

TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2017 - 267

AN ORDINANCE AMENDING THE TOWNSHIP CODE  
OF WORCESTER TOWNSHIP, CHAPTER 150, ZONING,  
ARTICLE III, DEFINITIONS, AND ARTICLE XXI, SIGNS

WHEREAS, the Board of Supervisors of Worcester Township desires to amend the Township Code to permit and regulate certain signage specific to educational uses and to otherwise amend the sign ordinance in such a manner as to protect and promote the health, safety and general welfare of the community.

NOW, THEREFORE, the Board of Supervisors hereby ordains and enacts as follows:

SECTION I - The Code of the Township of Worcester, Chapter 150, Zoning, Article III, Definitions, Sign, paragraph F. Temporary Sign, is hereby amended to read as follows,

- F. "Temporary Sign - A sign erected for a limited period of time for the purpose of advertising a product, occurrence, event or other message. Such sign must be otherwise permitted in the district and must conform to all size, height, location, and time period restrictions in this chapter.

SECTION II - The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-147.B., paragraph (5) is deleted in its entirety and replaced with the following amendment:

B. Temporary signs as follows:

- (5) (a) Temporary signs may be displayed up to a maximum of ten consecutive days. Such signs shall not be illuminated in any manner. Upon the conclusion of the ten day period, the temporary sign will be removed immediately.
- (b) Unless otherwise stated, the requirements listed below shall apply to both commercial and non-commercial signs.
- (i) Size and Number.

((1)) Non-Residential Districts:

((a)) Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential 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 temporary sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large temporary signs.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign
- d. Banner

((ii)) Area:

- a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 sq. ft.
- b. Each large temporary banner shall have a maximum area of 32 sq. ft.

((iii)) Height:

- a. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
- b. Banners shall hang at a height no greater than 24 feet.

((b)) Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. 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.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

((ii)) Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

((iii)) Height: Small temporary signs shall have a maximum height of six (6) feet.

((2)) Residential Districts:

((a)) Large Temporary Signs: One (1) large temporary sign is permitted per residential property so long as the 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.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign
- d. Banner sign

((ii)) Area:

- a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.
- b. Each large temporary banner shall have a maximum area of 32 square feet.

((iii)) Height:

- a. Large temporary signs that are freestanding shall have a

maximum height of eight (8) feet.

b. Banners shall hang at a height no greater than 24 feet.

((b)) Small Temporary Signs: One (1) small temporary sign is permitted per residential property.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

((ii)) Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

((iii)) Height: Small temporary signs shall have a maximum height of six (6) feet.

**SECTION III.** The following paragraphs shall be added to the Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-147.B.:

(7) Removal of Signs: Worcester Township or the property owner may confiscate signs installed in violation of this chapter. Neither Worcester Township nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.

(8) Municipal Notification: Temporary signs are exempt from the standard permit requirements but the date of erection of a temporary sign must be written in indelible ink on the lower right hand corner of the sign.

(9) Installation and Maintenance.

(a) All temporary signs must be installed such that in the opinion of Worcester Township's building official, 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.

(10) Illumination: Illumination of any temporary sign is prohibited.

**SECTION IV.** The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-148 is hereby deleted in its entirety and replaced with the following:

**§150-148. Signs permitted in residential and agricultural districts.**

In residential and agricultural districts, signs may be erected and maintained only in compliance with the following provisions:

- A. Signs incident to a lawful accessory use of the property. Such signs shall not exceed 300 square inches in area. Not more than one such sign shall be placed upon any property in single and separate ownership.
- B. Signs incident to a lawful and approved municipal use of the property. Such signs shall not exceed 15 square feet in area. Not more than one such sign shall be placed on any property or properties engaged in the permitted use, except that a property that fronts on more than one road may have one such sign on each road.
- C. Neighborhood signs. In a residential development having at least 15 dwelling units and more than one internal street or road, the following is allowed:
  - (1) One sign shall be permitted at one entrance to the neighborhood. The sign shall contain no wording, logo, or information other than the name of the neighborhood (as approved by the Board of Supervisors as part of the subdivision and land development plan or otherwise) and the words "Worcester Township", which shall be in a typeface no less than 1/2 the size of the name of the neighborhood. The sign may be double-faced, either parallel or attached at one edge

and with an angle of no more than 45°, in which case the two faces shall be identical.

- (2) The total area of the sign, or of each face of a double-faced sign, shall not exceed 15 square feet. If the sign is mounted on a monument, the area of the monument shall not exceed 1.5 times the area of the sign, and in no case shall either the monument or the sign exceed four feet in height.
- (3) The sign shall be erected only on property owned in common by the homeowners' association or other entity designated to own commonly held property in the development. If there is no commonly owned property at the entrance to the development, no sign shall be permitted. Notwithstanding the foregoing, if the development has open space near the entrance which has been dedicated to the Township, a neighborhood sign may be permitted after the Board of Supervisors has approved an agreement providing for the maintenance of the sign and the area immediately surrounding the sign.
- (4) A neighborhood sign shall be constructed of stone, brick, wood, or other durable material and shall be maintained in good condition at all times. Placement and maintenance of the sign shall be the responsibility of the homeowners' association or other entity designated to own commonly held property in the development.
- (5) The depiction of any neighborhood sign on the subdivision or land development plans approved by the Township shall not constitute permission to erect such sign. No neighborhood sign is permitted to be erected until a permit is obtained from the Township and the fee is paid.
- (6) Any fence, wall, gate, or other decorative structural element in conjunction with the neighborhood sign shall be in conformance with other sections of this Code.

(7) A neighborhood sign shall not be illuminated in any manner, nor shall it use reflective materials of any kind.

D. Signs that advertise the subdivision, building, land development, sale, financing or construction of a subdivision or community of more than four homes shall be regulated as follows:

(1) Such signs shall be allowed and may be erected only after a permit has been obtained from the Township office and the fee paid. Permits shall be valid for one year and may be renewed, upon application, a maximum of twice following the initial application.

(2) Such signs shall be limited to one per subdivision entrance or street frontage, with a maximum of two signs per subdivision or community.

(3) Such signs shall be no larger than 15 square feet and shall not be illuminated in any manner or use any reflective material.

(4) As long as such sign(s) shall be standing, no other sign relating to the sale of property in that subdivision or community shall be allowed to be erected except for a sign advertising the sale or rental of an individual lot in that subdivision or community.

E. No sign shall exceed eight feet in height, unless a stricter standard is provided herein.

F. No billboards are permitted except as provided in Article XXIA of this Chapter.

**SECTION V.** The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-150, paragraph E is deleted in its entirety. Section F, Interior signs, will be renumbered Section E.

**SECTION VI.** - General Provisions.

1. All other terms and provisions of Chapter 150, Zoning, Article III, Definitions, and Article XXI, Signs, of the Worcester Township Code shall remain in full force and effect.

2. The proper officers of the Township are hereby authorized and directed to do all matters and things required to be done by the Acts of Assembly and by this Ordinance for the purpose of carrying out the purposes hereof.

3. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.

4. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

5. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

6. This Ordinance shall immediately take effect and be in force from and after its approval.

**ENACTED AND ORDAINED** by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**WORCESTER TOWNSHIP**

By: \_\_\_\_\_

Susan Caughlan, Chair  
Board of Supervisors



Attest: \_\_\_\_\_  
Tommy Ryan, Secretary

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