

ORDINANCE NO. 2026-6-8

**BOROUGH OF RED LION
YORK COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE BOROUGH OF RED
LION, YORK COUNTY, PENNSYLVANIA,
AMENDING THE ZONING ORDINANCE OF THE
BOROUGH OF RED LION AS CODIFIED IN
CHAPTER 27 OF THE CODE OF ORDINANCES OF
THE BOROUGH OF RED LION**

BE IT ENACTED AND ORDAINED, by the Council of the Borough of Red Lion, and it is hereby enacted and ordained, in lawful session assembled, that the Red Lion Borough Zoning Ordinance, as set forth in the Code of Ordinances of the Borough of Red Lion is hereby amended as follows:

Section 1. Section 27-203 is amended to change the subsections under the definition of SIGN to read as follows:

- (1) **ADVERTISING SIGN** – A sign which directs attention to a business, product, service, or activity, sold or conducted at a location other than upon the premises where the sign is located also known as a billboard.
 - a. **Mobile Signs** - a sign constructed on a movable framework (including on a vehicle), which can be moved from location to location. The sign has no permanent foundation in the form of footers or slab, in the ground.
 - b. **Stationary Sign or Billboard** - a sign with a permanent foundation in the form of footers, slab, or other permanent similar material, in the ground
- (2) **ANIMATED SIGN** – A sign with action or motion, flashing lights, or color changes requiring electronic or manufactured sources of supply, but not including wind actuated elements such as flags, banners, or pennants. This includes, but is not limited to electronic changeable copy signs and electronic message center signs.
- (3) **AWNING – CANOPY OR MARQUEE** – Any structure made of cloth, metal, wood, or substitute material with a frame or rigid form attached to a building and projected out from the building.
- (4) **BUSINESS SIGN** – A sign which announces or directs attention to a business, product, service, or activity sold or conducted on the premises where such sign is located.
- (5) **DIRECTIONAL SIGN** – A sign which is for directing persons to an establishment off the main traveled thoroughfare or to service clubs, churches, or other nonprofit organizations.
- (6) **ELECTRONIC MESSAGE SIGN** - A sign which is digitally controlled using lights, such as LEDs, to display dynamically changing messages, images, or graphics.
- (7) **FREE-STANDING SIGN** – A sign which is supported by uprights, columns, etc., in or upon the ground and not attached to any building.

- (8) HOME OCCUPATION SIGN – a sign of no more than two (2) square foot dimensions indirectly illuminated for a permitted home occupation.
- (9) ILLUMINATED SIGN – A sign incorporating a source of light in order to make the message readable. Included are internally and externally lighted signs.
- (10) MURAL – Artwork, images, illustrations, or pictorial matter on an exterior surface of a structure or building. A mural is a sign only if it is related by language, logo, or pictorial depiction to the advertisement of any product or service or the identification of any person(s) or businesses. Artists signature excepted.
- (11) POLE SIGN - Permanent mounting or on any wire which stretches over the street for municipal or nonprofit use only.
- (12) PORTABLE SIGN – A sign of any material, with or without changeable type lettering, illuminated or non illuminated, mounted or transported on a vehicle, trailer or similar structure, with or without wheels, and not permanently attached to the ground; often referred to as a “mobile sign.”
- (13) PUBLIC SERVICE SIGN, PUBLIC AGENCY, OR GOVERNMENT AGENCY SIGN – A sign erected or located by a public agency providing information or instructions.
- (14) SIDEWALK SIGN – An A-frame, inverted V-shaped or similar structure resting on the ground with no permanent attachment and used for display as a temporary business sign.
- (15) TEMPORARY SIGN – A sign placed or erected for a limited time only in which the sign is only permitted for thirty (30) days. This sign is not intended to be used for long term use or semi-permanently attached or displayed. These include yard signs, but not political signs. Buntings, Pennants, Banners, and Similar Materials are temporary signs if they are announcing changes and/or openings for businesses and industry, and events concerning charitable, civic, and religious organizations.

Section 2. Section 27-409 is amended to delete all existing language and replace it to read as follows:

27-409 Outdoor Signs.

- A. Those elements that may be excluded from sign controls include:
 - (1) Flags except any with commercial or business advertising
 - (2) Interior signs not visible from a public right-of-way or adjoining property
 - (3) Cornerstones built into or attached to a wall of a building.
 - (4) Official notices of any court or public office.
 - (5) Legal notices posted pursuant to law.
 - (6) Public service signs as aids to safety or service.
 - (7) Any Political message or other sign with Constitutional protection.
 - (8) Any sign identifying the location of a government facility.
- B. Number of signs permitted.
 - (1) For all uses:
 - (a) One sign is permitted on each street frontage of a lot for each occupancy or purpose; and

(b) One additional sign for each occupancy or purpose is permitted for every 100 feet of street frontage or major fraction thereof, all in accordance with Subsection C below.

(2) For business signs, other than identification signs, any number of signs is permitted as long as their total area does not exceed the maximum under Subsection D below.

(3) No more than one sign announcing the sale or rental of a premises shall be placed on the property unless said property fronts on more than one street, in which case one sign may be located on each street frontage.

C. Determination of size. The size of the sign shall refer to the area of the sign facing, including any border framing or decorative attachments.

(1) Wall or freestanding business signs shall be limited to one square foot for each two lineal feet of horizontal building facade length, but not to exceed an aggregate area set forth in § 27-409(D). No more than two freestanding sign structures shall be permitted per lot.

(a) If an establishment has walls fronting on two or more streets, the sign area for each street may be computed separately.

(2) In the case of freestanding letters, it shall be the area contained between the highest and lowest points of any letters and the extremity points of the first and last letters

(3) In the case of figures and designs, the space between such figures and designs shall be included.

(4) Where a sign has two or more faces:

(a) The area of all faces shall be included in determining the area of the sign;

(b) Where two such faces are placed back to back and are at no point more than three feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.

D. Permitted signs. The types and sizes of signs shall be in accordance with the following regulations.

(1) In All Zoning Districts:

Type of Sign	Size (Square Feet)	Permit Required
Official traffic signs, traffic control, parking regulation, street names	N/A	No
Directional signs installed on private property (including street right of way)	6	No
Yard and garage sale/auction sale	6	No
Directional sign for real estate open house and Auction (allowed three days prior to and removed on closing day)	6	No

of event)		
Civic, philanthropic, educational, religious or nonprofit organization fund-raising campaign, drive or event	24	No if for 30 days or less Yes if for 31 days to 90 days within a 365 day period from the first day the sign is placed
Business promotion signs advertising the temporary sale of products, goods or services	24	Yes
Portable signs	6	Yes
Temporary signs erected in connection with the development or proposed development on the premises by a builder, contractor, developer, or other persons with an interest in such development	32	No
Temporary signs advertising the seasonal sale of products or goods such as Christmas trees, Easter flowers, fireworks, etc.	12	No
Electronic Message signs	16	Yes

(2) in Residential Town (RT) and Residential Outlying (RO) zoning districts only:

Type of Sign	Size (Square Feet)	Permit Required
Identification and information of churches, schools, and other nonprofit institutions	42	Yes
For Sale of for rent on the affected property while being so offered	16	No
No trespassing	2	No
Business	4	Yes
Temporary signs of architects, builders,	12	No

contractors, developers, engineers, painters and similar artisans, which are erected and maintained on the premises where the work is being performed		
Street name and address of a dwelling or dwelling unit including signs identifying a permitted home occupation, displaying the name, profession or activity	4	No
Sponsorship sign at Municipal Recreation Facility and School Recreation Facility	32 per sign; 800 total of all signs per facility	Yes
Identification of apartment house	20	Yes
Identification of Apartment Complex a) Signs shall not include advertising	160 square feet or 3 square feet for each linear foot of building frontage whichever is greater, total (may be multiple signs)	Yes

(3) In the Borough Center (BC) Zoning District Only:

Type of Sign	Size (Square Feet)	Permit Required
Identification and information of churches, schools and other nonprofit institutions	42	Yes
For Sale or for rent of a premises	16	No
Identification of apartment house	20	Yes
Business	One sign - 6 sq ft. Maximum of two signs for business not to exceed 6 sq. ft. each IF one sign is mounted parallel with the	Yes

Type of Sign	Size (Square Feet)	Permit Required
Identification and information of churches, schools and other nonprofit institutions	42	Yes
For Sale or for rent of a premises	16	No
Identification of apartment house	20	Yes
	building and the other is projected from the building	
Temporary signs of architects, builders, contractors, developers, engineers, painters and similar artisans, which are erected and maintained on the premises where the work is being performed	12	No
Street name and address of a dwelling or dwelling unit including signs identifying a permitted home occupation, displaying the name, profession or activity	4	No
No Trespassing	Multiple signs permitted but not more than 6 square feet per sign.	No

(4) In the Commercial (C) and Industrial (I) Zoning Districts only:

Type of Sign	Size (Square Feet)	Permit Required
No Trespassing	Multiple signs permitted but not more than 32 square feet per sign	No
Business	160 square feet or 3 square feet for each linear foot of building frontage whichever is greater	Yes
Billboards (INDUSTRIAL ZONE ONLY)	300	Yes

Temporary signs of architects, builders, contractors, developers, engineers, painters and similar artisans, which are erected and maintained on the premises where the work is being performed	32	No
For sale or for rent on the affected property while being so offered	32	No
Street name and address of a dwelling or dwelling unit including signs identifying a permitted home occupation, displaying the name, profession or activity	4	No
Identification of apartment house	32	Yes
Identification of apartment complex a) Signs shall not include advertising	160 square feet or 3 square feet for each linear foot of building frontage whichever is greater, total (may be multiple signs)	Yes
Identification and information of churches, schools and other nonprofit institutions	42	Yes

E. Setback of signs

- (1) No sign is permitted within a clear sight triangle, as provided in the Borough Subdivision and Land Development Ordinance, at an intersection that, in the opinion of the police or the Zoning Officer, will obstruct the vision of motorists.
- (2) No sign shall be so located or arranged that it interferes with pedestrian or vehicular traffic because of glare; blocking of reasonable sight lines for streets, sidewalks or driveways; confusion with a traffic- control device (by reason of color, location, shape or other characteristic); or for any other reason.

F. Projection of signs - must comply with 21-108.

- (1) Projecting signs shall not interfere with normal pedestrian or vehicular traffic and shall not be less than nine feet above the pavement or ground.
- (2) No sign may project over a street unless specifically authorized by other Borough or state regulations.

- (3) No sign may project more than 25 feet above the ground except for an attached sign that may project 10 feet above the roof of a building, providing the sign so placed does not project more than 35 feet from the ground to the highest part of the sign.
- (4) Wall signs shall not extend beyond the edge of any facade or other surface to which they are mounted and shall not project more than 12 inches from the wall's surface.
- (5) Projecting signs shall not extend more than four feet from the wall or surface to which they are mounted and may not go past the curb line set in § 21-108.

G. Illumination of signs.

- (1) A sign may be illuminated only if the lighting is so screened that it is not directed or reflected toward any abutting property or adjacent residence, and so it does not distract or obstruct the vision of motorists or pedestrians.
- (2) Flashing and intermittent lights and signs which are illuminated in the colors red, green or amber, or which produce high reflections through the use of special preparations such as fluorescent paint or glass, may not be located within a radius of 200 feet of a traffic light or similar safety device or from the center of any street intersection. No red, amber or green lights shall be permitted higher than 15 feet above ground level.
- (3) Nameplate signs displaying the name and address of the occupant of a dwelling or dwelling unit, and signs identifying a permitted home occupation, displaying the name, profession or activity, shall not be internally illuminated or illuminated by any lighting having a total wattage of more than 150 watts.

H. Electronic Message sign:

- (1) Each Electronic message sign shall be permanently installed. No portable or temporary signs of any kind shall be allowed under this provision.
- (2) Electronic message signs shall not flash, rotate, blink, or scroll.
- (3) Any sign that displays moving, racing, scrolling, or other digital, electronic or internally illuminated text or images that appear to scroll, race or move shall be prohibited.
- (4) Frequency of a change in copy or message on the electronic message sign shall be no less than once every fifteen (15) seconds.
- (5) The electronic message sign shall not distract drivers of vehicles within the area and shall not under any circumstances imitate or emulate traffic-control devices.
- (6) Exceptions:
 - (a) Scoreboards.
 - (b) Signs displaying only gasoline and other automobile fuel prices.
 - (c) Official traffic-control devices
 - (d) Signs displaying only the time and/or temperature.
- (7) Hours of operation of Electronic messaging signs are limited to the following:
 - (a) The sign may be turned on when the Business opens or 7am whichever is later.
 - (b) The sign must be turned off when the Business closes or 10pm whichever is earlier.

I. Construction and maintenance. Signs must be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated.

J. Removal upon abandonment of use or activity. Upon abandonment of a use or activity for which a sign was intended, all signs pertaining to the use or activity must be removed by the person who benefited, owned or was responsible for the sign.

(1) Whenever the Borough removes or causes to be removed a sign pursuant to this section, the cost of such removal shall be paid by the owner of the property on which such sign is or was located. The cost of removal shall be certified to the Borough Zoning Officer. Upon filing of such certification, the Borough Zoning Officer shall cause 30 days written notice to be given by certified mail to the person or persons against whose property an assessment has been made. The notice shall state the amount of the assessment and the time and place of payment and shall be accompanied by a copy of the certificate. The expense of such notice shall be borne by the Borough. The amount assessed against the real estate shall be a lien from the time of filing of the certificate with the Zoning Officer and, if not paid within the time stipulated, a claim may be filed and collected in the same manner as municipal claims are filed and collected.

K. Restriction of signs on poles. No signs other than those erected by the Borough for purposes of traffic control, parking regulation, public safety, street names or direction to major community facility locations are permitted on utility poles or Borough-owned poles. This subsection does not apply to an identification sign placed by public utility companies on their own utility poles.

L. Other sign regulations.

- (1) Portable signs, including "A-frame" signs, sandwich boards, and sidewalk or curb signs shall not obstruct any public right-of-way and shall be displayed on site during the normal hours of operation of the business for which the sign applies. Signs on moving vehicles are prohibited.
- (2) Signs identifying office, commercial or industrial subdivisions or land developments comprising three or more principal uses may be located at up to three of the major entrances from exterior streets and may include the overall name of the development and any logo. Such signs shall not include advertising.

Section 3. This Ordinance shall become effective immediately upon enactment and approval.

Enacted and Ordained by the Council of the Borough of Red Lion, County of York, Pennsylvania, this 8th day of June, 2026.

RED LION BOROUGH COUNCIL

Attest:


Secretary

BY: 
President

APPROVED/DISAPPROVED this 8th day of June, 2026.

BY: 
Mayor, Borough of Red Lion