SMITHFIELD TOWNSHIP
MONROE COUNTY
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. 263

AN ORDINANCE OF SMITHFIELD TOWNSHIP, COUNTY OF MONROE, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE TOWNSHIP CODE OF ORDINANCES OF SMITHFIELD TOWNSHIP CHAPTER 27 – ZONING, TO SET FORTH UPDATED REGULATIONS FOR SIGNAGE AND REPEAL ALL PARTS OF THE ORDINANCE INCONSISTENT HEREWITH.

WHEREAS, Smithfield Township (the "Township") is a political subdivision of the County of Monroe, Commonwealth of Pennsylvania and is a Second Class Township with offices located at 1155 Red Fox Road, East Stroudsburg, Pennsylvania, 18301; and

WHEREAS, the Township has adopted a Zoning Ordinance found in the Township Code of Ordinances, Chapter 27, (hereinafter "Ordinance"); and

WHEREAS, the Ordinance contains definitions and regulations for signage; and

WHEREAS, the Township is of the opinion that these definitions and regulations require substantive updates to protect the health, safety, and welfare of Smithfield Township; and

WHEREAS, the updates shall include revisions and provisions governing prohibited signs; registration of signs; regulations on nonconforming signs; revocation of sign permits and the removal of unsafe, unlawful, and abandoned signs; limited-duration signs; temporary signs; signs permitted within the R-1, R-2, and R-C zoning districts; a substitution clause, and also to ensure that related sections of the Ordinance are updated for accuracy, and for alignment with the amendments set forth herein; and

WHEREAS, pursuant to the Pennsylvania Municipalities Planning Code, both the Township Planning Commission and the Monroe County Planning Commission have reviewed the proposed amendments to the Smithfield Township Zoning Ordinance; and

WHEREAS, the Smithfield Township Board of Supervisors has conducted a public hearing pursuant to public notice concerning the proposed amendments to the Smithfield Township Zoning Ordinance; and

WHEREAS, after holding a public hearing, the Smithfield Township Board of Supervisors desires to ordain and adopt the amendments to the Smithfield Township Zoning Ordinance as set forth hereinafter; and

WHEREAS, this ordinance serves as an amendment to the Township's existing Zoning Ordinance, and is consistent with the Pennsylvania Second Class Township Code and the Pennsylvania Municipalities Planning Code.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of Smithfield Township, Pennsylvania, that the Board hereby adopts the following ordinance amendments in the Smithfield Township Code of Ordinances:

SECTION 1: The Smithfield Township Code of Ordinances Section §1002 of Chapter 27 – entitled "Other Words", shall be amended by adding the following definitions:

ABANDONED SIGN: A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 180 days.









BANNER FLAG: Banner flags are temporary signs often designed for commercial promotion, intended to attract attention to a business, event, product, or service. These signs are typically made of cloth, vinyl, polyester, or similar flexible materials. They are usually mounted on poles, stands, or brackets and are often designed to be portable and temporary. Also called "feather banners", "feather flag", "windless flags", "flag sign". For traditional flags, see definition for "Standard Flag".









DAYS: Shall mean calendar days.

INFLATABLE SIGN: A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device.





LIMITED DURATION SIGN: A non-permanent sign that is displayed on private property for more than 30 days, but not intended to be displayed for an indefinite period. See regulations located in §27-504(1)(O).









NONCONFORMING SIGN: A sign that was legally erected and maintained at the effective date of this Ordinance, or amendment thereto, that does not currently comply with sign regulations of this Chapter.

NON-PERMANENT SIGN: A sign that is not affixed to the ground or a structure in a permanent manner and does not require building or construction activity for installation or removal. Non-permanent signs include, but are not limited to, signs designed to be readily movable or relocatable.

NUISANCE: The unreasonable, unwarrantable or unlawful use of public or private property which causes injury, damage, hurt, inconvenience, annoyance or discomfort to any person in the legitimate enjoyment of their reasonable rights of person or property.

PERMANENT SIGN: A sign that is affixed to the ground or to a structure in a permanent manner, or that requires building, structural, or construction activity for installation or removal. Permanent signs include, but are not limited to, signs mounted on foundations, posts set in concrete, embedded anchors, masonry bases, or signs otherwise

installed in a way that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

PROFESSIONAL OCCUPATIONAL SIGN (no impact home based business sign): A non-illuminated identification sign accessory to a professional office, or no impact home based business, in a residential district, intended to identify the resident professional occupant, no impact home based business, and the professional service provided. See definitions for "Professional office" and "no impact home based business".

SAFETY SIGN: Signs located near or on firefighting, safety equipment, near exit routes, in industrial facilities, or other such areas for the purpose of protecting safety.

SNIPE SIGN: A sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, traffic control devices, or other objects; or placed on any public property, within the public right-of-way, or on private property without the permission of the property owner. Includes any unauthorized or illegally posted signs, flyers, posters, or advertisements affixed to utility poles, light poles, traffic control devices, trees, fences, or other public infrastructure within the Township's jurisdiction.





STANDARD FLAG: A printed or painted cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole. Often used for the display of identity, representation, or affiliation with a nation, state, municipality, or organization. These flags are generally displayed permanently or for extended periods and are typically mounted on non-portable flagpoles.



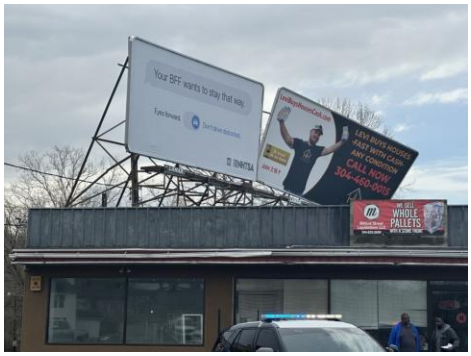


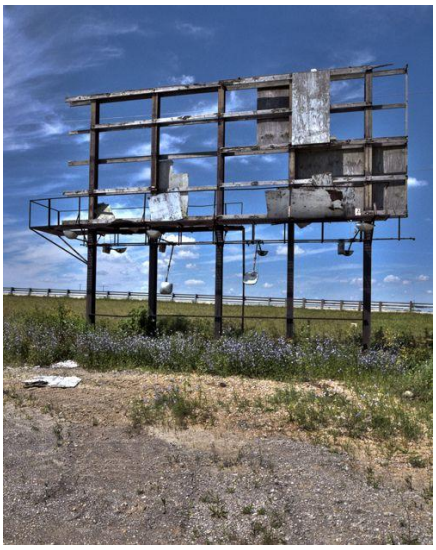


UNLAWFUL SIGN: Any sign erected, installed, or maintained in violation of the signage regulations of this Chapter.

UNSAFE SIGN: An unsafe sign shall mean any sign which, in the determination of Smithfield Township, has become structurally unsound, is in danger of collapse, poses electrical or lighting hazards, creates visual obstructions or distractions to motorists or pedestrians, exhibits significant deterioration or neglect, is a hazard, or otherwise constitutes a nuisance, as defined herein. This may include, but is not limited to, signs with visible structural damage or corrosion; loose, missing, or weakened fasteners; damaged or exposed electrical components; excessive glare or light trespass; leaning or unstable supports; cracked or eroded foundations; or surfaces that are broken, warped, or rotted. Any sign erected, installed, or maintained in violation of the provisions of this Chapter may also be deemed unsafe.









VEHICULAR SIGNS (Signs and Parked Vehicles): Signs placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way, public property or private property, so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property, and is otherwise not incidental to the vehicle's primary purpose. This does not include magnetic or painted signage, applied to vehicles used on a daily basis to conduct normal day-to-day business.





SECTION 2. The Smithfield Township Code of Ordinances Section §1002 of Chapter 27 – entitled "Other Words", shall be amended by repealing the present definitions of "Banner", "Sign", and "Temporary Sign" and replacing those definitions in their entirety with the following:

BANNER: Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are non-permanent and temporary in nature and do not include standard flags or banner flags.





SIGN: Any identification, description, illustration, advertisement, or device, structure, fixture, painting, placard, emblem, or visual, illuminated or non-illuminated, that is visible to the general public and that uses words, graphics, colors, symbols, numbers, or letters for the purpose of communicating a message. A sign includes the sign faces as well as any sign supporting structure.

TEMPORARY SIGN: A type of non-permanent sign that is located on private property that can be displayed for no more than 30 consecutive days at one time. See regulations in §27-504(1)(I).









SECTION 3: The Smithfield Township Code of Ordinances Section 504(1)(N) of Chapter 27 entitled "Prohibited Signs" shall be amended to add new subsections 11 through 17 as follows:

11. Abandoned signs.

12. Snipe signs.

13. Inflatable signs, with the exception of balloons used in temporary, non-commercial situations.

14. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part. No sign other than a safety sign shall be attached to a standpipe or fire escape.

15. Signs which emit smoke, visible vapors, particulate matter, sound, odor or contain open flames.

16. Signs containing mirrors.

17. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.

SECTION 4. The Smithfield Township Code of Ordinances Section §504(1)(B) of Chapter 27 is hereby repealed in its entirety and replaced as follows:

B. Registration of Signs and Regulations on Nonconforming Signs.

All signs, except Temporary Signs under §27-504(1)(I), provided they meet the criteria for temporary signs, and signs exempt from permit requirements under §27-504(1)(F), shall be registered with the Township Zoning Officer.

1. All permanent signs and sign structures shall be brought into conformance with the sign regulations when and if the following occurs:

    a. The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

    b. If more than 50% of the sign area is damaged, it shall be repaired to conform to this Chapter.

    c. An alteration in the structure of a sign support.

    d. A change in the mechanical facilities or type of illumination.

    e. The property on which the nonconforming sign is located submits a subdivision or land development application requiring municipal review and approval.

    f. The property on which the nonconforming sign is located undergoes a change of land use requiring the issuance of a new occupancy permit.

2. Prior to the events listed in §27-504(1)(B)(1), nonconforming signs may be repainted or repaired up to 50% of the sign area, the sign copy may be changed, and sign faces may be replaced provided that these actions do not increase the dimensions of the existing sign, and do not in any way increase the extent of the sign's non-conformity.

3. Nonconforming signs shall be exempt from the provisions of §27-504(1)(B)(1) under the following conditions:

    a. The nonconforming sign is of a historic and/or unique nature or type by virtue of its architectural value or design as determined by the National Park Service, Pennsylvania Historical and Museum Commission, or local nonprofit (501(c)3) historical organization.

    b. When a nonconforming sign is required to be moved because of public right of way improvements.

c. The Township Zoning Officer shall issue a permit for each new sign replacing a non-conforming sign removed for public right of way improvements upon receipt of a new application consistent with the informational requirements of this Chapter, provided the new sign (s) are no more non-conforming than the removed sign(s).

SECTION 5: The Smithfield Township Code of Ordinances Section §504(1)(G) of Chapter 27 is hereby repealed in its entirety and replaced as follows:

(G) Revocation of Sign Permits; Removal of Unsafe, Unlawful, and Abandoned signs.

1. Revocation of Sign Permits.

   Whenever, upon inspection of any sign that has been issued a permit - as specified in this Chapter - it is determined that conditions or practices exist which are in violation of any provision of this Chapter, or of any regulations adopted pursuant hereto, the Zoning Officer shall give notice in writing to the person to whom the permit was issued, advising them that unless such conditions are corrected within the period of time specified in the notice, the sign permit shall be revoked. At the end of such period such sign shall be reinspected and, if such conditions have not been corrected, the Zoning Officer shall revoke the permit and give notice in writing of such revocation to the person to whom the permit is issued.

2. Removal of Unsafe, Unlawful, and/or Abandoned Signs.

   a. Removal of Unlawful non-Permanent Signs.

      1. Township employees, the Zoning Officer, and Township-affiliated third-party contractors are authorized to remove any unlawful non-permanent signs, including, but not limited, to any unlawful temporary signs.

      2. Notification Process.

         The removal of unlawful non-permanent signs is authorized provided the Township provides at least a 72-hour notice to the property owner. The Township shall not be responsible for any damages resulting from the removal of said signs.

      3. Sign Impoundment.

         Any unlawful non-permanent sign removed by the Township shall be impounded for a period of ten (10) calendar days. In the event that any sign is not claimed within 10 days, the Zoning Officer shall have the authority to dispose of such sign.

      4. Sign Impoundment Recovery Fee.

The owner of an impounded sign may recover the same upon payment of a fee set from time to time by Resolution of the Board of Supervisors, prior to the expiration of the ten-day impoundment period.

5. The Township reserves the right to impose fees to be established by the Township from time to time for entities or businesses that are determined to be repeat offenders, as established by resolution.

3. Removal of Abandoned Signs.

It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within 180 days of the sign becoming abandoned, as defined in this Chapter. Removal of an abandoned sign shall include removal of the entire sign, including the sign face, supporting structure, and structural trim.

Where the owner of the property on which an abandoned sign is located fails to remove such sign within 180 days, Smithfield Township may remove the sign. Any expense directly incurred in the removal of the sign shall be charged to the owner of the property. Where the owner fails to pay, the Township may file a lien upon the property for the purpose of recovering all reasonable costs associated with the removal of the sign.

4. Removal of All Other Unlawful and/or Unsafe Signs.

a. Upon written notice by Smithfield Township, the owner, person, or firm maintaining a sign shall remove any sign when it becomes unsafe or it was unlawfully created, established, installed, built or erected in violation of any of the provisions of this Chapter. When given notice, the property owner shall make modifications to the sign within thirty-five (35) days of the date of notice so as to comply with the provisions in this Chapter, or otherwise remove the sign.

b. Smithfield Township may remove or cause to be removed unsafe or unlawful signs at the expense of the property owner in the event that they have not complied with the terms of the notice within thirty-five (35) days of the date of the notice.

c. Where the owner of the property on which an unsafe or unlawful sign is located fails to remove such sign within the time frames noted in this section, Smithfield Township may remove or replace such sign. Any expense directly incurred in the removal of such a sign shall be charged to the owner of the property. Where the owner fails to pay, Smithfield Township may file a lien upon the property for the purpose of recovering all reasonable costs associated with the removal of the sign. All reasonable costs associated with the removal of the sign including witness costs, court costs and attorney's fees as shall be applicable.

5. Notices for modification and/or removal of signs.

Any notices shall be provided to the owner of the property where the sign is located as listed in the assessment records. Failure to receive notice due to outdated or incorrect records shall not excuse noncompliance, and notice shall be deemed served five (5) business days after mailing, regardless of actual receipt, unless returned as undeliverable. In the event of immediate danger to persons or property, Smithfield Township may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.

6. Training Protocol.

   The Board of Supervisors may establish by resolution from time to time, a formal training protocol to ensure consistency and competency among designated Zoning Officer(s).

SECTION 6: The Smithfield Township Code of Ordinances section §504(1)(O) of Chapter 27 entitled "Limited Duration Signs" shall be established as follows:

(O) Limited Duration Signs.

1. General Provisions.

   a. Limited duration signs, as defined in this Chapter are subject to the regulations set forth below.

   b. Limited Duration Signs require a permit, see §27-504(1)(O)(3) of this Chapter.

   c. All nonconforming Limited Duration signs must be permanently removed within 90 days of the effective date of this Ordinance, unless specific approval is granted as provided for herein.

2. Size and Number.

   a. R-E Resort District, ED Economic Development District and M-1 Industrial Districts.

      1. Large Limited Durations Signs.

         One (1) large limited duration sign is permitted per property in R-E Resort District, ED Economic Development District and M-1 Industrial Districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large, limited duration sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large limited duration signs.

         Large limited duration signs may be freestanding signs or wall signs. Each large limited duration sign shall have a maximum area of sixteen (16) square feet per side, and large limited duration signs that are freestanding shall have a maximum height of eight (8) feet.

2. Small Limited Duration Signs.

In addition to the large limited duration sign(s) outlined above, one (1) small limited duration sign is permitted per property in R-E Resort District, ED Economic Development District and M-1 Industrial Districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional small sign may be permitted.

Small limited duration signs may be freestanding signs or wall signs. Each small limited duration sign shall have a maximum area of six (6) square feet per side, and small limited duration signs that are freestanding shall have a maximum height of six (6) feet.

b. R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation Districts.

1. Large Limited Duration Signs.

One (1) large limited duration sign is permitted per property in R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation Districts if property is 5+ acres with 400+ ft. of street frontage or has more than 10,000 square feet of floor area.

Large limited duration signs may be freestanding signs or wall signs. Each large limited duration sign shall have a maximum area of sixteen (16) square feet per side, and large limited duration signs that are freestanding shall have a maximum height of eight (8) feet.

2. Small Limited Duration Sign.

In addition to the large limited duration sign outlined above One (1) small limited duration sign is permitted per property in R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation Districts.

Small limited duration signs may be freestanding signs or wall signs. Each small limited duration sign shall have a maximum area of six (6) square feet. Small limited duration signs that are freestanding shall have a maximum height of six (6) feet.

3. Permit Requirements.

a. A permit for a limited duration sign is issued for one (1) year and may be renewed annually.

b. One (1) sign is allowed per permit. An applicant may request up to two (2) permits per address, but is subject to the size and number requirements set forth in this section.

c. An application for a limited-duration sign permit must include a description of the sign indicating the number, size, shape, dimensions, and colors of the sign; the expected length of time the sign will be displayed; and a schematic drawing of the site showing the proposed location of the sign in relation to nearby buildings and streets.

d. Renewal is not automatic and may be denied by the Board of Supervisors based on the following criteria:

1. The sign is unsightly due to fading, discoloration, stains, or deterioration of materials.

2. The sign is in disrepair, including torn, frayed, broken, or missing elements.

3. The sign poses a safety hazard due to instability, obstruction of visibility, or violation of setback requirements.

4. The sign is a public nuisance by reason of excessive size, clutter, offensive content, or persistent complaints from the public.

5. The sign negatively impacts the character, aesthetics, or visual harmony of the surrounding community.

6. The activity or condition for which the sign was originally permitted is no longer temporary in nature or has continued significantly beyond one year.

e. Upon expiration or denial of a renewal, the sign must be removed by the property owner or sign owner within seven (7) calendar days.

4. Installation and Maintenance.

a. All limited duration signs must be installed such that following a review of relevant data and/or in alignment with regulations of Smithfield Township building official, they do not create a safety hazard.

b. All limited duration signs must be made of durable materials and shall be well-maintained.

c. Limited duration signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed by the property owner, or may be removed by the Township at their discretion and at the expense of the property owner, see §27-504(1)(G).

5. Illumination: Illumination of any limited duration sign is prohibited.

6. Summary Table for Limited Duration Signs.

	Summary Table for Limited Duration Signs	
	R-E Resort District, ED Economic Development District and M-1 Industrial Districts	R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation Districts.
Large Limited Duration Signs (max area 16 sq. ft. per side)	Number: 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area. Height: Maximum 8 ft.	Number: 1 per property if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area. Height: Maximum 8 ft.
Small Limited Duration Signs (max area 6 sq. ft. per side)	Number: 1 per property; 2 if property is 5+ acres with 400+ ft. of frontage or has > 10,000 square feet of floor area. Height: Maximum 6 ft.	Number: 1 per property Height: Maximum 6 ft.

SECTION 7: The Smithfield Township Code of Ordinances Section §504(1)(I) of Chapter 27 is hereby repealed in its entirety and replaced as follows:

(I) Temporary Signs.

1. Permission.

   The party posting the temporary sign shall obtain permission from the property owner and is solely responsible for obtaining the permission of the property owner before posting their temporary sign.

2. Installation and Maintenance.

   a. All temporary signs must be installed so that, at the sole discretion of the Smithfield Township building official or Zoning Officer, they do not create a safety hazard.

   b. All temporary signs must be made of durable materials and shall be well-maintained.

c. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed and may be confiscated by the Township.

3. Illumination: Illumination of any temporary sign is prohibited.

4. Temporary signs shall not be attached to fences, trees, utility poles, guardrails, or the like; and, further provided, that such signs are not placed or in any manner to create a hazard or disturbance to the health and welfare of the general public.

5. Duration and Removal:

   a. Temporary signs may be displayed up to a maximum of 30 consecutive days, no more than two (2) times per calendar year.

   b. Smithfield Township may confiscate Temporary Signs installed in violation of the regulations in this Chapter as specified in §27-504(1)(G).

   c. Confiscated signs will be handled as specified in §27-504(1)(G) of this Chapter.

6. All nonconforming Temporary Signs must be permanently removed within 90 days of the effective date of this Ordinance, unless specific approval is granted as provided for herein.

7. Municipal Notification.

   Temporary signs are exempt from the standard permit requirements for signs, but the date of erection of a temporary sign must be written in legible ink on the sign.

8. Size and Number.

   a. R-E (Resort), ED Economic Development District and M-1 Districts:

      1. Large Temporary Signs.

         One (1) large temporary sign is permitted per property in R-E (Resort), ED Economic Development District and the M-1 District. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large temporary sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large temporary signs.

         Large temporary signs may be freestanding signs, wall signs, or banners.

         Each large temporary freestanding or wall sign shall have a maximum area of 16 square feet per side, and each large temporary banner shall have a maximum area of 32 square feet per side. Large temporary signs that are freestanding shall have a

maximum height of eight (8) feet, and banners shall hang at a height no greater than 24 feet.

2. Small Temporary Signs.

In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in R-E (Resort), ED Economic Development District and the M-1 District.

If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

Small temporary signs may be freestanding signs or wall signs.

Each small temporary sign shall have a maximum area of six (6) square feet per side and a maximum height of six (6) feet.

3. Banner flags.

Banner Flags shall have a maximum height of fifteen (15) feet, with no more than two (2) banner flags permitted per lot; and shall have a maximum area per banner flag of no greater than thirty-six (36) square feet per side.

b. R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation Districts:

1. Large Temporary Signs.

One (1) large temporary sign is permitted per property in R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation Districts if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area.

Large temporary signs may be freestanding signs, or wall signs.

Each large temporary freestanding or wall sign shall have a maximum area of sixteen (16) square feet per side, and each large temporary banner shall have a maximum area of thirty-two (32) square feet per side. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet, and banners shall hang at a height no greater than twenty-four (24) feet.

2. Small Temporary Signs.

In addition to the large temporary sign outlined above, one (1) small temporary sign is permitted per property in R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation Districts.

Small temporary signs may be freestanding signs or wall signs.

Each small temporary sign shall have a maximum area of six (6) square feet for per side, and small temporary signs shall have a maximum height of six (6) feet.

9. With the exception of political signs (see political sign regulations in §27-504(1)(H)(4)), signs for emergency management service companies, signs for non-profit organization functions and community events, signs for Township functions and community events, and unless otherwise provided herein, the following additional regulations for Temporary Signs shall apply:

   a. No freestanding temporary sign shall be erected:

      1. Nearer than 10 feet to any street right-of-way.

      2. Nearer than 10 feet to any lot line.

      3. Attached to any building.

   b. Temporary promotional signs shall be located on the same lot as the business being promoted.

10. Summary Table for Temporary Signs.

	Summary Table for Temporary Signs	
	R-E (Resort), ED Economic Development District and M-1 District	R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation District
Large Temporary Signs (max area: 32 sq. ft. per side for banner, 16 per side square feet for all other signs); Banner Flags (max area: 36 sqft per side).	Number: 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has > 10,000 square feet of floor area. No more than 2 banner flags per lot. In addition to the above, up to two (2) banner flags are allowed per property. Height: *Ground:* Maximum 8 ft. *Banner:* Maximum 24 ft. *Banner flags:* Maximum 15ft.	Number: 1 per property if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area. No banner flags. Height: *Ground:* Maximum 8 ft. *Banner:* Maximum 24 ft.
Small Temporary Signs (max area: 6 sq. ft. per side)	Number: 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has > 10,000 square feet of floor area. No banner flags. Height: Maximum 6 ft.	Number: 1 per property No banner flags. Height: Maximum 6 ft.

SECTION 8: The Smithfield Township Code of Ordinances Section §504(1)(J) of Chapter 27 is hereby repealed in its entirety and replaced as follows:

J. Signs Permitted in R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation Zoning Districts.

1. One home, residence, name, address, and/or professional occupation sign not exceeding two square feet in area shall be permitted per single-family dwelling.

2. Premises signs advertising commercial agricultural operations, including crop farming and animal husbandry, on an active farm upon which said operations are conducted, provided that there shall be not more than two separate signs with a total aggregate area not exceeding 24 square feet.

3. Not more than two signs indicating only the name of an active farm and not exceeding a total area of 12 square feet.

4. Directional signs indicating the location of an active farm not exceeding three square feet per sign.

5. One premises sign advertising a permitted customary home occupation (no-impact home-based business), provided that such sign shall not exceed four square feet in area.

6. One premises sign advertising a permitted professional office or studio provided such sign shall not exceed four square feet for each office or studio.

7. Notwithstanding any provision to the contrary, when a property in a residential district (R-1 Low Density Residential District; R-2 Medium Density Residential District; R-C Residential Conservation Zoning Districts) is primarily utilized for a commercial purpose, by conditional use, continuation of a preexisting nonconforming use, or a use variance, the user will have the same rights to sign permits and sign installations applicable in the ED Economic Development District, subject to the following:

    a. If the commercial purpose is a new conditional use, the approval of any new signs shall be included in the conditional use process.

    b. If the commercial purpose is a preexisting conditional use, a nonconforming use, or is being established by use variance and the applicant wishes to install a new sign, they must apply for Conditional Use for any commercial sign.

       The conditional use criteria in § 27-706 and § 27-704, shall be applied.

       In addition, at the discretion of the Supervisors, conditions may be applied on square footage, height, setbacks, number, and illumination of signs.

c. For a preexisting nonconforming sign that is affiliated with an existing conditional use, nonconforming use, or use variance, the sign shall be permitted, as consistent with the criteria in § 27-504(1)(B).

8. The requirements for yards and setbacks which apply to the structure of any lot shall apply to all signs as permitted in this Section.

SECTION 9: The Smithfield Township Code of Ordinances Section §504(1)(P) of Chapter 27 shall be established as follows:

(P) Substitution Clause.

Notwithstanding any provision of this chapter to the contrary, to the extent that this Chapter allows a sign containing commercial copy, it shall allow a non-commercial sign to the same extent. The non-commercial message may occupy the entire sign area or any portion thereof, and may substitute for or be combined with the commercial message. The sign message may be changed from commercial to non-commercial, or from one noncommercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited and the sign continues to comply with all requirements of this Chapter.

SECTION 10: The Smithfield Township Code of Ordinances Section §504(1)(H)(1) of Chapter 27 entitled "Construction signs" shall be deleted and repealed in its entirety.

SECTION 11: The Smithfield Township Code of Ordinances Section §504(1)(H)(5) of Chapter 27 is hereby established as follows:

(5) Standard Flags.

SECTION 12: The Smithfield Township Code of Ordinances Section §504(1)(K)(9)(b) of Chapter 27 entitled "Temporary Signs", is hereby repealed in its entirety and replaced as follows:

See §27-504(1)(O) for regulations on Limited Duration Signs.

SECTION 13: The Smithfield Township Code of Ordinances Section §504(1)(K) of Chapter 27 shall be re-named in title as follows:

Signs Permitted in the ED Economic Development District.

SECTION 14: The Smithfield Township Code of Ordinances Section §504(1)(K)(1)(d)(1) of Chapter 27 is hereby repealed in its entirety and replaced as follows:

All freestanding premises signs within the ED Economic Development District shall be located on the property of the business or institution to which the sign refers.

SECTION 15: The Smithfield Township Code of Ordinances Section §504(1)(N)(6)(d) of Chapter 27 is hereby repealed in its entirety and replaced as follows:

In the event the prohibition of multi-vision, otherwise known as multi-message, or variable signs is adjudicated to be invalid, the following provision shall become effective at the time that the adjudication of invalidity becomes final: Multi-vision, otherwise known as multi-message, or variable signs shall be prohibited in all districts other than M-1 industrial or ED Economic Development. No such sign shall be in excess of 300 square feet. Each such sign shall have only one face. Such sign shall comply with all other provisions of Township ordinances.

SECTION 16: The Smithfield Township Code of Ordinances Section §504(1)(E)(3) of Chapter 27 shall be deleted and repealed in its entirety.

SECTION 17: The Smithfield Township Code of Ordinances Section §504(1)(N)(8) of Chapter 27 entitled "signs and parked vehicles" is hereby repealed in its entirety and replaced as follows:

(8) Vehicular Signs.

SECTION 18. The Smithfield Township Code of Ordinances Section §1002 of Chapter 27 entitled "Other Words" shall be amended by deleting and removing the definition for "Construction Sign" in its entirety.

SECTION 19. Severability. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Ordinance.

SECTION 20. Repealer, Continued Application, and Interpretation Clause. If one of the Township's existing ordinance or regulations conflicts with these provisions herein, the more restrictive provision shall prevail.

SECTION 21. Effective Date. This Ordinance shall become effective five (5) days after the date of enactment as provided by law and shall remain in force until modified, amended, or rescinded by Smithfield Township, Monroe County, Pennsylvania.

ADOPTED this 22nd day of April, 2026 at a public meeting held by the Board of Supervisors of the Township of Smithfield, Monroe County, Pennsylvania.

SMITHFIELD TOWNSHIP
BOARD OF SUPERVISORS

_____
Jacob A. Pride, Chair

_____
Robert Lovenheim, Vice Chair

_____
Michael Albert, Supervisor

Attest:_____
Julia Heilakka,
Township Secretary