

**BOROUGH OF GROVE CITY  
MERCER COUNTY, PENNSYLVANIA**

**ZONING ORDINANCE AMENDMENT 1483**

**WHEREAS**, the provisions of this Ordinance, amending Ordinance #1419, are designed to further promote, protect and facilitate: public health, safety, and general welfare; coordinated and practical community development; proper density of population and intensity of use; provision of adequate light and air; provisions for vehicle parking and loading space; the use of land and buildings; and other provisions as may be necessary to implement the purposes of the Municipal Zoning Ordinance; and

**WHEREAS**, the provisions of this Ordinance are designed to prevent overcrowding of land, blight, danger and congestion in travel and transportation, and loss of health, life, and/or property from fire, flood, panic or other dangers; and

**WHEREAS**, the provisions of this Ordinance are designed to update the existing Zoning Ordinance to accommodate current changes in terminology, land uses, technology, and human activities.

**BE IT HEREBY ORDAINED AND ENACTED** that Chapter 156 of the Codified Ordinance of Grove City Borough be and is hereby amended as follows:

**SECTION 1**  
**ZONING MAP AMENDMENT**

- A. The Zoning Map (Chapter 156, Section 156.035) showing Zoning Districts and boundaries known as the “Borough of Grove City Zoning Map” is hereby amended to reflect a change in the following lots from their current C-1 Central Commercial classification to RLC Residential Limited Commercial classification:

Lots: 59-551-123  
59-551-126  
59-551-129  
59-551-131

- B. All Zoning Ordinances pertaining to this site and the official Borough of Grove City Zoning Map are hereby amended to reflect the change in said geographic area from its existing C-1 Central Commercial District to the RLC Residential Limited Commercial District.

**SECTION 2**  
**C-1 CENTRAL COMMERCIAL DISTRICT**

Title XV, Chapter 156, Section 156.041, C-1 Central Commercial District, Table of Uses, Indoor Commercial Recreation shall be removed as a Permitted Use and shall remain as a Conditional Use within the Table of Uses.

### SECTION 3 ELECTRONIC SIGNS

Title XV, Chapter 156, Section 156.133, Subsection (B) (2) shall be repealed and replaced with the following:

(2) An electronic sign is permitted in the Residential Limited Commercial District and the Highway Commercial Light Industrial District as a conditional use. This sign must be an accessory portion of a freestanding monument sign, provided that the LED sign is no greater than 15 feet in surface area, and mounted on the same frame as a static freestanding sign. The area of the LED shall be included in total sign area calculations. The electronic sign shall also meet all the following design and performance standards and any additional safeguards that Borough Council requires as a part of the conditional use approval.

(a) *Electronic sign content.* Electronic signs may contain permanent content about any business located on the premises upon which the sign is placed. They may also contain temporary messages with content about such businesses, or temporary messages announcing a campaign, drive or event of a civic, philanthropic, educational or religious organization, provided that such message is changed upon the cessation of such a campaign, drive or event. Electronic signs may also contain messages permitted for temporary signs as authorized under §§ ~~156.126~~(B) and (D). Electronic signs may function as directional signs to guide drivers to other businesses within 2,000 feet of the sign's location.

(b) *Message display.* Message display shall remain static for a minimum of five seconds. There shall be no strobe, flashing effect or other animation during the display. Any transitions or change of the display between messages shall not be more than one second. Transitions that involve fading, scrolling or other animations shall not be permitted.

(c) *Illumination.* The owner of the sign or his or her agent shall measure sign luminance with a luminance meter set to measure footcandles accurate to at least two decimals. Luminance shall be measured with the sign off, and again with the sign displaying a white image for a full color-capable sign, or a solid message for a single-color sign. All measurements shall be taken perpendicular to the face of the sign at the distance determined by the total square footage of the sign. Electronic signs of ten square feet or less shall be measured at a distance of 32 feet. Electronic signs of greater than ten square feet shall be measured at a distance of 39 feet. The difference between the off and solid-message measurements using the criteria shall not exceed three-tenths footcandles at night. A letter certifying compliance shall be provided to the Zoning Officer.

(d) *Dimming capabilities.* All permitted electronic signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the three-tenths footcandle measurement.

(e) *Malfunctioning sign.* Electronic signs which malfunction shall be turned off except for testing during any correction or repair.

(f) *Additional setback from residential structures.* All portions of the sign structure must be a minimum distance of 100 feet from an abutting residential structure.

THE BOROUGH OF GROVE CITY ORDAINS AND ENACTS THIS ORDINANCE AND IT IS HEREBY ORDAINED AND ENACTED INTO LAW BY THE GROVE CITY BOROUGH COUNCIL THIS 17th DAY OF JANUARY, 2022.

ATTEST:

**GROVE CITY BOROUGH**

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Taylor G. Pokrant  
Borough Secretary

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Mary K. Mattocks, President  
Grove City Borough Council

This Ordinance is approved this 17th day of January, 2022.

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Randy L. Riddle, Mayor  
Grove City Borough