

AN ORDINANCE AMENDING THE CODE OF THE BOROUGH OF GREENCASTLE, CHAPTER 205, ENTITLED, "ZONING", AMENDING SECTION 27.A.(5) THEREIN AND ADDING A NEW SECTION 27.1 TO PROVIDE REGULATION OF AND PROVISION FOR OFF-SITE OUTDOOR ADVERTISING.

(Ordinance 2006-04)

Be it enacted and ordained by the Mayor and Borough Council of the Borough of Greencastle of Greencastle, Franklin County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same:-

SECTION 1. Section 205-27.A.(5) shall be amended to read, in its entirety, as follows:

Billboards or similar outdoor advertising signs which advertise products or business not connected with the site or building shall comply with the requirements of Section 27.1 of this Chapter.

SECTION 2. A new Section 205-27.1 shall be added to read, in its entirety, as follows:

Outdoor advertising signs may be authorized by special exception upon a finding that compliance with the requirements of this Chapter, as well as the following specific criteria, have been established by the applicant:

- A. The submission by the applicant of a site development plan, which shall contain the information, maps, plans and narrative and graphic materials set forth in the Subdivision and Land Development Ordinance, and this Chapter, for the Borough of Greencastle.
- B. All lots upon which outdoor advertising signs are to be located must conform to the area requirements of the Highway Commercial zoning district, and be located entirely within that zoning district and, in addition, have frontage on U.S. Route 11 within the Borough.
- C. The leased portion of any lot upon which the outdoor advertising is to be located shall contain a minimum of 5,000 square feet in area.
- D. The total area of an outdoor advertising sign face shall be a maximum of 300 square feet, and all portions of any display shall fit within such area with no extensions beyond the edge of the outdoor advertising sign's framework. Only one (1) sign face, not exceeding 300 square feet in face area, may be attached or constructed on each side of a sign.
- E. V-shaped billboard and advertising sign structures supported by a single structure shall be permitted provided that the angle formed by the two sides of the advertising sign structure does not exceed thirty degrees (30°).
- F. All utility lines serving the outdoor advertising sign, or those extended to provide such service, must be installed completely underground. Such requirement may be waived if the outdoor advertising sign is powered by nontraditional alternative energy sources (for example solar power.)
- G. All outdoor advertising signs shall be set back from the below described items as follows:
 - (1) From a roadway intersection: 500 feet

- (2) From any other outdoor advertising sign (whether such is located in the Borough of Greencastle or otherwise) on the same side of the roadway: 1,000 feet.
 - (3) From any other outdoor advertising sign (whether such is located in the Borough of Greencastle or otherwise) on the opposite side of the roadway: 600 feet.
 - (4) From the street right-of-way: 50 feet.
- H. The maximum height of outdoor advertising signs shall not exceed 25 feet, as measured from the grade of the roadway from which the advertising message is principally visible, and the bottom edge of the outdoor advertising sign shall be no more than eight feet above the elevation of the adjacent roadway, which height shall be sufficient to prevent unauthorized access upon the outdoor advertising sign.
 - I. A bufferyard shall be required between outdoor advertising signs and any adjacent lot(s). Such bufferyard shall be a minimum of 40 feet.
 - J. The land area utilized for an outdoor advertising sign shall not be otherwise required to support another underlying use upon such lot, including, but not limited to, bufferyard, parking area or setback necessary to any preexisting use upon such lot.
 - K. All displays on the face of outdoor advertising signs shall be stationary. Animated, sequential, flashing, moving, rotating, revolving, or oscillating or otherwise non-stationary signs or displays shall be prohibited.
 - L. Except as otherwise specifically provided within this subsection, illumination of outdoor advertising signs shall comply with the requirements of Section 205-28.
 - M. Illumination of the display shall be designed so that it shall be focused on the face of the display itself so as to prevent glare upon the surrounding area. All sources of illumination shall be external and equipped with shields to prevent spillage of light off the display.
 - N. Except as otherwise may be specified herein, all development of outdoor advertising signs shall comply with the land development standards contained in the Borough of Greencastle Subdivision and Land Development Ordinance and this Chapter
 - O. Outdoor advertising signs (including any and all supporting structures thereof) shall be dismantled and removed from the premises upon which they are located within 180 days of the cessation of use.
 - P. Outdoor advertising signs shall be constructed to all applicable structural standards for such devices, and all applications for the special exception approval shall verify compliance with such standards as documented and sealed by a registered engineer.
 - Q. Outdoor advertising signs shall be maintained by their owner in a state of repair so that they are as safe and as functional as when originally installed.
 - R. No outdoor advertising sign shall be constructed or erected until an applicant thereof has made an application for same (which shall include a copy of a written lease for use of the land if the applicant is not the owner thereof) and paid the applicable fee thereof (as set by separate ordinance or resolution of the Borough of Greencastle) and received a permit thereof from the Borough.

- S. Billboard signs shall be permitted only if the provisions of the Outdoor Advertising Control Act of 1971, Act 160, 36 P.S. 2718.101 et seq., have been met.
- T. Before any outdoor advertising signs are erected, the appropriate State and/or Federal permits that are required for the erection of a billboard shall be obtained and copies of the same shall be filed at the Borough Office prior to issuance of a signed permit by the Borough.

SECTION 3. The remaining provisions of the Zoning Ordinance of the Borough of Greencastle, Franklin County, Pennsylvania, not amended hereby, shall remain in full force and effect.

SECTION 4. Upon enactment by the Borough Council, this amendment to the Zoning Ordinance shall become effective as provided by law.

PASSED by the Borough Council this 3rd day of April, 2006.

ATTEST:

/s/ Kenneth E. Myers
Secretary of Borough Council

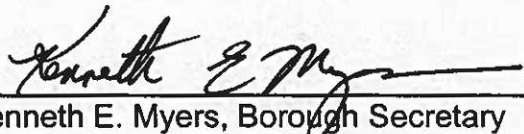
/s/ Charles R. Eckstine
President of Borough Council

APPROVED this 4th day of April, 2006.

/s/ Robert E. Eberly
Mayor

"I hereby certify that the above Ordinance was duly adopted on April 3, 2006 at a Regular Meeting of the Mayor and Borough Council, and that the intention to adopt this Ordinance was advertised in The Echo-Pilot, a newspaper of general circulation within the Borough on March 15, 2006, and entered in the Borough Ordinance Book on April 10, 2006".

(Seal)


Kenneth E. Myers, Borough Secretary