

ORDINANCE NO. 3 of 2020

TOWNSHIP OF SOUTH FAYETTE

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240, ZONING, ARTICLE XVIII SIGNS, SECTION 240-120 SIGNS AUTHORIZED IN PLANNED ECONOMIC DEVELOPMENT DISTRICTS OF THE SOUTH FAYETTE TOWNSHIP CODE , BY AMENDING THE TITLE OF SUCH SECTION AND THE ADDITION OF SECTION 240-120 E TO PERMIT ROOF TOP SIGNS IN THE B-1 BUSINESS DISTRICTS SUBJECT TO CERTAIN CONDITIONS AND CRITERIA

WHEREAS, the Township of South Fayette has the authority to promote the health, safety, convenience, and general welfare of its residents and businesses; and

WHEREAS, the Township of South Fayette has the obligation under the PA Municipalities Planning Code (MPC) to protect the character of the community, to facilitate beneficial and compatible land uses, and to encourage the orderly development of land consistent with local demographic and environmental concerns; and

WHEREAS, the Township of South Fayette desires to promote its existing businesses so that they can be identified by customers and consumers; and

WHEREAS, due to the location of certain buildings and parcels in the B-1 Zoning Districts, certain business owners and occupants of buildings within the B-1 Districts seek to promote their business and location within the Township;

WHEREAS, the Township of South Fayette has, in accordance with the requirements of the MPC, has submitted the proposed amendments to the Allegheny County Planning Agency for review and comment; and

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to the Planning Commission for their recommendations regarding the proposed amendment; and

WHEREAS, on April 15, 2020, , the Township Board of Commissioners held a duly noticed, advertised, and posted public hearing to take public comment on the proposed amendments; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Commissioners of South Fayette Township, Allegheny County, Pennsylvania, as follows:

1. The recitals set forth herein above are incorporated herein by reference thereto. _
2. The title to Chapter 240 Zoning, Article XVIII, Signs, Section 240-120 Signs Authorized in Planned Economic Development Business Districts is hereby amended to state as

follows: "Signs Authorized in the Planned Economic Development Districts and B-1 Business Districts.

3. Chapter 240 Zoning, Article XVIII, Signs, Section 240-120 Signs Authorized in the Planned Economic Development Districts and B-1 Business Districts is hereby amended to include subsection E. as follows:

E. Roof Signs. Roof signs shall be permitted only in the B-1 Business Districts in place of a wall sign, provided that:

- (1) When viewed from a distance of 50 feet directly in front of the sign surface and at a point five feet above ground level, a roof sign shall exhibit a background which contains nothing other than a portion of the building which supports the sign.
- (2) The maximum surface area of the roof sign shall not exceed two (2%) percent of the exposed façade area or a maximum of two hundred fifty (250 sq. ft.) square feet, whichever is less.
- (3) The sign shall not project more than 12 inches from the building.
- (4) The sign letters shall not exceed six (6) feet in height above the highest point of the roof.
- (5) The sign letters are permitted to extend above the roof line or may be mounted on a mechanical penthouse located on the roof of the subject building.
- (6) Roof signs may be nonilluminated, indirectly illuminated, or internally illuminated but must not be detrimental to the character of the B-1 Business District in location, design, type and color of sign.

4. Repealer

Any ordinance, chapter, section, subsection, paragraph, sentence, or phrase of any ordinance conflicting with the provisions of this ordinance amendment shall hereby be repealed to the extent of such conflict.

5. Legality

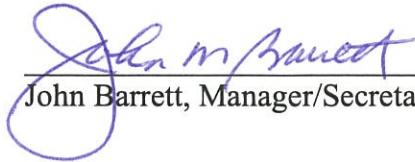
If any sentence, clause, section, or part of this ordinance amendment is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this ordinance amendment. It is hereby declared as the intent of the Township of South Fayette that this ordinance amendment would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

6. Effective Date

This ordinance amendment shall be in full force and effect from the date from and after its passage and approval.

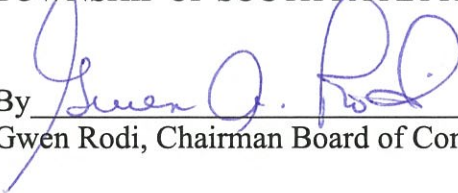
ORDAINED AND ENACTED into law this 15th day of April 2020.

ATTEST:



John Barrett, Manager/Secretary

TOWNSHIP OF SOUTH FAYETTE

By 

Gwen Rodi, Chairman Board of Commissioners