

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2007-220

"SIGN ORDINANCE"

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF WORCESTER TOWNSHIP, PART II (GENERAL LEGISLATION), CHAPTER 150 (ZONING), ARTICLE III (TERMINOLOGY), SECTION 150-9 (DEFINITIONS) BY DELETING THE EXISTING DEFINITION OF "SIGN" ALONG WITH ITS SUB-PARTS A THROUGH I AND REPLACING IT WITH A NEW DEFINITION OF "SIGN" WITH SUB-PARTS A THROUGH K; AMENDING THE CODIFIED ORDINANCES OF WORCESTER TOWNSHIP, CHAPTER 150 (ZONING), ARTICLE XXI (SIGNS) BY DELETING THE EXISTING ARTICLE XXI IN ITS ENTIRETY AND REPLACING IT WITH A NEW ARTICLE XXI SETTING FORTH GENERAL SIGN REGULATIONS; SIGNS PERMITTED IN RESIDENTIAL DISTRICTS; SIGNS PERMITTED IN C AND SC DISTRICTS; SIGNS PERMITTED IN LI DISTRICTS AND PROVISIONS GOVERNING PERMITS AND FEES.

609053

The Board of Supervisors of Worcester Township does hereby **ENACT and ORDAIN:**

SECTION I. Amendment to the Code.

The Codified Ordinances of Worcester Township, Part II (General Legislation), Chapter 150 (Zoning), Article III (Terminology), Section 150-9 (Definitions) is hereby amended by deleting the existing definition of "Sign" in its entirety along with its sub-parts A through I and replacing it with a new definition of Sign along with sub-parts A through K as more specifically set forth as follows:

SIGN — A structure or other outdoor surface or any device used for visual communication which is used for the purpose of bringing the subject thereof to the attention of the public or to display, identify and publicize the name and product or service of an individual, business organization or institution, any object, device, display or structure or part thereof situated outdoors or indoors, which is used to advertise, identify, display, direct or

attract attention on an object, person, event, institution, organization, words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

- A. BUSINESS SIGN — A sign which directs attention to a business or commodity for sale or rent or a profession, service or entertainment rendered or offered upon the premises where such sign is located.
- B. OFF-PREMISE SIGN — A sign which directs attention to a business, commodity, service, entertainment or facility not located, conducted, sold or offered upon the premises where such sign is located.
- C. FLASHING SIGN — Any illuminated sign on which the artificial light is not maintained stationary and constant in intensity or color at all times when such sign is in use, including moving, rotating, flashing, oscillating, shuttered or similar signs.
- D. DIRECTIONAL SIGN — A sign, either temporary or permanent, containing no advertising which serves as a convenience to the public to show direction to a place or activity on a site (such as "one way"; "drive-thru"; or "customer pick-up area") and which shall not exceed two (2) square feet in area.
- E. CAMPAIGN SIGN — A temporary sign advertising the name of a candidate for election, or the subject of an issue for referendum.
- F. TEMPORARY SIGN — A sign intended to be erected for a relatively short period of time, which, if otherwise permitted under this Ordinance, shall be removed immediately upon the completion of the work, the end of the event, sale of the premises or product advertised or occurrence of the event to which it refers, and in all respects the same as a sign which is not temporary insofar as matters of location, construction and public safety are concerned.
- G. ILLUMINATED SIGN — Any sign which is intended to be made visible at night by virtue of the use of artificial light. All such signs are to be illuminated by an exterior light source and shielded so as to direct its illumination solely to the face or faces of the sign in a manner which is not distracting to passing motorists and designed so that the source of the illumination is not visible from any location off the premises where the sign is located. All other forms of sign illumination (internal illumination, back lighting, neon lighting, etc.) are prohibited.
- H. SIGN AREA — The extreme physical dimensions of a sign. If a sign is mounted or supported by any structure other than a

building, the dimensions of this structure may be considered in the overall size of the sign if it should in any way add to the sign dimensions in such a way as to make it non-conforming or objectionable to the purpose of this Part. All signs exceeding ten (10) feet in height shall be supported by a pole of not more than fourteen (14) inches in diameter, including the support and any casing or enclosure, decorative or otherwise. Supporting cement bases shall not exceed thirty (30) inches in diameter and twelve (12) inches in height. Supporting structures in excess of this measurement shall be considered in the overall size of the sign.

- I. SIGN HEIGHT –The distance measured from the normal grade under the middle of the sign to the top-most part of the sign or any part of the structure to which the sign is attached (other than a building).
- J. WALL SIGN — A sign attached to, painted on or otherwise displayed on the exterior wall of a building.
- K. NEIGHBORHOOD SIGNS – Signs identifying a residential community of at least ten (10) dwelling units.
- L. BILLBOARD - A sign which directs attention to a business, commodity, service, entertainment or facility not located, conducted, sold or offered upon the premises where such sign is located.

609053

SECTION II. Amendment to the Code.

The Codified Ordinances of Worcester Township, Part II (General Legislation), Chapter 150 (Zoning), Article XXI (Signs) is hereby amended by deleting the existing Article XXI in its entirety and replacing it with a new Article XXI entitled "Signs" as more specifically set forth as follows:

ARTICLE XXI Signs

§ 150-147. General sign regulations.

In all districts, the following general sign regulations shall apply:

- A. No sign shall be constructed or erected until a permit for the same shall have been obtained from the Zoning Officer.

B. Illumination of signs, buildings or structures.

1. No outside and no inside sign or display illumination by bare bulbs shall be permitted and floodlighting shall be so shielded that the source of light not be visible from any point off the lot on which the sign, building or structure being illuminated is erected and so that only the sign, building or structure is directly illuminated. No illumination shall be permitted beyond the property lines.
2. Sign lighting shall be arranged so as to protect the highway road and adjoining property from glare or hazardous interference of any kind.
3. All electrical wiring shall be contained in rigid conduit or enclosed in poles or raceways. All electrical components, connections and installations shall conform to specifications of the latest edition of the National Electrical Code and Underwriters' Laboratories, Inc. Every electrical component must bear the seal of the Underwriters' Laboratories, Inc., prior to installation; and before issuance of a permit by the Zoning Officer, the number of the Underwriters' Laboratories, Inc. label assigned to the subject component must be provided by the constructor of the component. It shall be illegal to install any electric component without the Underwriters' Laboratories, Inc. label prominently affixed thereon.
4. There shall be no illumination of a flashing, intermittent or moving type; there shall be no neon signs. All signs shall be externally illuminated. Internally illuminated signs, neon signs and the back-lit signs are specifically prohibited.

C. Computing the area of a sign.

1. All faces of a multi-faced sign shall be included except for double-faced signs, in which case only one face shall be included. A double-faced sign shall be sign which has two faces which are parallel to each other and which are back to back with no more than sixteen (16) inches of space between faces.
2. For irregularly shaped signs, the area shall be that of the smallest rectangle that will wholly contain the sign.
3. Computation of the area of a sign will be ascertained by reference to the entire background area of the sign plus the supporting structure as set forth in Section 150-9(H). For

this purpose, the background area for freestanding signs shall include the spaces between sections of the same sign.

4. Computation of sign area for individual letter or symbol displays or other graphic elements affixed to an existing structural background shall be made by reference to the copy area covered by such letters or elements. In computing copy area, straight lines drawn closest to copy extremities encompassing the entire communication in a rectangle shall be used.
- D. Nonconforming signs. Signs which at the time this chapter becomes effective are lawfully maintained in connection with a use then existing and lawfully conducted may be maintained or repaired. A nonconforming sign which is destroyed by accident, fire, explosion or act of God may be replaced by a sign of the same size which previously existed but shall thereafter be illuminated only in conformity with the provisions of this Article. Any nonconforming sign in use on the effective date of this chapter which has its use discontinued shall lose its nonconforming status and shall be subject to the provisions of this chapter, including fines and penalties for non-removal.
 - E. In addition to the other requirements of this chapter, every sign authorized herein must be constructed of durable materials, kept in good condition and repair and not allowed to become dilapidated and shall not have any moving parts.
 - F. No freestanding sign or any part thereof shall exceed ten (10) feet in height in nonresidential districts nor shall any such sign or any part thereof exceed four (4) feet in height in residential districts.
 - G. Directional signs of two (2) square feet or less within the property shall be permitted for traffic control as required, subject to a determination by the Zoning Officer that safety or convenience requires such signs.
 - H. No sign or any part thereof which is attached to a building may project more than four feet above a roof line; provided, however, that in no event shall the top of the sign exceed the maximum building height permitted in that zoning district.
 - I. No sign shall be erected at the intersection of any streets or at any location in such a manner as to obstruct free and clear vision or where, by reason of position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic signal or device.

- J. Unless specifically authorized by other regulations of the Township, no property owner may construct or erect any signs within the right-of-way of any road or street.
- K. Any sign not in active use shall be totally and completely removed within fifteen (15) days of the termination of its use.
- L. With the exception of Neighborhood Signs, no signs of any kind shall be placed on privately held common open space (such as, but not limited to, land owned by a homeowners association) except signs identifying or regulating the use of such open space or unless specifically approved by the Board of Supervisors.
- M. Signs that commemorate the historical and/or cultural significance of a location, building, event, or person and are placed to inform the public of that significance may be erected or permitted to be erected by a property owner in any zoning district. The size, design, and location of this sign shall be approved by the Board of Supervisors to ensure consistency of such signs throughout the Township. Such signs shall generally not exceed fifteen (15) square feet nor exceed ten (10) feet in height.
- N. No electrical service shall be provided to any sign. Electricity for sign illumination shall be provided only to light fixtures external to a sign.

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

In AGR, R-AG-175, R-175, R-175-B, R-150, R-125, R-100, R-75 and R-50 Districts, signs may be erected and maintained only in compliance with the following provisions:

- A. Signs incident to a lawful accessory use (such as a Home Occupation, but specifically not including a Home Office). Such signs shall not exceed three hundred (300) square inches in area, provided that not more than one sign is placed upon any property in single and separate ownership unless such property fronts upon more than one street or road, in which event not more than one such sign shall be erected on each frontage, up to a maximum of two total signs.
- B. Signs not exceeding ten (10) square feet in area, advertising or inviting the sale or rental of the premises on which they are erected, provided that not more than one such sign shall be erected unless the premises fronts upon more than one street or road, in which event not more than one such sign shall be erected upon each frontage.

- C. Signs warning of danger or prohibiting trespassing and which signs shall not exceed one hundred fifty (150) square inches in area nor be posted at intervals of less than one hundred fifty (150) feet.
- D. Signs not exceeding fifteen (15) square feet in area for country club, educational, religious, hospital or other similar approved institutions, provided that no such signs shall be placed at a location other than on the premises occupied by such institutions, and provided further that not more than one such sign shall be erected on any property in single and separate ownership.
- E. Signs bearing the words "Sold" or "Rented" with the name and address of the party effecting the sale or rental, provided that the conditions specified in Subsection B hereof are complied with, and provided that such sign is removed within ten (10) days of the date of Agreement of Sale or date the lease is signed.
- F. Neighborhood Signs. In a residential development of at least ten (10) dwelling units the following is allowed:
- a. Number of Signs. One sign and one sign only with the name of the neighborhood shall be permitted at each entrance to the neighborhood. The sign may be double-faced, in which case the two faces shall be identical.
 - b. Size and Location. The maximum height shall be four (4) feet. The total area of the sign shall not exceed fifteen (15) square feet. The sign shall not be erected in the Ultimate Right of Way.

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.
 - c. Construction. The 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 Homeowner's Association or other entity designated to own commonly held property in the development.

- d. The sign shall be allowed to contain the name of the neighborhood (which shall be the name on the approved subdivision plans for the neighborhood or such other name as shall thereafter be approved by the Board of Supervisors). Below the name shall appear the words "Worcester Township" in letters of no less than half the height and visibility as those of the neighborhood name. The sign shall contain no other words or information of any kind.
 - e. Approval. 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 Office and the fee is paid.
 - f. Other Structures. 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.
 - g. Illumination. A Neighborhood Sign may be illuminated in the same manner as permitted for other signs in residential developments.
- G. Signs that advertise the subdivision, building, land development, sale, financing, or construction of a subdivision or community of more than two homes shall be regulated as follows:
- 1. Such signs shall be allowed and may be erected only after a permit therefor 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 in addition to the initial application.
 - 2. Such signs shall be limited to one per entrance.
 - 3. Such signs shall be no larger than fifteen (15) square feet.
 - 4. As long as such sign(s) shall be standing, no temporary sign pertaining to that subdivision or community shall be

allowed to be erected. Temporary signs erected on an individual lot in that subdivision or community and incidental only to the use of the individual lot shall be permitted as otherwise set forth in this article.

- H. No off-site promotional or directional signs are permitted.
- I. Campaign signs shall not exceed 6 square feet per side and shall be limited to one sign per candidate or referendum issue per street frontage per property.

§ 150-149. Signs permitted in MHD, MR and RO Districts.

In MHD, MR and RO Districts, signs may be erected and maintained only in compliance with the following provisions:

- A. All signs shall relate only to the use located on the property where the sign is located.
- B. Not more than one sign which shall not exceed twenty (20) square feet nor have a height greater than six (6) feet shall be permitted on each street frontage.
- C. Signs permitted under § 150-148, provided that the use to which it refers is permitted in the district.

§ 150-150. Signs permitted in C and SC Districts.

In C and SC Districts, signs may be erected and maintained only in compliance with the following provisions:

- A. No signs shall be permitted in these districts except signs of business or commercial establishments conducting a business enterprise in the district, provided that such signs are in accordance with this section of the Zoning Ordinance and provided that they are erected or placed on the property or building of such enterprises.
- B. One freestanding sign not exceeding fifteen (15) square feet nor have a height greater than eight (8) feet shall be allowed on each property which is held in single and separate ownership regardless of the number of businesses conducted on the premises. When more than one business is being conducted on the same property, they may join together in the use of said freestanding sign; provided, however, that when three or more businesses join in such a community freestanding sign, the name of the business complex shall encompass at least forty percent (40%) of the area of such sign in order to aid the public in identifying the complex and such

signs shall not exceed 35 square feet or have a height greater than 10 feet.

- C. Each individual business establishment shall be permitted one sign advertising the business conducted or product sold, which sign shall not exceed fifteen (15) square feet and shall be physically attached to the building in which the business is located. For purposes of this Subsection C, a building which is used for offices shall be deemed to be a one-business establishment.
- D. Outdoor signs in connection with gasoline service stations, including temporary signs (excluding signs on pump island when less than ten (10) feet above paving around pump island), shall not collectively exceed eighty (80) square feet, one hundred thirty (130) square feet for a corner lot in which the sign area on any one road frontage shall not exceed 80 square feet and the area of any one sign shall not exceed thirty-seven and one-half (37½) square feet, and no sign shall extend more than twenty-five (25) feet above the mean pavement level.
- E. Any sign permitted in §150-148, provided that the use to which it refers is permitted in the district and has been previously approved if so required by this Article.

§ 150-151. Signs permitted in LI District.

In the LI District, signs may be erected and maintained only in compliance with the following provisions:

- A. All signs, except as noted in C below, shall relate to the use located on the property on which the sign is located.
- B. Not more than one freestanding sign which shall not exceed thirty-two (32) square feet nor have a height greater than ten (10) feet shall be permitted on each street frontage with access and shall relate to the particular industry, laboratory, engineering center or office building located within the district. In addition, there may be one additional sign which shall not exceed thirty-two (32) square feet and shall be physically attached to a building.
- C. Billboards not in excess of twenty-four (24) square feet and no more than one (1) per property, not to exceed ten (10) feet in height.
- D. Any sign permitted in § 150-148, provided that the use to which it refers is permitted in the district.

§ 150-152. Permits and fees.

- A. A permit shall be obtained from the office of the Zoning Officer before erecting, placing, rebuilding, reconstructing or moving any sign.
- B. A fee shall be required for any sign permit in accordance with the most current resolution of the Board of Supervisors setting said fees.
- C. Signs Exempt from Permits.

The following signs may be erected without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district unless otherwise specified.

- 1. Warning and instructional signs, as described in section 150-148.C, subject to height, area, and number requirements as set forth in this article.
- 2. "No Trespassing" or similar on-premises signs, as described in section 150-148.C, subject to height, area, and number requirements as set forth in this article.
- 3. Interior signs, which shall mean signs erected or mounted inside a building or other structure on a property which are not visible or intended to be visible from the outside of said building.
- 4. Temporary signs, may not be erected more than thirty (30) days before an event or election and must be removed seven (7) days after the event or election and shall include the following:
 - a. Signs advertising garage or yard sales, including community sales if removed within twenty-four hours of the event.
 - b. Signs advertising an event of public interest organized by non-profit organizations.
 - c. Campaign Signs.

SECTION III. Repealer.

All other ordinances and resolutions or parts thereof as they are inconsistent with this Ordinance are hereby repealed.

SECTION IV. Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION V. Failure to Enforce Not a Waiver.

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.

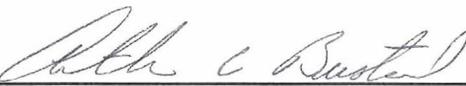
SECTION VI. Effective Date.

This Ordinance shall take effect and be in force from and after its approval as required by the law.

ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania this 17th day of October, 2007.

WORCESTER TOWNSHIP

By: 
John R. Harris, Chairman
 Board of Supervisors

Attest: 
Arthur C. Bustard, Secretary

NOTICE

NOTICE is hereby given that the Board of Supervisors of Worcester Township, at its public meeting on October 17, 2007 at 7:30 p.m. at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Worcester, Pennsylvania, will hold a public hearing on and could vote to adopt an Ordinance entitled "Sign Ordinance" amending the Codified Ordinances of Worcester Township, Part II (General Legislation), Chapter 150 (Zoning), Article III (Terminology), Section 150-9 (Definitions) by deleting the existing definition of "Sign" along with its sub-parts A through I and replacing it with a new definition of "Sign" with sub-parts A through K; amending the Codified Ordinances of Worcester Township, Chapter 150 (Zoning), Article XXI (Signs) by deleting the existing Article XXI in its entirety and replacing it with a new Article XXI setting forth general sign regulations; signs permitted in residential districts; signs permitted in C and SC Districts; signs permitted in LI Districts and provisions governing permits and fees.

Copies of the full text of the proposed ordinance are available for examination during normal business hours without charge at the offices of *The Times Herald*, 410 Markley Street, Norristown, Pennsylvania, 19404, the Montgomery County Law Library, Court House, Norristown, Pennsylvania and the Worcester Township Building, 1421 Valley Forge Road, Worcester, Pennsylvania, 19490 where a copy of the proposed ordinance may also be obtained for a charge not greater than the cost thereof.

JAMES J. GARRITY, ESQUIRE
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WISLER PEARLSTINE, LLP
Solicitors for Worcester Township