining portions hereof. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid section, subsection, sentence, clause, phrase or portion not been included herein.

**SECTION 5: EFFECTIVE DATE.** This Ordinance shall become effective five (5) days after the adoption thereof.

ENACTED AND ORDAINED, this 14<sup>th</sup> day of October 2019.

Attest:

PARADISE TOWNSHIP BOARD  
OF SUPERVISORS

  
Secretary

By:   
Chairman

| Type of sign            | Maximum Height   | Minimum Setback | Maximum Area  | Number Permitted  | Additional Requirements  | Permit Required |
|-------------------------|--|-----------------|---|---|--|-----------------|
| Freestanding Sign       | 10 ft.   | 10 ft.          | 100 sq. ft.   | 1 along each street frontage of a lot                                     | Only permitted in conjunction with a permitted use that is non-residential | Yes             |
| Wall Sign               | Can't extend above top of wall or canopy to which it is attached | n/a             | 70 sq. ft.  | 1 per street on which the sign is located or business has frontage on lot | Only permitted in conjunction with a permitted use that is non-residential | Yes             |
| Front Door Sign         | n/a  | n/a             | 2 sq. ft.   | 1 per tenant or business  | Must be mounted on door or within 1 ft. of door.                           | Yes             |
| Rear Door Sign          | n/a  | n/a             | 2 sq. ft.   | 1 per tenant or business  | Must be mounted on door or within 1 ft. of door.                           | Yes             |
| Window Sign             | n/a  | n/a             | 20 % of window area   | 1 per tenant or business  | The sign shall not obscure the vision of police or other safety personnel  | No              |
| Center Sign             | 20 ft.   | 20 ft.          | 1 s.f. per 2000 sf of gross floor area in center. Max area of 60 s.f. | 1 per center  | Center must contain at least 80,000 s.f. of gross floor area               | Yes             |
| Residential Development | 5 ft.  | 10 ft.          | 20 sq ft.   | 1 per location  | Only allowed for residential developments. No commercial                   | Yes             |



|                                 |  |        |                           |                |  |  |     |
|---------------------------------|--|--------|---------------------------|----------------|--|--|-----|
| Sign                            |  |        |                           |                |  | advertising permitted. When the development is under construction, a temporary sign displaying real estate sales information may be permitted in lieu of a permanent sign.   |     |
| Agricultural Sign               | 10 ft.                                   | 10 ft. | 16 s.f.                   | 1 per lot      |  | For agricultural business see free standing and wall sign  | Yes |
| Home Occupation Sign            | 5 ft.                                    | 5 ft.  | 3 s.f.                    | 1 per lot      |  | May be free standing or wall mounted.  | Yes |
| Directional or Development Sign | 5 ft.                                    | 10 ft. | 3 s.f.                    | unlimited      |  | No more than two may be located at each driveway entrance.   | No  |
| Billboard                       | 25 ft. above the closest roadway surface | 25 ft. | 300 sq. ft. per sign face | 1 per location |  | Permitted only by special exception One billboard may have two faces with different messages, provided surfaces are back to back or at an angle of 45 degrees or less. Billboards shall be set back 25 ft. from side and rear property lines. Each billboard shall be at least 1000 ft. from all other billboards, and at least 300 ft. from anyh A, RC, LDR, MDR, or V district on the same side of the street as the billboard. Not permitted on a lot with residential use. | Yes |
| Government Sign                 |  |        |                           |                |  | No regulations   | No  |



| Type of sign     | Maximum Height | Minimum Setback | Maximum Area | Number Permitted  | Additional Requirements   | Permit Required |
|------------------|----------------|-----------------|--------------|---|---|-----------------|
| Real Estate Sign | 10 ft.         | 5 ft.           | 32 s.f.      | 1 per street frontage   | Must be located on property offered for sale or lease. Must be removed within 7 days after settlement or signing of lease.  | No              |
| Open House Sign  | 5 ft.          | 5 ft.           | 6 s.f.       | 1 per street frontage plus 2 located off-premise with no more than one per intersection | Shall not be displayed longer than 4 days. Off-premise signs shall have the approval of the landowner   | No              |
| Contractor Sign  | 5 ft.          | 5 ft.           | 6 sq. ft.    | 1 per contractor  | Must be moved within 7 days after completion of construction. More than 4 contractors shall be displayed on a single sign. Such a sign shall not exceed 10 ft. in height and 32 s.q. in area. | No              |
| Sidewalk sign    | 5 ft.          | 5 ft.           | 8 s.f.       | 1 per tenant or business  | Sign shall only be placed outside when business is open. Sign shall not obstruct any sidewalk.  | Yes             |
| Issue Sign       | 5 ft.          | 5 ft.           | 6 sq. ft.    | 1 per political candidate or issue per street frontage                                  | Issue signs that endorse a candidate in a political contest shall be removed within 30 days after the election.   | No              |
| Banner sign      | 10 ft.         | 10 ft.          | 20 sq. ft.   | 1 per tenant, business, or organization.  | Shall only displayed 2 times in a 12 month period for no more than 14 days at a time.   |                 |
| Garage sale sign | 5 ft.          | 5 ft.           | 6 sq. ft.    | 1 per street frontage   | Shall be displayed for no more than 4 days at a time.   | No              |