

AGENDA
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, DECEMBER 11, 2025 - 7:00 PM

- 1. CALL TO ORDER**
- 2. ATTENDANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - a. Motion to approve October 23, 2025 - Planning Commission Meeting Minutes
- 4. LAND DEVELOPMENT**
 - a. SK-2025-B – 1636 Berks Road Subdivision Sketch Plan Review
- 5. OTHER BUSINESS**
 - a. Sign Ordinance – Part One Review
 - b. 2026 Meeting Dates
- 6. NEXT MEETING**
 - a. January 14, 2026 - Tentative
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

active applications (review period expiration)

- LD 2017-02 Palmer Village, LLC (*Review period waived*)
- LD 2022-01 City View (*Review period waived*)
- LD 2025-01 Westrum (*Review period waived*)
- LD 2025-06 1616 Whitehall Road Farm Improvement (*Review period waived*)

WORCESTER TOWNSHIP PLANNING COMMISSION

Meeting Minutes – October 23, 2025

The Worcester Township Planning Commission meeting was called to order at 7:00 p.m. by Chair Tony Sherr. In attendance were members Michelle Greenawalt, Bob Andorn, Lee Koch, and Jennifer Taylor. Also present was Township Manager Dan DeMeno.

Approval of Minutes

The first order of business was the approval of the September 25, 2025 meeting minutes. Mr. Sherr noted that the minutes had been previously distributed and that the Commission had a quorum for that meeting.

Mr. Andorn raised a clarification regarding the Fire Marshal review referenced in the September minutes. He stated that he left the September meeting under the impression that the Township Manager had already received the Fire Marshal's written approval, when in fact, that was not yet the case. Mr. DeMeno explained that the Fire Marshal had approved the preliminary plan and that a secondary review letter was later issued, confirming compliance except for one minor comment about pipe load capacity, which was addressed.

After discussion, it was agreed that no amendment would be made to the September minutes. Instead, this clarification would be recorded in the current minutes to reflect Mr. Andorn's understanding and Mr. DeMeno's explanation. The Commission concurred that the September minutes accurately documented the factual record of that meeting.

A motion to approve the September 25, 2025 minutes, with this discussion noted in the October record, was made by Ms. Greenawalt and seconded by Mr. Sherr. Motion passed unanimously.

Sewage Facilities Planning Module – 3268 Barley Lane

Mr. Sherr introduced the next item, a review of the sewage facilities planning module (Component 4A) for 3268 Barley Lane. Mr. DeMeno explained that the applicant obtained a special exception from the Zoning Hearing Board to construct an in-law suite and that Montgomery County requires a sewage planning module to verify the presence of a reserve area for a replacement on-lot system. The module is not for immediate construction but serves to confirm that a future system could be installed if needed, consistent with the Township's Act 537 Plan.

Mr. DeMeno clarified that the Township Engineer reviewed the module and found it compliant with the 537 Plan. The Planning Commission's role is to recommend approval to the Board of Supervisors, which then forwards the module to DEP for final authorization.

Members discussed several technical and procedural aspects:

- Mr. Sherr and Mr. Andorn asked for clarification of the phrase “reserve on-lot system not proposed.” Mr. DeMeno confirmed it means the new system is not currently being built but identified for possible future need.
- Discussion followed regarding how accessory dwelling units (in-law suites) are regulated. Mr. DeMeno explained that they require a special exception, with deed restrictions ensuring the unit remains for family use only and not as a rental.
- Mr. Andorn raised questions about how in-law suites are defined under the Building Code and the triggers for classification as separate dwelling units. Mr. DeMeno explained the Uniform Construction Code defines a dwelling unit as a self-contained facility with provisions for living, sleeping, eating, cooking, and sanitation.
- Mr. Andorn inquired about percolation tests, discrepancies in the module forms, and illegible attachments. Mr. DeMeno stated that technical reviews are conducted by the County Sewage Enforcement Officer and DEP, and that the illegible documents would be replaced with readable copies.
- Mr. Andorn also identified minor inconsistencies in DEP and engineer correspondence, such as the description of the suite as one- versus two-bedroom and incorrect future dates on the signature block. Mr. DeMeno acknowledged the issues and agreed to correct them prior to submission.

After further discussion, Mr. Andorn made a motion to recommend approval of the Component 4A Sewage Facilities Planning Module for 3268 Barley Lane, consistent with the Township Engineer’s review and the Act 537 Plan. Motion was seconded and approved unanimously.

Open Space Review – Deep Meadow Lane

The Commission next discussed Township-owned open space along Deep Meadow Lane, located in the Enclave subdivision off Bethel Road. Mr. DeMeno reported that the property, approximately 11 acres in total, was dedicated to the Township in 2009 as part of the land development approval. The open space is permanently preserved by deed and serves primarily as a visual and environmental buffer for surrounding homes.

The Commission reviewed photographs and a summary prepared by the Township Manager. Mr. DeMeno noted that the property is maintained by the Township for mowing, while the homeowners’ association performs some supplemental landscaping. He added that if this parcel were offered today, the Township likely would not accept ownership due to perpetual maintenance obligations.

Discussion focused on the following points:

- Mr. Sherr questioned the Township’s responsibility for long-term maintenance and

whether the HOA could formally assume that role under license. Mr. DeMeno agreed to investigate.

- Mr. Andorn suggested including photographic keys in future reports to show photo locations and directions.
- The Commission discussed whether the site could accommodate limited walking or biking paths, though it was agreed the benefit would be primarily to nearby residents.
- Mr. DeMeno explained that the property's function is environmental and aesthetic, providing rural character consistent with the Township's comprehensive plan.
- Mr. Andorn noted the importance of considering connectivity among Township open spaces, suggesting that Deep Meadow's limited access made it a low-priority site for future investment.
- Mr. DeMeno advised that the Township plans to seek a DCNR grant in early 2026 to fund a broader trail connectivity and open space master plan.

The consensus was that Deep Meadow Lane open space should remain in its current natural state with minimal improvements, and that future open space acquisitions should be carefully evaluated for long-term maintenance costs and community benefit.

Comprehensive Plan Discussion

Mr. Sherr and the members discussed the status of the Township Comprehensive Plan. Mr. DeMeno explained that the 2021 draft plan remains ready for adoption, and he intends to recommend its passage as written, with future updates to follow rather than restarting the entire process. The Commission agreed that updating the comprehensive plan will strengthen future ordinance amendments and zoning consistency.

Public Comment

Resident Christine Steere thanked the Commission for discussing open space and requested that the Township consider public surveys or online feedback tools for residents to share their opinions on open space priorities. The Commission expressed support for seeking public input and noted that the Township has the capability to record and post Planning Commission meetings online for greater transparency. Members agreed to consider that option at a future meeting.

Adjournment

There being no further business, the meeting was adjourned at approximately 9:15 p.m.

Respectfully submitted,

Dan DeMeno
Township Manager



LAND USE CONSULTANTS

Now Part of Horizon Engineering Associates, LLC

Our New Contact Information:

428 Main Street

Pennsburg, PA 18073

T: 267-923-8673

F: 267-923-8679

www.horizonengineers.com

October 14, 2025

Dan DeMeno, Township Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Subject: Sketch Plan submission
1636 Berks Road

Dear Dan,

We are submitting the enclosed plans in accordance with the Township's procedures for a Sketch Plan review for the above-referenced project.:

1. One (1) Original signed copy of Worcester Township Sketch Plan Application
2. Thirteen (13) copies of Worcester Township Sketch Plan Application
3. Fourteen (14) copies of Sketch Plan set (Conservation Subdivision Sketch Plan, Existing Resource & Site Analysis Plan, Yield plan and Aerial Plan)
4. Copy of property deed
5. Digital copies of submittal package on thumb drive
6. Application fee – Check Payable to Worcester Township - \$1,000
7. Escrow fee - Check Payable to Worcester Township - \$1,500.

These properties totaling 32.7 acres are currently zoned AGR – Agricultural District.

We have prepared a "Yield Plan" to determine the possible number of lots and have followed with a Conservation Subdivision Sketch Plan depicting a total of twelve lots including a 10.0 acre "Conserancy Lot", a 1.8 acre "Village Green" and an 11.4 acre open space parcel.

Please schedule for review by the Worcester Township Planning Commission and do not hesitate to contact us with any questions or if you need any additional information.

We will submit this plan set directly to the Montgomery County Planning Commission for their review.

Respectfully Submitted,

Horizon Engineering

Robert F. Irick, R.L.A.
Senior Project Manager

cc: Andre Diprinzio w/enc.

• Civil Engineers | Land Surveyors | Landscape Architects | Land Planners

Horizon Engineering is A Pennsylvania Certified DBE-WBE Firm



Sketch Plan Application

1. Date of Application: 10/14/2025

2. Applicant:

- a. Name: Andre Diprinzio
- b. Mailing Address: 1636 Berks Road
Norristown, PA 19403
- c. Telephone Number: 610-564-0449
- d. Email Address: andrediprinzio@comcast.net
- e. State whether owner of legal title or equitable owner:
Owner
- f. If not legal owner, list names and addresses of all legal owners:

Please attach Deed to the Property to prove ownership or an Agreement of Sale to prove equitable ownership.

3. Applicant's attorney, if any:

- a. Name: Carl Wiener
- b. Mailing Address: 375 Morris Road Lansdale, PA 19446

- c. Telephone Number: 215-661-0400
- d. Email Address: cweiner@hrmml.com

4. Property Details:

- a. Present Zoning Classification: AGR - Agricultural/Residential
- b. Present Land Use: Residential
- c. Location (Street Address): 1636 Berks Road
- d. Parcel #: 67-00-00247-00-1
- e. Lot Dimensions:
 - i. Area: 21.35 acres
 - ii. Frontage: 1750 l.f.
 - iii. Depth: 1620

f. Water and Sewer Service to the Property (Check one or more, if applicable)

- i. Public Water ☒
- ii. Public Sewer ☐
- iii. Private Water ☐
- iv. Private Sewer ☒

g. Size, construction, and use of existing improvements; use of land, if unimproved:
(Please submit as an attachment)

5. Proposed Use(s):

a. Proposed use(s) and construction:
(Please submit as an attachment)

6. One original and thirteen (13) copies of this application and all attachments including a digital version of said application and attachments must be filed with the Township Manager. Additionally, please provide ten (14) detailed Sketch Plans of the real estate affected indicating the location and size of improvements now erected and proposed to be used, and a copy of the deed, agreement of sale, lease agreement, etc. Digital versions of these plans and documents must also be provided in conjunction with this application submission.

7. A Sketch Plan Application Fee and Escrow deposit must also be included in this submission in the amount indicated within the official Township Fee Schedule in the format of a check made out to Worcester Township.

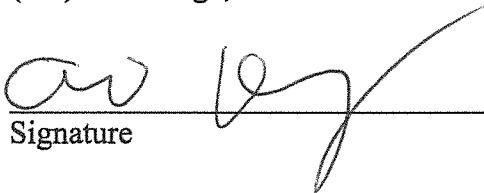
8. Has any submission been filed for this parcel/tract? (Check one)

- a. Yes ☐
- b. No ☒

If yes, elaborate: (Please submit as an attachment)

CERTIFICATION

I (We) hereby certify that the above (and enclosed) information is true and correct to the best of my (our) knowledge, information or belief.


Signature

Andrea P-Prenzo
Printed Name

Signature

Printed Name

Date



CKS Engineers
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.cksengineers.com

December 1, 2025
Ref: #7574

Worcester Township
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Dan DeMeno, Township Manager

Reference: 1636 Berks Road
Sketch Plan Review
TMP No. 67-00-00247-00-1

Dear Dan:

We have reviewed the Sketch Plan pertaining to the above-referenced Land Development that you forwarded to our office for review. The subject plan consists of four (4) sheets prepared by Irick, Eberhardt & Mientus dated October 9, 2025 as follows:

- Sheet 1 of 4 – Conservation Subdivision Sketch Plan
- Sheet 2 of 4 – Existing Resource & Site Analysis Plan
- Sheet 3 of 4 – Yield Plan
- Sheet 4 of 4 – Aerial Plan

Relative to this matter, we note that the applicant proposes to develop an existing 32.71-acre (gross) tract located in the AGR – Agricultural District. The site is situated at the southeast corner of Berks Road (SR 3004) at its intersection with Bean Road (T-346). The submitted sketch plans consider two scenarios: Sheet 1 being a Conservation Subdivision and Sheet 3 being a Yield Plan for determination of allowable dwelling unit density upon the tract. The Conservation Subdivision plan proposes 11 building lots with an average lot area of 31,183 square feet, a 10-acre “conservancy lot” preserving an existing dwelling and barn within a 1.178-acre reserve area and two open space lots; a 1.8-acre village green at the loop road interior and an 11.385-acre area with frontage on Bean Road, the loop road, and abutting the conservancy lot. The Yield Plan proposes 12 building lots on a loop street with no preserved open space with an average lot area of 2.5 acres, with lots ranging from 80,000 square feet to 188,505 square feet.

As per your request, we have performed a cursory review of the Sketch Plan submitted to determine if it is in compliance with the Township’s Zoning Ordinance and offer comments on Subdivision and Land Development, Stormwater Management, Sanitary Sewer and General Observation as follows:

I.A ZONING ORDINANCE – YIELD PLAN

The following comments pertain to Sheet 3 of 4 for the Yield Plan and the relevant requirements of the Township's Zoning Ordinance:

1. The Yield Plan proposes 12 lots with a minimum lot area of 80,000 square feet each and minimum lot width of 250 feet. The width of Lot 2, measured at the building line, may not be compliant. The irregular shape of this lot has a narrow portion which extends north along the loop road, forward of the building envelope. This extension does not contribute toward lot width. (ZO 150-9 and 150-110.3.A.4 OR 150-12.B.1)
2. Per the Zoning Ordinance's definition of lot area, any area with a floodplain, wetlands, land continuously covered with water, or land within any water of the Commonwealth shall be excluded from the lot area. Additionally, all steep slopes greater than 25% and one-half of steep slopes 15% to 25% must be excluded from the lot area. Lots areas for Lots 5 through 10 must be individually calculated. (150-9)
3. The rear yards of Lots 11 and 12 appear to be 50 feet in depth, whereas the minimum requirement is 100 feet. Given the overall area of these corner lots, adjusting the building envelope would not adversely impact the ability to construct a dwelling upon either site. (ZO 150-110.3.A.4.c.3)
4. Building envelopes of Lots 5 through 9 are either partially or wholly encumbered by steep slopes of 15 to 25%. Disturbance of steep slope areas must be minimized and it is incumbent upon the applicant to show that such areas have been avoided. The Yield Plan does not conceptually depict buildings or driveways; therefore, the exact extent of the potential disturbance is unknown, but could be significant, particularly on Lots 6, 7 and 8. Additionally, the plan states that the steep slope areas are based upon soils mapping. While this is acceptable, it is unclear to what extent steep slopes were also field surveyed as Note 1 states the field survey performed in May of 2013 is supplemented with LIDAR data. (ZO 150-146.3 and 150-146.4)
5. Portions of Lot 4 and 5 may potentially contain steep slopes of 25% or greater. Only driveways and utility crossings would be allowed in areas of slopes 25% or greater, where no other location is feasible. Structures, buildings, parking areas, regraded slopes, and substantial improvements are prohibited in slopes 25% or greater. (ZO 150-146.4.B)
6. Lots 6 through 9 are shown to contain Bowmansville Silt Loam, a floodplain soil; therefore, these lots would be subject to regulations of the Floodplain Conservation District. New construction of buildings or any other type of permanent structure and clearing of vegetation is prohibited. The building envelopes depicted on these lots could support construction outside of the floodplain soils, but the dwellings would still be within steep slope areas. (ZO 150-135.C.1.b.1 and 150-38.B.1)
7. It is our understanding the tract contains unnamed tributaries to Stony Creek. These tributaries must be labeled on future submissions and included in a plan legend. The existing stream would traverse proposed Lots 6 through 9; therefore, a Riparian Corridor Conservation District applies and extends perpendicular to the water's edge at bankfull flow a distance of 75 feet on each side. The limits of Zone 1 (25 feet) and Zone 2 (50 feet) must be shown relative to the watercourses. (150-146.6)

8. All AGR subdivisions shall be laid out in a manner that minimizes the number of new driveway access points onto existing roads. The Yield Plan removes an existing driveway serving the northern dwelling on the site and replaces it with a connection to the proposed right-of-way for a loop road through the 12-lot development. While this meets the intent of the ordinance, we defer to the Township Traffic Engineer regarding the safety of the loop road's location due to horizontal and vertical alignment of Berks Road. Compliance with PennDOT sight distance requirements will be necessary at Berks Road. (150-17)

I.B ZONING ORDINANCE – CONSERVATION SUBDIVISION SKETCH PLAN

The intent of a conservation subdivision is to protect open lands containing natural features, provide visual access to open land, conserve scenic views, to minimize perceived density, and maintain an interconnected network of protected open space for passive and active use by Township residents. The following comments pertain to Sheet 1 of 4 for the Conservation Subdivision Sketch Plan and the relevant requirements of the Township's Zoning Ordinance:

1. Single-family detached dwellings are permitted by-right in the AGR zoning district. On tracts of eight acres or more, they shall be developed in accordance with the requirements of Conservation Subdivisions found in Article XVIA plus Sections 150-16 and 150-17. (ZO 150-11.B.2)
2. The applicant has selected Option 1 of the three available by-right conservation subdivision options, "neighborhood lots", which consist of single-family detached dwellings and an open space. (150-110.2.A.1.a)
3. The applicant proposes "neighborhood lots" consistent with Option 1 area and bulk regulations. In this scenario, a minimum of 50% of the adjust tract area, plus constrained lands, must be open space. The calculated adjust tract area is 21.35 acres and 11.36 acres are constrained lands; therefore, a minimum of 22.04 acres of open space is required. This plan achieves this minimum area by providing an 11.385-acre open space at the northwest portion of the tract, a 1.8-acre village green at center of the loop roadway, and 8.82 acres of the conservancy lot amounting to 22.07 acres. (150-110.4.A.1, 150-110.5.C and 150-110.5.D)
4. The applicant must demonstrate that at least 50% of steep slope areas at 15% to 25% will be accounted for in the constrained lands calculation should adjustments be necessary for slopes of 25% or greater. (ZO 150-110.5.A.2)
5. The proposed conservancy lot shall be permanently protected open space held under individual private ownership and subject to the provisions of Section 150-110.12. The ownership intentions for this lot must be noted on future plans. Protection as permanent open space shall be prepared, executed, and recorded to the satisfaction of the Township Solicitor, at which time such lot is established. (150-110.5.D)
6. Proposed neighborhood lots without centralized sewer must be a minimum of 30,000 square feet in area. The proposed 11-building lots comply with this area requirement but lack metes and bounds for verification. Metes and bounds for individual lots and the right-of-way will be required on future plans. (150-110.6)

7. Lot widths shall be 50 feet at the street line and 100 feet at the building line. Lot C-2 may not comply at its northwest frontage along the loop road, depending on future intersection alignment. Reconfiguration may be necessary to satisfy lot width at the building line. Lot width of Lot C-5 is also close to the 100-foot minimum and should be dimensioned on future plans. (ZO 150-110.6 and 150-196)
8. Front yards shall be 50 feet deep, side yards shall be 15 feet each with a 40-foot aggregate width, and rear yards shall be 50 feet deep. All proposed lots appear to satisfy these setback requirements so long as dwellings are constructed within the defined building envelopes. (ZO 150-110.6)
9. Maximum impervious surface shall be 25% for lots up to 39,999 square feet. No impervious coverage data is provided at this time; therefore, this requirement has not been evaluated as part of this sketch plan review. (ZO 150-110.7)
10. Each dwelling must provide two, all-weather off-street parking spaces. The plan does not indicate if garage parking spaces are proposed and no driveways are shown at the proposed building lots. (150-16.A.1)
11. All AGR subdivisions shall be laid out in a manner that minimizes the number of new driveway access points onto existing roads. The Conservation Development plan utilizes a separate road access to Berks Road while preserving the existing driveway of the dwelling on the Conservancy Lot. The applicant should explore providing access to the proposed building lots via a roadway which matches the location of the current driveway access of the Conservancy Lot or which relocates the Conservancy Lot driveway to take access from the north side of the new roadway to Berks Road. (ZO 150-17.C)
12. No stormwater detention areas are shown. The applicant should conceptually identify areas where such facilities would be provided. (ZO 150-17.F)
13. The applicant proposes a Village Green internal to the loop road which may contain existing mature trees. Should these be in healthy condition and viable for preservation, we recommend the limit of disturbance be established to protect as many trees as possible and the area only be supplemented with additional plantings, if warranted. Grading for roadway installation should be planned to minimize disturbance of existing conditions at the Village Green. If this area cannot be preserved in its natural state, it would be best suited for trails and low-impact passive recreation uses such as a community garden, non-commercial playing field, or tot lot.
14. The applicant's 11.385-acre open space contains a significant amount of natural resources including tress/woodlands, steep slopes, watercourses, floodplain soils, and agricultural soils. To the extent development can be restricted, this area should be left in a natural state. (ZO 150-110.10)
15. We recommend Lots C-7 and C-8 be relocated to the open area between proposed Lots C-10 and C-11. The proximity to Whitehall Estates should be considered in planning of the proposed open space limits. There is an opportunity to have the open space areas of the prior development at Resolution Road and Windstorm Way directly abut proposed open space of this tract, improving the continuity of preserved lands.

16. The applicant should confirm that no Transfer of Development Rights is anticipated as part of this proposal.

II. SUBDIVISION AND LAND DEVELOPMENT

1. The existing pavement width and legal right-of-way width must be shown and dimensioned for Bean Road.
2. The applicant must indicate if areas between the existing legal and ultimate rights-of-way will be offered for dedication to PennDOT and the Township, for Berks Road and Bean Road, respectively. (SLDO 130-16.C.2.c)
3. The applicant is advised that residential streets may not exceed 10% grade for distances of up to 1,500 feet. (SLDO 130-16.B.4.b)
4. Driveways on the individual building lots may not exceed 8% grade, or 10% for a maximum grade change of 10 feet. (SLDO 130-17.B.3)
5. Driveways of Lots C-2 and C-11 must be placed to provide 40 feet from the loop road intersection. (SLDO 130-17.B.2)
6. The applicant must indicate if the proposed roadway will be private or public and offered for dedication.
7. The sketch plan does not depict any sidewalks at either road frontage or internally along the proposed loop road system. The provision of an internal sidewalk system at the proposed building lots may provide for passive recreation for walking and cycling. Providing sidewalks along the Berks Road frontage may detract from the historic character and viewshed at Berks Road. Due to the lack of a paved shoulder and connecting sidewalks, installation at the Berks Road and Bean Road frontage could be hazardous without roadway widening and curbing. Improvements at Berks Road will be under the jurisdiction of PennDOT; however, the Township may require, defer, or waive sidewalks at the Bean Road frontage. (130-18.A.1)
8. Concrete curbs are required along each side of the proposed roadway. The nature of roadway improvements is unknown at this time. (SLDO 130-18.B.1.a)
9. The Township shall require the developer to verify the presence of existing trees on a site by field investigation or by the use of aerial photographs. With future submissions, a separate tree survey plan at a scale of not less than one inch to 50 feet shall be submitted showing the location of existing live trees with DBH of six inches or more. (130-28.E.1.a)
10. Future submissions will need to show proposed plantings on a landscaping plan prepared by a Registered Landscape Architect. Lighting plans will also be required. (130-28)
11. Regrading in steep slope areas shall be minimized to the greatest extent possible. Existing landscaping on steep slope areas shall be preserved, except where regrading is proposed. (130-32.1.C)

III. STORMWATER MANAGEMENT

1. An NPDES permit will be required from the Montgomery County Conservation District and PADEP. Future submissions must provide a complete Erosion and Sedimentation Control Plan and Narrative and Post Construction Stormwater Management Report. (130-32)
2. Conceptual stormwater management locations are not depicted in any plan; therefore, it is unclear where such stormwater control measures will be located upon the tract. Given the general north-south topography of the tract, it is more likely that such facilities would be located in the south, further supporting the relocation of conservation lots C-6 and C-7 to collect runoff from the new roadway and building improvements.
3. A copy of the wetlands delineation report must be furnished with future submissions. The plans note that the delineation is "partial" with the assumption that all other areas fall within mapped floodplain soils. (SLDO 130-32.2)

IV. SANITARY SEWER


1. The plans must indicate if the proposed dwellings will be served by on-lot systems.
2. On sites not served by central sewage disposal facilities, density shall be further determined by evaluating the number of homes that could be supported by individual soils-based sewage disposal methods. For the purposes of determining density under this section, this standard shall exclude holding tanks, individual stream discharge systems, and evapotranspiration systems. Based on the existing resources/site analysis plan and observations made during an on-site visit of the property, the Planning Commission or Board of Supervisors shall select a 10% sample of the lots considered to be marginal for on-lot sewage disposal. The applicant shall provide evidence that these lots meet the standards for an individual soils-based septic system. Should any of the lots in a sample fail to meet the standard for an individual soils-based septic system, those lots shall be deducted from the yield plan and a second 10% sample shall be selected by the municipal planning commission and tested for compliance. This process shall be repeated until all lots in a given sample meet the standard for an individual soils-based septic system. The applicant shall be granted the full density determined by the yield plan. (ZO 150-110.A.3)
3. The "useable area" for sewage disposal shall be shown on the preliminary plan for each lot. The "useable area" shall be situated beyond the radius of the water supply well and shall conform to all rules and regulations or future amendments thereto of the Pennsylvania Department of Environmental Protection and the Township of Worcester. No portion of an on-site sewage disposal system at any property shall be located within a required front yard, or within the area between 10 feet and 30 feet of any property line, unless it is demonstrated to the satisfaction of the Township Engineer that no other location for such system is practical, in the sole discretion of the Township Engineer. In addition, no portion of an on-site sewage disposal system at any property may be located within 10 feet of any property line without a waiver being granted by the Board of Supervisors, and no waiver shall be granted unless it is demonstrated to the satisfaction of the Board of Supervisors that no other location for such system is practical, in the sole discretion of the Board of Supervisors. (SLDO 130-26.B.2.c)

V. GENERAL OBSERVATIONS

1. A Transportation Impact Fee, as calculated by the Township Traffic Engineer, may be required due to the new trips generated by the proposed dwellings.
2. Methacton School District should be contacted to determine the potential location for a school bus pick-up and drop-off area.
3. The Postmaster should be contacted to determine if individual mailboxes or a single clusterbox for mail collection and delivery will be required. If clusterboxes are necessary, a paved area outside of the cartway should be provided for resident access.
4. Plan note no.4 indicates the plan was prepared without the benefit of a title report. The applicant should determine if there are any restrictions or covenants that would otherwise preclude the subdivision and residential development of this site as contemplated.
5. The applicant should discuss with the Township what types of amenities, if any, will be provided within the Village Green. We recommend a trail system with benches and/or communal meeting area such as a gazebo be considered.
6. Review by the following agencies will be required:
 - a. Montgomery County Planning Commission
 - b. Montgomery County Conservation District / PADEP
 - c. Township Traffic Engineer
 - d. PennDOT
 - e. Fire Marshal

The above represents our comments on the submitted Sketch Plan. Please do not hesitate to contact our office with any questions.

Very truly yours,
CKS ENGINEERS



John W. Evarts, P.E.
Township Engineer

JWE/klk

cc: via email:

Christian Jones, Assistant Township Manager
Wendy F. McKenna, Esq., Township Solicitor
Casey Moore, PE, Township Traffic Engineer
Robert Irick, R.L.A, Irick, Eberhardt & Mientus
Carl Weiner, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin
Andre & Sandra DiPrinzio, Owners
File



November 24, 2025

Mr. Dan Demeno
Township Manager
Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Attention: Christian R. Jones, Assistant Township Manager
Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #1 – Sketch Plan**
1636 Berks Road (S.R. 3004) – 12 Lots
Worcester Township, Montgomery County, PA
Project No. 313982-25-007

Dear Dan:

In response to the Township's request, Bowman Consulting Group (Bowman) has completed our initial traffic engineering review associated with the proposed subdivision to be located at 1636 Berks Road (S.R. 3004) in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel #67-00-00247-00-1 into 12 lots (Lots 1 to 12). While there is currently no development proposed on the property at this time, the purpose of the sketch plan submission is to determine the potential number of lots that can be provided on the property based on Township ordinance requirements. Access to Lots 1 to 12 will be provided via a proposed roadway along Berks Road (S.R. 3004).

The following document was received and reviewed in preparation of our comments:

- Yield Sketch Plan – 1636 Berks Road, prepared by Horizon Engineering Associates, LLC, dated October 9, 2025.

Based on our review of the document listed above, Bowman offers the following comments for consideration by the Township and action by the applicant:

1. Based on information provided in Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*, a proposed single-family home on each lot (12 single-family homes) would be expected to generate approximately 14 "new" trips during the weekday morning peak hour and approximately 14 "new" trips during the weekday afternoon peak hour. Based on the expected trip generation of the site, our office does not feel that provision of a transportation impact study (TIS) or transportation impact assessment (TIA) is necessary for the proposed development. However, due to the site's location along Berks Road (S.R. 3004), which is a State Roadway, we recommend that the applicant provide a TIS scoping meeting application to PennDOT to discern if a TIS or TIA will be required by them for issuance of a highway occupancy permit (HOP). The Township and our office must be copied on the TIS scoping meeting application submission to PennDOT.

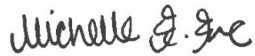
2. The cartway width and ultimate right-of-way width along the Berks Road (S.R. 3004) site frontage and along the proposed roadway should be clearly labeled on the plan and be in accordance with **Section 130-16.C** of the **Subdivision and Land Development Ordinance**.
3. A note must be added to the plan stating that the area between legal right-of-way line and ultimate right-of-way line along the Berks Road (S.R. 3004) site frontage should be offered for dedication to the authority having jurisdiction over the road as required by **Section 130-16.C(2)(c)** of the **Subdivision and Land Development Ordinance**.
4. Adequate sight distance measurements should be shown on the plan for the proposed roadway along Berks Road (S.R. 3004) as required by **Section 130-16.E(5)** of the **Subdivision and Land Development Ordinance**. Specifically, vehicular egress sight distances looking in both directions must be provided, as well as for the ingressing left-turn vehicle sight distance to the front and rear, and achievable sight distances must be sufficient for the speed and conditions to allow for all ingress and egress turning movements and the roadway/driveway locations as they exist/are proposed on the plan. Vegetation and physical restrictions along the property frontage must be cleared and maintained to allow for at least the minimum safe stopping distances to be achieved at 14.5 feet back from the edge of the road for the proposed roadway.
5. According to **Section 130-18.A** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along the site frontage of Berks Road (S.R. 3004). The plan currently does not show any sidewalk along the Berks Road (S.R. 3004) site frontage, thereby not satisfying the ordinance requirement. Since there is currently no sidewalk along either side of Berks Road (S.R. 3004) in the vicinity of the site, we note at this sketch plan stage that the Board of Supervisors may consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for the development of this property, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of sidewalk to be kept in escrow for future sidewalk installations in the Township and/or area of these properties.
6. Sidewalk should be shown on future plan submissions along the proposed roadway as required in **Section 130-18.A** of the **Subdivision and Land Development Ordinance**.
7. According to **Section 130-18.B** of the **Subdivision and Land Development Ordinance**, curbing should be provided along the site frontage of Berks Road (S.R. 3004). The plan currently does not show any curbing along the Berks Road (S.R. 3004) site frontage, thereby not satisfying the ordinance requirement. Since there is currently no curbing along either side of Berks Road (S.R. 3004) in the vicinity of the site, we note at this sketch plan stage that the Board of Supervisors may consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of curb to be kept in escrow for future curb installations in the Township and/or area of these properties.
8. Horizontal curvature information should be provided on future plan submissions for the proposed roadway and be in accordance with **Section 130-16.B(2)** of the **Subdivision and Land Development Ordinance**.

9. Based on review of the sketch plan, it does not appear that the proposed 12-lot subdivision proposes to provide an emergency access to a neighboring street. The Township Fire Marshal may not necessitate that one be provided but may consider this in their review of the preliminary/final plans.
10. Turning templates must be provided demonstrating the ability of emergency vehicles, trash trucks, and the largest expected delivery vehicle to maneuver into and out of the proposed roadway along Berks Road (S.R. 3004), as well as along the entire length of the proposed roadway.
11. The Township Fire Marshal should review the proposed subdivision for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
12. The plan must be signed and sealed by a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania that was in responsible charge of the work as required by **Section 130-35.1.A(2)(c)** of the **Subdivision and Land Development Ordinance**.
13. All proposed signs should be clearly labeled on the plan in subsequent submissions.
14. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of \$3,125 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on information provided in Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 12th Edition*, a proposed single-family home on each lot (12 single-family homes) would be expected to generate approximately 14 "new" trips during the weekday afternoon peak hour, resulting in a **transportation impact fee of \$43,750**. A final determination of the transportation impact fee will be calculated upon submission of land development plans for the proposed development.
15. A PennDOT Highway Occupancy Permit (HOP) is required for this project since Berks Road (S.R. 3004) is a State Roadway for any work that may be completed within the legal right-of-way on Berks Road (S.R. 3004). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties. If it would be beneficial to all parties involved with this application, we recommend that the applicant and their team schedule a (virtual) technical meeting with Township and PennDOT representatives to go over the project.
16. A more detailed review of the site and all transportation-related engineering elements on the plan will be conducted, as the Township deems necessary, if and as the application advances into and through the land development process at the Township. Additional comments may be raised at that point, as well as how the comments herein are satisfied.
17. Based on our review, the applicant should address the aforementioned comments and provide revised plans to the Township and our office for further review and approval recommendations. **The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials,**

as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me, Brian Jones, PTP, TOPS, or Anton Kuhner, P.E.

Sincerely,



Michelle Eve, P.E
Assistant Project Manager, Transportation

BMJ/MEE/AKK

cc: John Evarts, P.E., CKS Engineers (Township Engineer)
Devin Ralph, Esq. (Township Solicitor)
Mirlene Saintval, PennDOT District 6-0
Andre Diprinzio (Applicant)
Carl Weiner, Esquire, HRMML (Applicant's Attorney)
Robert Irick, R.L.A., Horizon Engineering Associates, LLC (Applicant's Architect)

V:\313982 - Worcester Twp PA\313982-25-007 (TRN) - 1636 Berks Road\Engineering\Submissions\2025-10-21 Sketch Plan\Review\2025-11-24 Review Letter #1 - 1636 Berks Road.docx



MEMORANDUM

To: Worcester Township Planning Commission
From: Dan DeMeno, Township Manager
Date: November 12, 2025
Subject: Sign Ordinance Review – Part One: Sections 150-147 through 150-149

This memorandum begins the formal review series of Worcester Township's new Draft Sign Ordinance. Each part of this series will focus on a group of related sections for detailed discussion and feedback before final adoption.

Part One covers Sections 150-147 through 150-149. These sections form the legal and administrative foundation of the ordinance by defining its purpose, intent, and key terminology.

Section 150-147 – Purpose

This section explains why the Township regulates signs and outlines the public objectives that the ordinance is designed to achieve. It establishes the Township's authority to regulate signage as part of its zoning powers under Pennsylvania law.

The section recognizes that signs are necessary to convey information and to support businesses, institutions, and community activities. However, without clear standards, signs can create unsafe conditions, reduce visibility for motorists and pedestrians, and result in inconsistent or conflicting installations. The ordinance regulates the physical characteristics of signs such as size, height, lighting, location, and number to ensure safety, visibility, and orderly property use. The Township does not regulate the content or message of any sign.

The section identifies the following key purposes:

- Promote and protect public health, safety, and welfare by reducing hazards related to poor sign placement or excessive signage.
- Maintain clear sightlines at intersections and along roadways to prevent visibility conflicts.
- Ensure that signs are properly designed and constructed to prevent structural failure or deterioration.
- Establish predictable standards that apply evenly to all properties and uses within the Township.
- Provide a framework for consistent permitting, review, and enforcement.
- Support effective communication for residents, businesses, and institutions while maintaining compliance with state and federal law.

Section 150-148 – Intent

This section describes how the ordinance is intended to be interpreted and applied. It serves as the guiding statement for both administrative and legal review of the ordinance's provisions.

The intent is to regulate only the physical characteristics of signs and not the content, subject matter, or viewpoint of the message displayed. The ordinance applies equally to all signs regardless of message or purpose.

Key provisions include:

- Affirming that the ordinance is content-neutral and applies uniformly throughout the Township.
- Establishing that the Township's role is limited to regulating physical placement, structure, and illumination.
- Emphasizing that all sign regulations are to be applied consistently across zoning districts.
- Providing a clear administrative standard that allows fair enforcement and predictable outcomes for applicants.
- Reinforcing that the ordinance protects both public safety and constitutional rights to free expression.

This section ensures that the ordinance can be enforced consistently without subjective interpretation, protecting both the Township and property owners from unequal treatment.

Section 150-149 – Definitions

This section defines the terms used throughout the ordinance. It is the technical foundation for interpretation and enforcement. By clearly defining sign types, measurements, and related terms, this section eliminates confusion and creates consistency in how regulations are applied.

Key updates include:

- Consolidation of overlapping or outdated definitions from the current ordinance.
- Addition of clear, descriptive definitions for modern sign types such as electronic message centers, digital displays, and window signs.
- Removal of message-based terms such as political or real estate sign to maintain neutrality and fairness.
- Updated standards for how sign area and height are measured, including consistent reference points for grade and mounting.
- Clear definitions of illumination, movement, and animation for consistent application of lighting standards.
- Addition of general terms such as freestanding, wall, monument, and temporary signs to ensure each is treated consistently in later sections.

This section provides the foundation for all following regulations. The definitions ensure that sign types and measurement methods are applied the same way across districts, allowing applicants, staff, and enforcement officers to interpret the ordinance accurately.

These three sections collectively establish the purpose, intent, and language structure of the Draft Sign Ordinance. They confirm the Township's authority to regulate signs, define the limits of that regulation, and create the terminology framework for the remainder of the document.

I welcome all feedback on clarity, organization, and practical application. Comments received from the Planning Commission will be incorporated into the next working draft before moving to Part Two, which will review the General Standards section.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dan DeMeno".

Dan DeMeno
Township Manager

Chapter 150. Zoning

Article XXI. Signs

Section 1. Replacement of Article XXI (Signs). The Code of the Township of Worcester, Chapter 150, Article XXI, entitled “Signs,” is hereby deleted in its entirety and replaced with a new Article XXI, “Signs,” to read as follows:

§ 150-147. Purpose and Legislative Intent.

The regulations of this Article are intended to establish comprehensive, content-neutral standards for the erection and display of signs in Worcester Township. These standards are enacted to promote and protect the public health, safety, and welfare.

§ 150-148. Applicability and Scope.

A. General Applicability: The regulations of this Article shall apply to all signs within Worcester Township, whether existing or proposed, unless expressly exempted herein. All new signs and any modifications to existing signs must comply with these standards. This Article applies to both permanent and temporary signage in all zoning districts of the Township.

B. Content Neutrality: The provisions of this Article are neutral with respect to the content of signs. No regulation in this Article shall be interpreted or enforced to regulate the message, idea, subject matter, or content of any sign, except that nothing herein prohibits the regulation of traffic safety or other secondary effects of signs, or the prohibition of speech not protected by law such as obscenity.

C. Interpretation: In the interpretation and application of this Article, all provisions shall be considered as minimum requirements and shall be liberally construed in favor of the Township’s purposes and objectives stated herein. In the event of conflicting provisions, the more restrictive requirement shall apply, except that no provision shall be interpreted to impose any content-based restriction.

D. Relationship to Other Laws: Where provisions of this Article impose greater restrictions than those of any other Township ordinance or regulation, the provisions of this Article shall control. Where another applicable law (such as state or federal sign regulations) imposes additional or more restrictive requirements, those requirements must also be met. Compliance with this Article does not excuse compliance with other applicable codes (such as building codes, electrical codes for illuminated signs, PennDOT permits for signs along state roads, etc.).

E. Existing Signs: Any permanent sign existing at the time of enactment of this Article that does not conform to these regulations shall be deemed a legal nonconforming sign and shall be permitted to continue subject to the nonconforming sign provisions of § 150-157 of this Article.

§ 150-149. Definitions.

As used in this Article, the following terms shall have the meanings indicated. If a term is not defined herein, but is defined in Article III (Definitions) of the Zoning Ordinance or in the Pennsylvania Municipalities Planning Code, it shall be construed as defined there. Any pertinent word or term not defined in those sources shall be construed with a meaning consistent with the context and the profession of sign design/land use planning.

- **Abandoned Sign:** Any sign that no longer identifies or advertises a currently operating business, service, institution, property, lessor, product, or activity. A sign shall be considered abandoned if its message is obsolete or relevant to a past occupant or event, and no valid permit for a new message has been applied for, for a continuous period of at least 6 months for off-premises signs or 12 months for on-premises signs.
- **Address Sign:** A sign displaying the street address or name of the occupant of the premises. Such signs shall include the name of a residence or business center and are primarily intended to facilitate location and emergency response. (Also commonly known as a “nameplate.”)
- **Animated Sign:** Any sign that uses movement or change of lighting to depict action or create a special effect or scene. Animated signs include signs that rotate, move, have moving lights, or give the appearance of movement (including flashing or scrolling text). This definition does not include Digital Display Signs that change content in a controlled sequence (see Electronic Message Sign). Animated signs are a type of Illuminated Sign but are separately regulated due to potential traffic safety hazards.
- **Athletic Field Area Sign:** A sign located within a public or private school or recreational athletic facility and affixed to a fence, railing, scoreboard, or dugout that identifies sponsors, teams, or athletic programs. All athletic field area signs shall comply with the dimensional, locational, and design subject to the restrictions of § 150-156.
- **Banner:** A sign made of cloth, fabric, plastic, vinyl or other flexible material that is not permanently installed, typically attached at one or more edges to a building, pole, or rope, or mounted as a flag. Banners are often temporary in nature (e.g.,

used for special events or promotions). For regulation purposes, banners are considered Temporary Signs unless otherwise specified.

- **Billboard:** See Off-Premises Sign. (Commonly referred to as a “billboard,” an off-premises sign is a large sign advertising or directing attention to a business, commodity, service, or event not conducted on the same property where the sign is erected.)
- **Digital Display (Digital Sign):** Any sign face that displays text, images, or graphics electronically by means of LED, LCD, plasma screen, or other digital imaging technology. Digital display signs may be capable of animation or instantaneous message change. For the purposes of this ordinance, digital displays are regulated as Electronic Message Signs if they display changing text or images, or as Illuminated Signs if they are static. Traffic control devices such as electronic traffic signs are not included in this definition.
- **Directional Sign:** A sign that provides on-site directional assistance or instruction to guide vehicular or pedestrian traffic. Examples include “Entrance,” “Exit,” “Parking,” “One-Way,” or arrows indicating traffic flow. Directional signs typically contain no commercial message (i.e., no business name or advertising) and are intended for safety and navigation within a site.
- **Dugout Sign:** A sign affixed to a dugout structure subject to the restrictions of § 150-156(C).
- **Electronic Message Sign:** A sign or portion of a sign that displays electronically changeable text or images (such as an LED message board or digital sign) where the message shall be changed by remote or automatic means. Such signs include electronic time/temperature displays or fuel price signs, as well as digital advertising displays. Dwell time (the time a message remains displayed) and transition (how the message changes) of electronic signs are regulated by this Article under illumination and digital display standards.
- **Flag:** Any fabric or flexible material attached at one end to a staff or pole, or anchored along one edge, that displays distinctive colors, patterns, logos, symbols, or text. Flags are considered signs and are regulated by this ordinance, but certain flags shall be exempt from permit requirements under §150-152. A flag usually represents a government, organization, or idea, but shall also include commercial branding; regulations shall distinguish between flags with commercial messages and non-commercial flags for the purposes of calculating sign area (see §150-152 regarding flag exemption and §150-153 regarding flags on commercial properties).

- **Freestanding Sign:** A permanent sign that is self-supporting in the ground, not attached to a building. This includes monument signs (low-profile, supported by a solid base), pylon or pole signs (supported by one or more columns or poles anchored in the ground), and similar structures. A freestanding sign shall display on one or more faces.
- **Illuminated Sign:** Any sign that is lighted by internal or external means. This includes signs with internal lighting (e.g., backlit plastic panels, neon tubes, LED modules), as well as signs illuminated by an external light source directed at the sign face (e.g., spotlights). Indirectly Illuminated Signs are those lit by reflected light from an external source; Internally Illuminated Signs emit light from within. Electronic message signs and digital displays are forms of illuminated signs with additional regulations for brightness and display change.
- **Incidental Sign:** A small sign, usually two square feet or less in area, with informational content that is secondary and intended for the convenience of the public on the premises. Examples include credit card acceptance decals, hours of operation, entrance/exit markings, “No Smoking,” security system signs, and similar postings. Incidental signs are typically not legible from public rights-of-way or are of a scale that does not attract general attention. Such signs shall be exempt from permits provided they meet the size and placement criteria of this Article.
- **Limited Duration Sign:** A non-permanent sign displayed on private property for a period longer than 30 days but not intended for permanent display. Limited duration signs are often used for events or conditions that last multiple months. They are subject to specific time limits and size restrictions per §150-155.
- **Non-Permanent Sign:** Any sign that is not permanently affixed to a building or the ground or not intended for indefinite display. This includes Temporary Signs and Limited Duration Signs, as well as Portable Signs and banners. Non-permanent signs are typically constructed of lightweight or disposable materials and often intended for short-term use.
- **Off-Premises Sign:** A sign which directs attention to a business, product, service, event, or activity that is not conducted, sold, or offered on the same lot where the sign is located. Commonly known as a billboard, an off-premises sign generally advertises third-party goods or services. These signs are subject to separate size, height, and location regulations (see §150-154) and are often only permitted in certain commercial or industrial districts or along specific highway corridors. This definition does not include temporary event signs posted off-site with permission

(which are regulated under temporary sign provisions) nor official directional signs erected by government.

- **On-Premises Sign:** A sign that advertises or calls attention to a business, profession, product, service, event, or activity conducted or offered on the same lot where the sign is installed. The majority of sign types regulated in this Article (wall signs, freestanding business signs, window signs, etc.) are on-premises signs. Regulations for on-premises signs shall vary by zoning district and sign type.
- **Portable Sign:** A sign not permanently attached to the ground or a building, designed to be easily moved. Examples include A-frame or sandwich board signs, menu board signs, signs on portable stands, and signs mounted on wheels or trailers (reader-board trailers). Portable signs are generally considered temporary and shall be permitted only under specific conditions (such as during business hours for an A-frame on a sidewalk in a village commercial district) or shall be prohibited if they create hazards.
- **Scoreboard Sign:** A sign placed on or integrated with a scoreboard or its support structure that identifies sponsors or affiliated organizations. Scoreboard signs must face the playing field, may not exceed the width of the scoreboard, and must remain below 20 feet in height.
- **Sign:** Any structure, device, letter, figure, image, emblem, flag, or display, or any combination thereof, which is used or intended to attract attention to or convey a message about a person, establishment, product, service, event, or location. The term “sign” as used in this Article includes all of its parts, including its structure and mounting, and includes both sign structure (the supports, frame, poles, etc.) and sign face (the surface or area where the message is displayed). Murals or color patterns on a building that convey a commercial message, and architectural elements primarily intended to communicate a message, are also considered signs. Not included in the definition of sign are architectural features not intended to convey a message, official flags or insignia when not used as advertising, and decorative or artistic graphics that contain no commercial text or logo.
- **Sign Area:** The total surface area of a sign face measured as established in this Article (see §150-153(E) for method of measurement). For a sign with more than one face, area is calculated per face (and if two faces are identical and back-to-back, typically only one face’s area counts). Structural elements not bearing a message shall be excluded from area calculation if they are purely incidental.

- **Spectator Stand Sign:** A sign mounted on the front or rear of spectator stand railings, subject to the restrictions of § 150-156(B).
- **Temporary Sign:** A sign intended for short-term display, typically 30 days or less. Temporary signs are a type of non-permanent sign, usually made of light-weight material (e.g., corrugated plastic, posterboard, cloth banners) and often related to a specific event, campaign, sale, or announcement of brief duration. Examples include yard sale signs, campaign signs, holiday event signs, grand opening banners, etc. Temporary signs are subject to special time, size, and placement restrictions (see §150-155), and generally require removal shortly after the event or time period has passed.
- **Wall Sign:** A sign attached flat to or painted on the exterior wall of a building (including signs on awnings, marquees, or canopies, which are considered a type of wall sign if they display lettering or logos). A wall sign is displayed parallel to the wall and does not project more than 12 inches from the surface. Wall signs include individual channel letters mounted on a building, cabinet signs, painted or vinyl adhesive signs on walls, and signs on architectural projections.
- **Window Sign:** A sign affixed to or visible through a window or glass door, intended to be viewed from outside. This includes signs painted on the glass, vinyl decals, posters, or digital displays placed inside but visible from outdoors. Window signs shall be permanent or temporary. Many window signs (especially small ones) shall be exempt from permits but are subject to maximum coverage area provisions (often a percentage of the window area) for safety and aesthetics.

§ 150-150. Prohibited Signs.

The following signs, displays, or related features are expressly prohibited in all zoning districts of Worcester Township, notwithstanding anything to the contrary elsewhere in this Article:

A. Unsafe Signs: Any sign that is structurally unsafe, unstable, or constitutes a hazard to public safety by reason of inadequate maintenance, dilapidation, or disrepair. No sign shall be erected or maintained which the Township Building Code Official or Zoning Officer determines to be in an unsafe condition.

B. Signs in Right-of-Way: Any sign (other than an official traffic control or government sign) located within or projecting into Township right-of-way of any street, road, or highway, or affixed to a utility pole, street signpost, or traffic sign. This includes signs posted on trees or traffic control devices within the right-of-way. Signs installed within the right-of-way of

County or Commonwealth-owned roads are not regulated by this section, as those rights-of-way are controlled by the respective owner and not subject to Township permitting, but are subject to all other sections of this chapter.

C. Off-Premises Signs Outside Allowed Areas: Any off-premises sign (billboard) or other third-party advertising sign except as specifically permitted by §150-154 of this Article. Off-premises signs are generally prohibited in all districts except where explicitly allowed (e.g., in certain commercial/industrial zones or along specified highway corridors under strict standards).

D. Portable Signs (General): Portable signs, including signs on trailers or wheeled frames, sandwich boards, and similar movable signs, except where expressly permitted as temporary signage under §150-155 or §150-153. This prohibition does not include handheld signs or wearable signs (persons holding signs), which are considered exercise of free expression and not regulated as structures, but such activity must not obstruct traffic or create safety hazards.

E. Animated, Flashing, or Moving Signs: Any sign that has blinking, flashing, or fluttering lights or other illuminating devices of changing light intensity, brightness or color, and any sign that has moving parts or images that visibly move or give the impression of movement (including signs with moving text or video). Exceptions: Time and temperature displays or electronic message signs shall be permitted subject to the illumination and message change restrictions of §150-156. Holiday decorative lighting (e.g., Christmas lights) that does not convey a commercial advertising message is not considered a “sign” for purposes of this subsection.

F. Pennants, Streamers, and Air-Activated Attractions: Strings of pennants, streamers, spinners, balloons (excluding temporary balloon signs allowed for limited events), inflatable figures, or other inflated or wind-blown devices intended to attract attention, except for temporary occasions as shall be allowed under §150-155 (such as grand openings or community events, with time limits). This prohibition includes air dancers, balloon advertising, or similar moving advertising devices that create visual motion distractions.

G. Roof Signs: Any sign erected on or above the roofline of a building, or on a rooftop structure, such that it extends above the roofline. (Note: Building-mounted signs shall not project above the parapet or eave of the roof. Signs attached to a mansard roof or canopy are considered wall signs, not roof signs, if they do not project above the roofline.) Exceptions: Architectural features that are integral to the building design and carry a name or logo shall be considered wall signs if approved by the Township.

H. Signs Resembling Traffic Signals or Signs: Any sign or lighting installation that by reason of size, location, movement, content, coloring or manner of illumination shall be confused with or construed as an official traffic control device or emergency signal. This includes any sign using the words “stop,” “caution,” “slow,” “danger,” or resembling traffic signs in color and format, or any sign that uses red, green or amber lights in a position or pattern that is required to be mistaken for a traffic control signal. Also prohibited are signs that imitate or interfere with the visibility or effectiveness of official traffic signs or signals.

I. Obscene or Indecent Signs: Any sign that displays obscene graphics or words, or other forms of speech not protected by the First Amendment (as defined by prevailing law, obscene material is that which appeals to prurient interest, depicts sexual conduct in a patently offensive way, and lacks serious literary, artistic, political or scientific value). The determination of obscenity shall be made consistent with constitutional standards. Signs containing pornography or explicit nudity visible from public areas are prohibited.

J. Audible Signs: Signs that emit sound, noise, music, or such as a means of attracting attention are prohibited, except for incidental sound in the course of normal business) or for temporary event announcements permitted by the Township.

L. Signs on Unregistered Vehicles or Trailers: Using a vehicle or trailer parked in public view primarily as a sign to circumvent sign regulations is prohibited. Any vehicle or trailer which is not regularly used in the conduct of the business and is parked in a conspicuous location on or off the premises to function primarily as advertising signage shall be considered an illegal sign. This does not apply to standard vehicle graphics on actively used business vehicles or temporary marketing displays permitted under §150-155 for limited times.

M. Miscellaneous Prohibitions: Any sign not explicitly permitted by this Article is hereby prohibited. This includes any sign or attention-getting device that is not consistent with the intent and standards of these regulations. The Township reserves the right to determine whether a sign is prohibited if it poses a hazard, is a public nuisance, or is otherwise contrary to public interest as guided by the purposes of this Article.

§ 150-151. Signs Exempt from Permit Requirements.

The following types of signs and sign-related activities are exempt from the requirement to obtain a sign permit, provided that they comply with the applicable limitations set forth below and elsewhere in this Article. Although a permit is not required for these signs, they must still conform to all other relevant regulations (such as size, height, placement, and safety standards). The Zoning Officer shall require removal or modification of any exempt sign that is found to create a hazard or violate the intent of this Article.

1. Small Residential Signs: Signs on residential properties that are below a certain size and convey non-commercial messages. This includes:

a. Nameplates and Address Signs: One sign per dwelling unit indicating the name of the occupant, property or address, not exceeding 2 square feet in area. These shall be attached to a house, mailbox, lamp post, or a freestanding post at the driveway. Illumination, if any, shall be subtle (e.g., by low-voltage landscape light) and not create glare.

2. Internal Signs: Signs that are not visible from any public street or adjacent property. For example, wayfinding signs or menus located entirely within a shopping center courtyard, or interior signs within a building (such as lobby directory signs, signs inside a stadium or campus) do not require permits under this ordinance.

3. Government and Official Signs: Signs erected by or on behalf of a governmental body, or required by law, rule, or regulation. This category includes:

a. Traffic control and safety signs: Official signs such as stop signs, yield signs, speed limit signs, directional arrows, street name signs, and other signage placed by a government agency or public utility for public safety or traffic management.

b. Regulatory and warning signs: Any sign required by federal, state, or local law (e.g., railroad crossing signs, utility line warnings, public hearing notices, building permits, etc.) or signs posting rules (such as park regulations or “No Trespassing” notices as required by law).

c. Government flags and emblems: Flags or insignia of any government (national, state, or local) when displayed in an official capacity.

d. Historical markers and monuments: Plaques or signs identifying historic sites, landmarks, or public buildings, erected by a governmental body or with official permission.

e. Election polling place signs: Temporary signs for the identification of polling places or directions thereto on election days, as required by law.

4. Incidental and Directional Signs (On-Premises): Small signs that provide directions, instructions, or information to individuals already on the premises, typically not intended to be legible off-site. Examples:

a. Incidental Signs: “No Smoking,” “Restrooms,” “Private Property,” “No Trespassing,” security system warnings, parking restrictions (“Reserved Parking”), customer information (hours of operation) and similar signs not exceeding 2 square feet each. These signs shall

be located appropriately (e.g., on gates, doors, windows, or at driveway entrances) and shall not be illuminated in a way that causes glare off-site.

b. On-Site Directional Signs: Signs guiding traffic and parking on private property, such as “Entrance,” “Exit,” “One Way,” “Do Not Enter,” or directional arrows. Such signs shall not exceed 3 square feet each in area and 3 feet in height if freestanding. They may include a business logo or name only if it is incidental in size (no more than 25% of the sign area) and not designed for off-site advertising.

c. Menu Boards and Drive-through Signs: In the case of lawful drive-through establishments, one or two menu board signs oriented to drive-through customers, not exceeding 32 square feet each, are allowed without a separate sign permit (considered part of site plan approval), provided they are not readable from the public street. Any speakers or illumination must be designed to minimize off-site impact.

5. Temporary Signs of Limited Size/Duration: Certain temporary signs shall be exempt from permits if they are very limited in size, quantity, and time, such that their impact is minimal. Examples:

a. Garage/Yard Sale Signs: A resident shall erect up to two signs advertising a garage sale or yard sale on their property without a permit, each not exceeding 4 square feet. Such signs shall be displayed no more than 48 hours before the sale and removed promptly at the conclusion of the sale (and in no case more than 24 hours after the sale ends). Off-site directional signs for the sale are permitted only with permission of the property owner where placed and must likewise be small (4 sq. ft. or less) and promptly removed after the sale.

b. Event Signs (Temporary Banners): A business or community organization shall display a temporary banner or sign on-site to announce a special event (e.g., grand opening, festival, fundraiser) without a permit, provided the banner is no larger than 20 square feet and is displayed for no more than 14 days. Each property is limited to a certain number of such event banners per year (e.g., not more than 4 times per calendar year) to prevent abuse. Banners must be securely fastened and shall not create a hazard in windy conditions.

c. Holiday Decorations: Signs or displays that are clearly incidental and customary decorations of a holiday or seasonal nature, such as lights, inflatable seasonal figures, or decorative banners, do not require permits when displayed during the appropriate holiday season. These decorations shall not include commercial advertising (beyond a business name included in a holiday greeting) and must be removed within a reasonable time after the holiday (typically within 2 weeks).

7. Window Signs (Small): Non-illuminated signs displayed inside or on windows that occupy no more than 25% of the total window area per facade and are not intended to be permanent. Examples include open/closed signs, credit card decals, small promotional posters. These do not require permits. However, if window signs (including painted or vinyl graphics) cover more than 25% of a window or are intended as long-term advertisements, they shall be counted toward the permitted sign area for the business and require a permit. Illuminated signs inside windows (like neon “Open” signs) do not require a permit if under 4 sq. ft. but must comply with illumination standards.

8. Changes to Sign Face or Copy: Changing the message or face of a sign for which a permit has previously been issued (or which is legally nonconforming) does not require a new permit, provided that the change does not alter the sign’s structure, size, location, or illumination. For example, replacing a panel in a existing lighted box sign with a new business name, or repainting a sign face with a new message, is allowed without a new permit. This exemption does not apply if the sign frame or supporting structure is being modified or if the sign is a nonconforming sign being changed in a way that increases its nonconformity (see §150-157 for limitations on altering nonconforming signs). Conversion of a static sign to an electronic display is not exempt and requires a permit and compliance with digital sign standards.

9. Maintenance and Repairs: Ordinary maintenance, repair, or cleaning of a sign or sign structure (including replacement of light bulbs, repainting the same message, fixing broken parts) does not require a permit, as long as the sign’s appearance and structure are not substantially altered. Upgrading lighting to more energy-efficient components is considered maintenance, but changing the type of illumination (e.g., from static to flashing, or non-digital to digital display) would be a change requiring approval.

§ 150-152. General Regulations for All Signs.

The following general standards apply to all signs in Worcester Township, whether or not a permit is required, unless a specific exception is noted. These regulations ensure that signs are constructed, installed, and maintained in a safe and orderly manner consistent with the intent of this Article.

A. Construction and Maintenance: All signs shall be constructed of durable materials and installed in accordance with the applicable provisions of the building code, electrical code, and other regulations. Every sign shall be kept in good repair, structurally sound, and neatly painted or finished at all times. The property owner and sign owner are jointly responsible for maintenance, including the replacement of burnt-out illumination, repair of damage, and removal of signs that are no longer in use or not in safe condition. Exposed surfaces

shall be clean and free of significant rust, peeling, corrosion, or visible cracks. If a sign is found to be unsafe or substantially dilapidated, the Township shall invoke the enforcement provisions to require repair or removal (see §150-160 regarding unsafe signs).

B. Illumination: The lighting of signs shall be designed to minimize glare, light trespass, and distractions to motorists and adjacent properties. All sign illumination shall comply with §150-156 (Illumination and Digital Display standards) and the following general requirements:

1. Permitted Illumination Types: Signs shall be illuminated by external light sources (shielded and directed solely at the sign), by internal lighting (e.g., backlit letters or panels), or by halo lighting (illuminating the background behind opaque letters). Digital or electronic illumination is allowed only in accordance with the specific standards of §150-156.
2. Brightness and Glare: Illumination shall be steady and stationary, without flickering, unless otherwise permitted for electronic message signs with controlled changes. Lights shall not be of such intensity or brilliance as to cause glare or impair vision of pedestrians or drivers, or to unnecessarily illuminate the night sky. All external light fixtures must be fully shielded (downward directed, with no exposed bulbs visible from off the property) and preferably turned off or dimmed after business hours. The Township shall require automatic dimmers or shut-off timers for illuminated signs to reduce late-night brightness in residential proximity or dark-sky sensitive areas.
3. Color of Lighting: No sign shall be illuminated by flashing or alternating lights resembling emergency signals. The use of red or blue illumination on signs in a manner that is required to be confused with emergency vehicles is prohibited. Electronic signs shall not display combinations of color and flashing that mimic traffic signals (e.g., rapidly alternating red/green).
4. Hours of Illumination: In or adjacent to residential districts, the Township shall restrict the hours during which a sign shall be illuminated to no later than 9 PM.

C. Placement and Clearance:

1. Setbacks: Except as specifically permitted (e.g., certain entrance signs or banners), all permanent freestanding signs shall be set back outside of any required sight triangle at intersections or driveways. Wall signs and projecting signs shall maintain a minimum clearance above sidewalks of 8 feet above grade for pedestrian clearance and shall not project more than 4 feet from the wall or over a public walkway.

2. **Sight Triangles:** No sign (other than official traffic signs) taller than 3 feet above ground level is permitted within the clear sight triangle of any street intersection or driveway-street intersection. A clear sight triangle is defined by drawing a line between points measured 10 feet back from the intersecting curb lines (or edge of pavement if no curb) along the driveway and 25 feet along the street. This is to ensure visibility for drivers is not obstructed by signs or other objects.
3. **Vertical Clearance:** Signs that project over pedestrian walkways (such as awning signs, projecting blade signs, or canopy signs) must maintain a clear height of at least 8 feet above the walking surface. Signs projecting over areas where trucks or vehicles shall drive (like an overhanging sign over a driveway or parking area) must have at least 15 feet of clearance.
4. **Encroachments:** No sign shall be affixed to a fire escape, utility pole, or standpipe, and no sign shall block any building exit, door, window, or ventilation opening.

D. **Sign Measurement:** For purposes of determining compliance with area, height, and other dimensional limitations:

1. **Sign Area Calculation:** The area of a sign is computed as the area of the smallest geometric shape (usually a rectangle) that shall encompass all lettering, logos, and graphics on the face of the sign. For signs composed of individual letters or elements attached directly to a building wall or awning, the area is determined by a bounding box around the entire message or grouped elements. If a sign has two identical faces back-to-back, only one face is counted toward area (provided the faces are parallel or within 30° of parallel). If sign faces are not identical or not back-to-back, each face area is counted separately.
2. **Sign Height:** The height of a sign is measured from the average surrounding ground elevation at the base of the sign or support structure to the highest point of the sign or its frame. Any berming or filling solely to raise the sign height shall be included in height measurement. For signs on a slope, height is measured from the lower-grade side unless otherwise specified. Maximum height limits in this Article refer to this measurement.
3. **Clearance:** Clearance is measured from ground level vertically to the lowest point of the sign (including any framework or ornamentation) above that point.
4. **Window Coverage:** Where window signs are limited by a percentage of window area, the window area is the total glass area of the window sash (visible glass). The coverage is the cumulative area of all signs, banners, or decals on or within 3 feet behind the window, that are visible from outside and intended as signage.

E. Sign Design and Aesthetics:

1. Landscaping: Freestanding signs, especially larger monument or pole signs, shall be landscaped at their base to improve appearance and protect the sign structure from lawn maintenance equipment. The owner is responsible for maintaining such landscaping so that it does not obstruct the sign or create hazards or become overgrown or unsightly.
2. Multiple Signs Coordination: If a property has multiple permitted signs, there shall be a coordinated style or theme. The Township shall require a Master Sign Plan for multi-tenant developments to ensure consistency in placement, sizing and appearance.

F. Sign Installation: All signs shall be installed in a workmanlike manner. Signs shall be installed and inspected by all applicable construction codes. The Township shall inspect sign installations and require corrections if installation is deemed unsafe.

§ 150-153. Permanent Signs Permitted by Zoning District.

The types, number, dimensions, and specific requirements for permanent on-premises signs are regulated based on the zoning district in which the property is located. All permitted signs must also conform to the General Regulations in §150-152 and any other applicable provisions of this Article. The following provisions outline the signage allowed in each category of district. If a property has frontage on more than one public street, it shall be entitled to additional sign area or an additional freestanding sign as specified below.

A. Residential, Agricultural and Land Preservation Districts: Signage in residential and agricultural areas shall be minimal to preserve rural character and residential amenity. The following signs are allowed primarily for identification and limited expression, not for general advertising.

1. Permitted Signs:

- a. Nameplate/Address Signs: As exempted in §150-151, one small name or address sign per dwelling is allowed (up to 2 sq. ft.). Only indirect or low-level illumination is allowed.
- b. Residential Development Entrance Sign: For a recognized subdivision or multifamily development, up to two entrance monument signs (one on each side of the primary entrance) are permitted, each not exceeding 24 square feet in area and 6 feet in height. Such signs shall only identify the name of the neighborhood or development (no commercial advertising) and shall include a logo or graphic. Materials shall be brick, stone, wood, or similar, and any illumination shall be external.

c. Institutional Use Signs: A permitted non-residential use in a residential district (such as a school, church, or park) is allowed one freestanding sign and one wall sign for identification. The freestanding sign shall not exceed 16 square feet per side and 5 feet in height. The wall sign shall not exceed 12 square feet. Changeable letter boards (manual change) shall be incorporated for institutions like places of worship or schools to announce events, but electronic message signs are not permitted in purely residential districts for such uses.

d. Home Occupation Sign: If a home-based business or professional office is allowed by zoning, one small sign to identify the home occupation is permitted, not to exceed 2 square feet (if attached to the mailbox or house) or 4 square feet (if freestanding in the front yard). Maximum height for a freestanding home occupation sign is 4 feet. Style and materials shall be residential in character (e.g., wood carved sign) and shall not be illuminated.

e. Agricultural Business Sign: Working farms that sell products on-site (farm stands, pick-your-own, nurseries) are allowed one wall sign and one freestanding sign identifying the farm and its products. Such signs shall not exceed 20 square feet and 6 feet in height. Additionally, seasonal crop signs shall be displayed as temporary signs under §150-155.

2. Additional Requirements: Freestanding signs in residential districts shall have a setback of at least 5 feet from property lines and must not interfere with sight lines. Signs shall use colors and designs harmonious with a residential environment. The Township shall require any illuminated sign in these districts to use shielding or dimming to prevent light spill into neighboring homes.

B. Cedars Village Overlay District and Residential Office Districts:

1. Purpose: In designated village centers or mixed-use hamlets, signage shall enhance the historic and pedestrian-friendly character. Signs are generally smaller in scale, oriented to both pedestrians and slow-moving traffic, and often of a traditional design (hanging signs, wooden carved signs, etc.). The regulations here shall supplement any design guidelines applicable in the village overlay district.
2. Permitted Signs:
 - a. Wall Signs: Each business shall have a wall sign on its principal facade. Maximum area shall be 0.5 square foot per linear foot of building frontage occupied by the business, up to a maximum of 20 square feet (whichever is less). For multi-tenant buildings, signs shall be aligned or of coordinated size. Signs shall be placed above the storefront or on the sign band area of traditional buildings, not on upper floors.
 - b. Projecting or Hanging Signs: In lieu of or in addition to a wall sign, a business shall

have one projecting sign (hanging perpendicular to the building). Such a sign shall not exceed 6 square feet per side and shall clear the sidewalk by at least 8 feet. Projecting signs shall not extend more than 4 feet from the building wall. Only one projecting sign per business entrance is allowed.

c. Freestanding Pole or Monument Signs: Freestanding signs in the village areas are discouraged for individual businesses due to small lot frontages. However, if a building is set back or a group of businesses share a common sign, one monument sign shall be allowed. A village shopping plaza or mixed-use center with multiple tenants shall have one directory sign not to exceed 20 square feet in area and 6 feet in height, located near the road. Individual lots in the village that are set back at least 15 feet from the street shall have a small post sign up to 6 square feet area, 5 feet height, if a wall or projecting sign is not effective.

d. Window Signs: Window signs are permitted up to 25% of each window area, as per general standards.

e. Awning Signs: If a building has an awning, the awning valance (flap) shall contain the business name or logo. The lettering height on awning valances shall not exceed 8 inches. Awning signs count toward the one wall sign allocation for the facade.

g. Portable Signs: One A-frame (sandwich board) sign per business shall be permitted during business hours, to be placed on the sidewalk directly in front of the establishment, provided a clear pedestrian path of at least 4 feet is maintained. The A-frame sign shall be no larger than 6 square feet per side and 4 feet high, and constructed of durable materials (chalkboard signs for daily specials are common and acceptable). It must be removed each day at close of business.

3. Number of Signs: Generally, each business in the village is limited to two signs: typically one wall or awning sign and either one projecting sign or one A-frame (or one small freestanding if qualified as above). If a business is on a corner with two street frontages, a second wall sign on the secondary frontage shall be allowed, of smaller size (no more than 12 sq. ft.).

C. Commercial and Shopping Center Districts:

1. Purpose: These districts serve automobile-oriented businesses and retail centers, so larger signs are permitted than in villages, but regulations seek to prevent excessive signage and ensure compatibility with surrounding areas. Signage shall be sufficient to identify businesses from the roadway, but not so large or numerous as to create visual clutter or safety issues.
2. Permitted Signs (per lot or use):
 - a. Freestanding Sign: Each property or development is allowed one freestanding

sign along each public street frontage. For a single business on its own lot, the freestanding sign shall not exceed 32 square feet per face and 8 feet in height if along a local or collector road, or 50 square feet and 12 feet in height if along a major arterial road (or as further restricted by any corridor overlay standards). If the lot has more than 300 feet of frontage, the sign area shall increase by 25% (to 40 sq. ft. on a local road or 62.5 sq. ft. on an arterial), or a second sign is required to be considered via special exception. For a multi-tenant shopping center or office park, one larger shared monument sign is permitted instead of multiple signs: up to 80 square feet in area and 15 feet high, to list the center name and tenants. Only one freestanding structure per frontage (with two faces) is allowed in all cases.

b. Wall Signs: Each establishment shall have wall signs on the building. The total area of wall signage per business shall not exceed 10% of the facade area of the building wall on which the signs are placed, or 50 square feet, whichever is less, for each facade that faces a public street or customer parking area. Large anchor stores in a shopping center (with width over 100 feet) shall be permitted up to 100 square feet of wall signage, subject to proportional design. Wall signs shall be proportional and placed appropriately on the building (generally above the entrance or display windows). A business on a corner lot shall have signs on both street-facing walls, each calculated separately by the same formula (10% of that facade area).

c. Additional Wall/Canopy Signs: Gasoline stations, drive-thrus, and similar uses with canopy structures (e.g., over fuel pumps) shall have signage on the canopy, not exceeding 15 square feet per canopy face, in lieu of some wall sign area. Similarly, a business with rear or side public entrances shall have a small identification sign over those entrances (max 6 sq. ft.) not counting towards their main wall sign allowance.

d. Window Signs: Window signage is permitted up to 25% of window area as per general regulations, without counting towards wall sign limits if they are temporary or changeable. Permanent window graphics shall count if they effectively act as permanent identification.

e. Awning Signs: Letters or logos on awnings are allowed and count as part of wall signage. The same 10% of facade or 50 sq. ft. cap would include any text on awnings.

f. Directional/Incidental Signs: Businesses shall have on-site directional signs per §150-151(4) without counting toward these limits. If corporate logos are used on these, they shall be small.

g. Menu Boards (Drive-Thru): As noted in exemptions, one or two menu board signs for drive-thru restaurants (up to 32 sq. ft. each) are allowed in addition to the

permitted signage but oriented internally.

h. Other: In a shopping center with multiple tenants, individual tenants typically have wall signs; the shared monument sign is for the center. Outparcels (pad sites) in a shopping center may each have a monument sign if spaced at least 150 feet from any other freestanding sign on the same road frontage. Alternatively, outparcel tenants shall be included on the main center sign.

3. Multiple Uses on One Lot: If a single lot contains multiple principal uses without a unified development sign, each use is allowed wall signage as above, but the freestanding signage must be shared. For example, an office building with 5 tenants gets one freestanding sign listing all (size per above), not five separate ground signs. The property owner shall coordinate signage to avoid clutter.
4. Electronic Message Signs: In commercial districts, one electronic message center (EMC) may be integrated into a permitted freestanding sign, constituting up to 50% of that sign's area. The EMC must comply with §150-156 on digital display timing and brightness.

D. Industrial Districts

1. Purpose: Industrial areas often have larger setbacks and larger buildings, but also typically fewer signs. The signage is mainly for identifying the business or facility and directing truck traffic. The character is less public-facing than commercial zones, but standards ensure signs are not excessive or causing off-site impacts.
2. Permitted Signs:
 - a. Freestanding Signs: One freestanding sign per lot frontage, similar to commercial rules. Maximum area 32 square feet and height 8 feet for most industrial uses. If the industrial use is a campus or large complex (over 10 acres), a larger sign up to 50 sq. ft. and 10 feet high shall be allowed at the main entrance.
 - b. Wall Signs: One wall sign per street-facing side of each principal building, not exceeding 10% of that wall area or 40 square feet, whichever is less. For multi-tenant industrial buildings, each tenant with an exterior entrance shall have a small wall sign near their entrance (6-12 sq. ft.) or one shared directory sign at a main entry.
 - c. Directional Signs: More extensive on-site directional signage shall be needed for truck entrances, shipping/receiving, etc. These are allowed per need but shall be not exceed 6 sq. ft. each. If larger directional signs are needed (like for a large campus), they may be approved by the Zoning Officer as incidental at their discretion.
 - d. Prohibited Special Advertising: No large advertising billboards or signs primarily

for advertising off-site products are allowed in industrial zones except as permitted for off-premises signs in §150-154. Industrial properties shall not erect signs for products not produced or sold on site (other than allowed sponsor signs if any, or something incidental).

3. Sign for Multiple Buildings Complex: An industrial park or office park shall have one ground sign at each main entrance naming the park and listing major tenants, up to 50 sq. ft., plus each building shall have a wall sign as above.

§ 150-154. Off-Premises Signs (Billboards).

Off-premises signs, commonly known as billboards, are only permitted in very limited locations and under strict regulations, in order to comply with state law and to protect community aesthetics and safety. Off-premises signs are a principal use of land (or in some cases an accessory use on commercial land) that requires careful control. The following standards apply to all off-premises signs:

A. Permissible Zoning Districts: Off-premises signs shall be erected only in the Industrial (LI/HI) zoning district, or in other specifically designated billboard overlay zones if established by the Township. They are not permitted in other districts. Even in permitted districts, additional locational criteria (such as proximity to certain roads or uses) must be met.

B. Spacing Requirements: No off-premises sign shall be located within 1,000 feet of any other off-premises sign on either side of the same roadway, measured linearly along the road. Additionally, an off-premises sign must be at least 500 feet from the boundary of any residential zoning district or any public park, school, church, or designated scenic/historic resource. This spacing is to prevent clustering and to minimize impact on sensitive areas.

C. Size and Height Limits: The maximum sign area for a billboard shall be 300 square feet per face. The sign shall be double-sided (back-to-back) or “V-shaped” with an interior angle of no more than 45° (both faces count toward spacing but each face shall be 300 sq. ft.). The maximum height of an off-premises sign structure is 25 feet above the ground or no higher than 5 feet above the adjacent road grade, whichever is greater, as measured to the top of the sign. The bottom of the sign face shall be at least 8 feet above grade. An off-premises sign shall be oriented primarily to viewers on an arterial roadway (e.g., PA Route ___) and not towards local streets or residential areas.

D. Setbacks: Off-premises signs must be set back at least 15 feet from all property lines and public road rights-of-way. They must also be located outside any required clear sight triangles at intersections and at least 50 feet from any overhead utility lines to ensure

safety. If along a state highway, any PennDOT-required setback or permit conditions (from the State Outdoor Advertising Act) shall also be met, which shall be more restrictive.

E. Construction and Design: Billboards shall be constructed on a single steel pole or monopole support (lattice towers or wooden multiple poles are discouraged or shall be prohibited for new signs), engineered to withstand wind loads. The sign frame must be metal or other durable material. The display face shall be static (paper/vinyl) or digital (LED), but tri-vision or mechanically rotating slat signs are permitted only if they meet all motion and timing restrictions for digital signs (no continuous movement, only periodic message change). The structure shall be of neutral colors. Landscaping (low shrubs or groundcover) shall be installed around the base of the sign pole, unless the base is not visible due to location.

F. Illumination: Off-premises signs shall be illuminated only in compliance with §150-156. External lighting must be shielded and directed at the sign face only. Internal or digital illumination (electronic LED billboards) is allowed only by conditional use or special exception approval and must adhere to strict brightness controls (for example, max 0.3 footcandles above ambient at a certain distance, automatic dimming at night, and not operating at full white background except momentarily during transitions). No billboard shall display any animated or video content. Illumination must be extinguished or greatly dimmed after 11:00 p.m. in proximity to residential areas (within 500 feet).

G. Digital Message Duration: If an off-premises sign utilizes electronic changing messages (digital billboard), the message or display shall remain fixed for a minimum of 8 seconds before transitioning to the next message (or a longer duration if required by state/federal standards for traffic safety). Transition effects shall be instant or with a very brief (<1 second) fade; no scrolling, flashing, or multi-frame animation is allowed. Each transition must not use any strobes or special effects that is required to distract drivers.

H. Content of Off-Premises Signs: Off-premises signs are intended for commercial advertising and public service announcements. They shall not be used to display obscene material (per §150-150(l)). They shall display non-commercial messages as well. The Township cannot regulate the content except as to forbidding obscenity or dangerous speech; however, owners of off-premises signs are required to allocate some time for community or emergency messaging as needed (e.g., AMBER alerts), as often coordinated through state permit requirements.

I. Permitting and State Compliance: Any off-premises sign requires a sign permit from Worcester Township and must also secure any necessary approvals from PennDOT or other relevant authorities. The applicant must show documentation of compliance with the

Pennsylvania Outdoor Advertising Control Act and Federal Highway Administration regulations if the sign is along a highway subject to those rules. The Township permit shall be conditioned on maintaining such compliance.

J. Maintenance and ID Plate: Each billboard must have a small identification plate (12"x12" or similar) affixed in a visible spot stating the owner/operator name, a unique ID number, and permit number. Off-premises signs must be kept in good repair and the area around the sign kept free of trash and debris. If a billboard is damaged (more than 50% of value) or destroyed, any reconstruction must meet the then-current ordinance standards (see also nonconforming provisions if applicable).

K. Nonconforming Off-Premises Signs: Existing off-premises signs lawfully in place prior to adoption of this ordinance that do not conform to these standards shall continue as nonconforming signs (see §150-157 on nonconforming signs) but shall not be expanded or converted to digital display without coming into compliance. Any relocation or substantial modification will trigger the need to meet current requirements or obtain relief.

L. Prohibited Areas: For clarity, off-premises signs are explicitly prohibited within the boundaries of any designated historic district or village overlay, within any residential zoning district, and within 250 feet of the right-of-way of designated scenic roads (if any are officially designated by the Township or state within Worcester). This is to preserve scenic and historic quality.

(The regulations in this section aim to balance First Amendment rights of outdoor advertising with Worcester Township's interests in highway safety and aesthetic environment. If any portion is found to conflict with state or federal law, such law shall supersede to the minimum extent necessary.)

§ 150-155. Temporary, Limited Duration, and Portable Signs.

This section governs signs that are not permanently installed, including short-term Temporary Signs and longer-term Limited Duration Signs, as well as regulations for certain Portable Signs. These signs often serve to advertise events, sales, or other occurrences of finite duration, or to provide interim identification while a permanent sign is pending. Regulations ensure such signs do not undermine the intent of the permanent sign standards, cause clutter or hazards, or become permanent fixtures without oversight.

A. General Requirements for Non-Permanent Signs:

1. Consent and Location: Temporary or limited duration signs shall only be placed with the consent of the property owner. They must be located on the property relevant to the event or message (for on-premises temporary signs) unless otherwise stated (as

in the case of certain off-premises event signs allowed for limited times). No temporary sign shall be placed on public property or right-of-way except as allowed under §150-150(B) or by Township approval for community events.

2. **Materials and Installation:** Temporary signs are typically made of lightweight materials such as corrugated plastic, poster board, fabric, or thin wood. They shall be securely fastened so they do not become wind-blown litter or create hazards. Freestanding temporary signs (like lawn signs) shall have sturdy stakes or frames. Banners shall be tied down at all corners. Balloons or inflatables must be tethered securely. All temporary signs must be installed to withstand normal wind and weather for their duration or be taken down during severe conditions.
3. **Removal:** All temporary signs must be removed promptly upon expiration of the allowed display period or after the event/purpose has passed. It is the responsibility of the person or entity who posted the sign, and the property owner, to ensure removal. Failure to remove temporary signs shall result in the Township removing the sign and billing the responsible party, and/or issuance of a violation notice or fine.
4. **Prohibited Features:** Temporary signs shall not be illuminated (except low-voltage decorative lights that must be part of holiday decorations), nor have any moving or flashing parts (except for things like pennants as specifically allowed for grand openings for a short time). Temporary signs must also adhere to the prohibited sign list in §150-150 (for example, no temporary sign shall be obscene, or placed unsafely, etc.).

B. Temporary Signs (Short-Term, up to 30 days):

These are signs intended for a very short duration (days or weeks). Common examples include election campaign signs, signs advertising a one-day event, short-term promotions, construction start announcements, etc.

1. **Residential Properties:** Each residential lot shall display temporary signs (such as campaign or opinion yard signs, celebration announcements) totaling up to 16 square feet of sign area at any one time, without a permit, subject to a maximum of 4 individual signs (for example, 4 signs of 4 sq. ft. each, or 2 signs of 6 and 10 sq. ft., etc., not exceeding 16 total). No single temporary sign in a residential area shall exceed 6 square feet. These signs shall be displayed for no more than 30 days (or up to 7 days after the conclusion of an event they advertise, such as an election or a home for sale being sold). The Township will not police the content or specific timing

except to address nuisance conditions or very prolonged displays that effectively become permanent (see limited duration below for longer displays).

2. **Non-Residential Properties:** In commercial, industrial, or institutional properties, temporary signs for special sales, events, or announcements are permitted without a permit as long as they do not exceed 32 square feet in total area per property and are displayed no more than 30 days. For example, a store is required to put up a banner “Sale this week!” of 20 sq. ft., or a church is required to have a 16 sq. ft. sign for an upcoming fair. If multiple temporary signs are used, their combined area shall stay within 32 sq. ft. Typically, no more than 2 such signs at a time to avoid clutter (e.g., one banner and one yard sign).
3. **Construction Site Signs:** One temporary sign announcing the project or contractor on a construction site is permitted after project approvals, not exceeding 12 sq. ft. in residential zones or 32 sq. ft. in non-residential zones. It must be removed upon completion of the project or issuance of a final certificate of occupancy. If construction is long-term (over 6 months), the sign must be considered a limited duration sign subject to renewal.
4. **Real Estate Signs:** A sign indicating a property is “For Sale” or “For Lease” is considered a temporary sign. One such sign is allowed on each street frontage of the property. In residential areas, the sign shall not exceed 6 sq. ft. and 5 ft. in height. In non-residential areas, up to 16 sq. ft. and 6 ft. height is allowed for a property for sale/lease. Such signs must be removed within 7 days after the property is sold or leased. (If a property remains on the market for a long time, the sign shall remain, but if beyond 6 months, it transitions to a limited duration sign and shall require renewal confirmation with the Township).
5. **Event Directional Signs (Off-site):** While off-premises signs are generally prohibited, the Township recognizes short-term signs for things like open houses, community events, or yard sales that point the way from main roads. These shall be placed with permission of the landowner at key turns, not more than 24 hours in advance and removed right after the event (same day). They must be small (no more than 4 sq. ft.) and not create hazards. Typically, such signs are tolerated on weekends for open houses, etc., but they are technically not allowed on public ROWs and shall be removed by the Township if found in violation or left behind.
6. **Permit Requirements:** Most temporary signs as described above do not need individual permits if they comply with these rules. However, the Township shall require a simple registration or notification for larger temporary banners (especially

in non-residential zones) to manage compliance with the 30-day rule. If a business wants to have a temporary banner beyond 30 days, it becomes a limited duration sign requiring a permit (see below).

C. Limited Duration Signs (Longer-Term Temporary, 30 days up to one year):

Certain signs are needed for longer than 30 days but are still not permanent. These include signs like a real estate development coming-soon sign, a banner for a new business before their permanent sign is installed, seasonal farm signs, or an announcement of a future event many months away. Because their duration is extended, the Township requires a permit and closer regulation.

1. **Permit and Renewal:** A Limited Duration Sign Permit shall be obtained for any non-permanent sign that will be displayed for longer than 30 days. The permit will specify the allowed display period, up to a maximum of one (1) year. The permit shall be renewed once if justified, but after two years the sign shall be removed or replaced with a permanent sign if appropriate.
2. **Size and Number:**
 - In non-residential districts: One Large Limited Duration Sign per property is permitted, up to 16 square feet in area (if freestanding, up to 6 feet in height). If the property is large (over 5 acres) or has extensive frontage, the Township shall allow one additional limited-duration sign (either second location or second face) of the same size, provided they are at least 200 feet apart. Also, one Small Limited Duration Sign (up to 6 sq. ft.) shall accompany it (for example, a small “Now Hiring” yard sign in addition to a big “New Store Opening Soon” sign).
 - In residential districts: One limited-duration sign per property, not exceeding 6 square feet (or 12 sq. ft. if the property is over 5 acres, such as a farm). Height max 5 ft. Typically, this must be used for something like “Future Home of XYZ Development” on a big tract, or a long-term fundraiser sign at a school “Support our Building Project.”
3. **Examples of Limited Duration Signs:**
 - A real estate development sign posted after subdivision approval, advertising lots for sale, displayed during the marketing phase.
 - A banner or sign for a new business that is operating under a temporary banner until the permanent sign is fabricated (common when there’s a delay in permanent signage).

- A sign announcing a seasonal activity like “Corn Maze Open All Fall” on a farm, up for 2-3 months.
 - A sign for a prolonged event or a series of events, like “Summer Concert Series Every Friday June–August”.
4. **Construction and Aesthetics:** Limited duration signs shall be sturdier than short temporary signs since they endure weather longer. If freestanding, posts shall be solid (4x4 wood post or metal stakes). The sign shall be kept clean and intact over its display. Faded or damaged signs must be repaired or removed. Because they stay up longer, the Township must require design considerations (for instance, a coming-soon sign must need a neat appearance with professional lettering, rather than a hand-scrawled banner).
 5. **Conversion to Permanent:** If a limited duration sign is desired to be kept beyond the allowed time, it becomes a permanent sign and must then comply with all rules for permanent signs in that district (including possibly needing to be replaced with more permanent materials, getting a standard sign permit, and counting toward the property’s sign allotment).

D. Portable Signs (Sandwich Boards, etc.):

Portable signs shall fall under temporary signs if used short-term, but some are used recurrently (like a sandwich board put out daily). This subsection addresses the common types of portable signs:

1. **A-Frame (Sidewalk) Signs:** As noted in the Village Districts (§150-153(B)), A-frame signs are allowed in those pedestrian-oriented areas during business hours with conditions. Elsewhere in general commercial districts, an A-frame sign is not allowed out by the street but one is allowed immediately in front of a store’s entrance in a strip mall walkway. An A-frame must not obstruct required accessibility or fire exits. If a business outside the village wants to use an A-frame, they shall consult the Zoning Officer; it must be permitted under a temporary sign permit for limited time (like “sale this week” sign by the door).
2. **Trailer or Wheeled Signs:** Those are prohibited as per §150-150(D).
3. **Portable Changeable Message Signs:** The portable reader boards with changeable letters (often on a trailer bed with flashing lights) are not permitted except by special event permit by the Township for non-profit or civic events of community-wide interest, and even then for a very limited duration and specific location.

4. Removal: Portable signs must be removed when not in use. An A-frame must be taken indoors after hours. Any temporary portable sign allowed for an event must be removed promptly after.

E. Permit Fees: The Township shall establish in its fee schedule a nominal fee for temporary or limited duration sign permits to cover administrative handling. Unpermitted signs that are found in violation shall be removed without notice if they pose immediate concern (like signs on utility poles or traffic devices), or with notice for others.

§ 150-156. Athletic Field Area Signs.

The following signs are permitted at athletic field areas at public or private schools, subject to the conditions below:

A. Athletic Field Fence Signs

1. Permitted only on fences that immediately surround playing areas.
2. Signs must face the field or spectator stands only; the reverse shall be a uniform dark color with no content.
3. Height shall not exceed the fence height or 10 feet from grade, whichever is lower.

B. Spectator Stand Railing Signs

1. Signs on the front railings shall face spectators; the reverse side must be blank and dark colored.
2. Signs on rear railings shall face away from spectators, not visible from adjacent properties.
3. Max height: top of railing or 5 feet from grade, whichever is lower.

C. Scoreboard Signs

1. One sign allowed per scoreboard or support structure.
2. Must face the field; reverse must be blank and dark.
3. Max height: 3 feet; width not to exceed scoreboard; bottom of sign not to exceed 20 feet above grade.

D. Dugout Signs

1. Up to 2 signs per dugout.
2. Max size: 30 sq. ft. each.

3. Must be placed below the roofline and under 10 feet from grade.

E. Permit Requirements

1. A permit is required for any athletic field sign.
2. Applicants must submit a signage plan including all proposed and potential signage.
3. Any change to the approved signage requires Township approval via revised plan.

§ 150-157. Sign Illumination and Digital Display Standards.

Because illuminated signs and electronic message displays have a heightened potential to affect public safety and community character, the following specific standards apply to all illuminated signs, digital signs, and electronic message centers (EMCs) in addition to the general illumination requirements of §150-152(B).

A. Illumination Levels:

1. **Brightness Limits:** The illumination from any sign shall not exceed 0.3 footcandles above the ambient light level at the property line of the site or at any public road, measured by a light meter. For digital signs (electronic message signs or LED billboards), the brightness shall be limited to a maximum of 5,000 nits (candela per square meter) during daylight and 500 nits from dusk till dawn, or as updated by industry standards for safety. All digital signs must have automatic dimming controls to adjust brightness based on ambient light.
2. **Glare Control:** Lighting fixtures for externally lit signs shall be aimed and shielded so that their light is directed only onto the sign face. No bright reflections or glare shall be directed toward drivers, pedestrians, or adjacent properties. If a sign is found to cause glare (for instance, a shiny background reflecting sun onto traffic), the Township shall require modifications such as anti-glare finishes or re-aiming lights.
3. **Halo and Backlighting:** Signs that use a halo-lit technique (letters backlit to create a glow on the wall) are permitted and often produce less glare. However, brightness shall still be controlled. Internally illuminated channel letters or cabinet signs shall have opaque backgrounds or panels so that only the letters/symbols light up, rather than large glowing fields, especially in sensitive areas.

B. Digital Sign Operations (Electronic Message Signs):

1. **Dwell Time (Message Duration):** Any changeable electronic message display on an on-premises sign must display a static message or image for a minimum of 15 seconds before transitioning. (This is more restrictive than off-premises which was 8

seconds; on-premises shall often be shorter, but Worcester chooses 15 seconds to minimize distraction, or the Township shall set a different standard case-by-case). Time/temperature displays shall change more frequently, but only to update current info, not to create a flashing effect.

2. Transitions: Transitions between messages shall be instantaneous (less than one second) or via a subtle fade/dissolve. No scrolling text, no flashing, and no animation like flying or zooming graphics is allowed. No video or full-motion images are allowed on any on-premises sign (aside from pre-programmed subtle movement inherent to the sign's operation, such as a slow fade).
3. Malfunctions and Defaults: All digital signs must be equipped to freeze the display or turn off in the event of a malfunction. For example, if a control system error occurs, the sign shall go dark or display a blank screen rather than garbled or rapid-flashing content. The owner must immediately turn off the sign or fix it upon notice of a malfunction.
4. Emergencies: The Township or emergency management shall request the use of any digital sign for emergency public service announcements (like evacuation routes, amber alerts) if practical. Sign owners are required to cooperate, though this is not mandatory unless stipulated by law.

C. Location and Type Restrictions for Digital Signs:

1. Proximity to Residences: No digital sign with changing illumination (like an EMC) shall be located within 150 feet of a dwelling unit's windows unless the light emitted is effectively shielded or not directed toward the dwelling. The Township shall require certain signs to be turned off at night if they are too close to homes (for example, a gas station price LED sign near a neighborhood must need to dim after 10 p.m.).
2. Freestanding EMCs: A freestanding sign with an EMC component must integrate that component into the overall design (not appear as a tacked-on LED box). The EMC portion shall ideally be no more than 50% of the total sign area and framed by architectural elements. Only one EMC per lot is allowed (e.g., either on the pole sign or on the wall, but not two separate digital signs).
3. Fuel Price Signs: Digital price signs (for gasoline, etc.) are permitted for motor fuel stations, but they are limited to showing numeric digits and currency symbols. They must comply with brightness rules and cannot flash. They are allowed to change as prices change (infrequent). Typically, one digital price display per street front or per

pump canopy side is allowed, and the digit height shall not exceed 24 inches (or as needed for readability from road at reasonable distance).

4. Time/Temperature Signs: Signs that only show time and temperature (and perhaps simple text like a bank name) are permitted and considered a type of electronic message sign. They must also adhere to the dwell time (though typically time/temperature changes every few seconds, the Township shall allow that specific function at 5-second intervals since it's standard and not considered advertising content). However, such signs cannot then add other messages more frequently than allowed.

D. New Lighting Technologies:

As LED, e-ink, holographic, or other display technologies emerge, the Township will evaluate them under the framework of this ordinance. The guiding principle is that any technology that results in a sign that changes images, is illuminated, or effectively acts as an electronic display must conform to the safety and aesthetic controls herein (brightness, duration, etc.). For instance, if in the future holographic projecting signs or drone-based signs were possible, they would likely be considered prohibited unless explicitly reviewed and permitted by ordinance amendment. The Township reserves the right to amend these standards to address new tech as needed.

E. Light Trespass and Night Sky:

Worcester Township values its semi-rural character and relatively dark night skies. Accordingly, upward-directed sign lighting shall be avoided (use downward-directed lighting for externally lit signs). Illuminated signs that are not needed late at night shall be turned off (required to have timers). Digital billboards, if any, must have automatic dimming after astronomical dusk. The Township encourages use of warmer color temperatures for lighting (excessively blue-white light shall be more disturbing to human eyes at night). Compliance with any future lighting or dark sky ordinance is required in addition to these sign-specific rules.

F. Illuminated Window Signs:

Neon or LED signs placed inside windows (like "Open" signs or beer signs) shall be of modest size (generally under 4 sq. ft. each as per exemption) and not flash. They are not regulated as strictly as outdoor signs, but if an excessive number of bright window signs create a nuisance or distraction, the Township shall require some to be turned off or removed under general nuisance laws or this ordinance's intent.

G. Measurement at Night:

To enforce brightness limits, the Township shall take light meter readings at night at property lines. The sign owner shall cooperate by providing a way to temporarily turn off the sign lighting to measure ambient light versus illuminated light. If the sign is found to exceed allowed levels, the owner must adjust the brightness or shielding. Repeated violations of illumination standards will be considered an ordinance violation subject to penalties.

§ 150-158. Nonconforming Signs.

A. Continuation of Nonconforming Signs: A nonconforming sign is any sign lawfully existing prior to the effective date of this ordinance (or subsequent amendment) that does not comply with one or more provisions of the current regulations. Such signs shall continue to be displayed and maintained as legal nonconformities, subject to the restrictions of this section, which are intended to eventually bring signage into compliance over time without abruptly requiring removal (except for safety reasons).

B. Grandfathered Status: The nonconforming sign status applies to the sign structure and its use, not to the content of the message displayed. Changing the copy on a nonconforming sign (e.g., rewording a billboard or changing a business name on an existing sign) is allowed as provided in §150-151(8), so long as the alteration does not increase the nonconformity. A new owner of a property shall continue to use an existing nonconforming sign structure for their business, provided it is not expanded, and that such continued use occurs within the timeframe below (regarding discontinuance).

C. Loss of Nonconforming Status: A nonconforming sign shall lose its legal status and must be removed or brought into full compliance with this Article if any of the following occurs:

1. Damage or Destruction: The sign is damaged or deteriorated to the point that the cost of repair exceeds 50% of the cost of replacing the sign new. In such case, any reconstruction must comply with current regulations (size, height, etc.). Minor repairs or exact replacement of panels do not count as destruction; this refers to substantial structural damage (e.g., a storm knocks down a pole sign).
2. Abandonment of Use: The business, establishment, or activity that the sign advertises has ceased operations at that location for more than 6 months. In that case, the sign is considered abandoned (see definition of Abandoned Sign). Even if the physical sign structure remains, its nonconforming use rights for that message end after the grace period. (For example, an old freestanding sign for a closed restaurant can't stay up indefinitely hoping for a new tenant to reuse it after a long time; beyond 6 months of vacancy, it shall be removed unless the property owner gets approval to keep it as a blank sign for a bit longer.)

3. **Change in Sign Structure or Location:** The sign is moved to a new location or replaced with a different sign. Any relocation or structural change (other than maintenance) means the new or moved sign must comply with current code. For instance, if a nonconforming pole sign is moved a few feet due to driveway changes, that relocation triggers compliance (perhaps converting to a conforming monument sign).
4. **Change in Use or Zoning of Property:** If a property undergoes a zoning change or a land development requiring new approvals, the Township shall require bringing existing signage into compliance as part of the approval (especially if the nonconforming sign is significantly out of character or oversize). Similarly, if an old sign was allowed in a prior zoning but now the area is rezoned to a more restrictive category, the sign shall remain as nonconforming until any of the above triggers occur.

D. Maintenance of Nonconforming Signs: Routine maintenance, repainting, or changing of sign face (copy) is allowed on a nonconforming sign. However, structural alterations or enlargements are not permitted. For example, one cannot extend the height of a nonconforming sign or add digital LED panels to a static nonconforming billboard without bringing it to code. Improving safety (like better brackets or electrical work) is allowed if it doesn't expand the sign. The Township encourages keeping nonconforming signs in safe condition; if they become unsafe and are a public hazard, they fall under removal provisions (§150-160) regardless of nonconforming status.

E. Historic Signs Exception: In some cases, an old sign must be considered of historic or iconic significance (e.g., a decades-old painted wall sign or neon sign that is part of Worcester's cultural heritage). The Board of Supervisors, upon recommendation of the Historical Commission or Planning Commission, shall allow such a sign to remain or be restored, even if nonconforming, as an exception if it's deemed an asset to community character. This would be handled on a case-by-case basis via appropriate relief (variance or zoning amendment for an overlay).

F. Temporary Nonconformity (Amortization): Worcester Township does not set a fixed amortization period for mandatory removal of nonconforming signs (which shall be legally problematic). Instead, the Township will rely on the above conditions to phase them out. Owners of nonconforming signs are required to voluntarily upgrade to compliant signage, and the Township shall provide flexibility (like variances or permits) to facilitate replacing an old undesirable sign with a new one that better fits current rules (even if slightly larger than normally allowed, as incentive, for instance).

G. Documentation: The Township will document known nonconforming signs at the time of ordinance adoption (photographs, dimensions, location) to have a record. Owners are advised to maintain evidence of a sign's lawful status in case of questions. If a sign's legality is challenged, the burden shall fall on the owner to prove it was legally installed.

H. Signs on Nonconforming Uses: A use that is nonconforming (e.g., a commercial use in a residential zone) shall have signs in accordance with what would be allowed for that type of use in a comparable district, but not exceeding what existed (if existing signage).

Essentially, if a small store exists in a residential zone as a legal nonconforming use, its sign shall remain but if it wants a new sign it shall generally conform to the standards of a commercial zone or as the Zoning Hearing Board shall grant via variance. (This overlaps with §150-158 perhaps if included, but basically to clarify that a nonconforming business doesn't get full new signage rights beyond what's fitting to area.)

§ 150-158. Administration and Permitting.

The following outlines the administrative process for implementing these sign regulations, including permit application, review, approval, and inspections. All signs that are not exempt under §150-151 require permits, and it is unlawful to erect, alter, or relocate any such sign without first obtaining a zoning sign permit (and any other required permits).

A. Permit Applications: Applications for sign permits shall be submitted to the Zoning Officer on forms provided by the Township. An application shall include at minimum:

1. Applicant and Owner Information: Name, address, and contact info of the sign contractor (if any) and the property owner (with written consent of owner if applicant is tenant or agent).
2. Site Information: Property address, parcel ID, zoning district, and a description of the business or use. If part of a multi-tenant property, identification of the unit or building space for the sign.
3. Sign Details: Scaled drawings or plans of the proposed sign(s) showing design, dimensions (height, width, depth), sign area, wording/graphics, colors, and materials. For wall signs, a drawing of the building facade showing where the sign will be placed and the facade dimensions. For freestanding signs, a site plan or sketch showing the sign's proposed location in relation to property lines, rights-of-way, driveways, buildings, and any nearby signs. Structural details or specifications shall be required for larger signs (e.g., footing design, wind load engineering for tall signs).

4. **Illumination Details:** If the sign will be illuminated, provide information on the type of lighting (external spotlight, internal LED, etc.), electrical connections, and brightness control measures (for digital signs, include the specs of brightness limits and auto-dimming features).
5. **Existing Signage:** A brief description or photos of any existing signs on the property to ensure the new proposal complies with total number and area limitations. If the new sign is replacing an old one, clarify if the old will be removed. If others remain, show they are within allowed aggregate limits.
6. **Fee:** Payment of the sign permit fee as established by the Township fee schedule. Separate building or electrical permit fees must also apply if those permits are needed (e.g., for an illuminated sign or a large structure requiring footers).

B. Review Procedure:

1. **Zoning Compliance:** The Zoning Officer will review the application for compliance with this Article's standards (appropriate type, size, height, location, number, etc., for that zoning district). If the sign is within an Historic District or Village Overlay requiring design review, the application shall be forwarded to the Historical Commission, Design Review Board, or Planning Commission for comments or a certificate of appropriateness (if a formal historic ordinance exists). Any such comments will be considered but the decision rests on compliance with the code.
2. **Building/Safety Review:** If the sign is of a nature that needs a construction or electrical review (e.g., a large freestanding sign, or any sign with complex structure or lighting), the Township Building Official shall also review the plans. If an engineered design is required (often for signs over a certain size or height), the applicant must provide stamped engineering drawings. The Zoning Officer shall condition permit approval on obtaining a building permit or electrical permit as needed.
3. **Decision:** The Zoning Officer shall approve, deny, or return for revision the sign permit application within a reasonable time (typically within 15-30 days of a complete submission). A denial will be accompanied by a written statement of reasons citing specific ordinance provisions not met. The applicant shall then revise and resubmit, or appeal the denial to the Zoning Hearing Board if they believe it was in error or seek a variance.
4. **Variances:** If a proposed sign does not conform, the applicant shall apply to the Zoning Hearing Board for a variance from specific requirements. The Board will consider such requests under the usual variance criteria (unnecessary hardship,

unique conditions, public interest, etc.) as per the Municipalities Planning Code. The Board cannot grant a variance that would circumvent content neutrality or allow something specifically prohibited (like an off-premises sign in a residential zone, which is a use variance typically not granted). Applicants are required to design within the ordinance to avoid needing variances.

5. Master Sign Plan (if applicable): For large developments (like shopping centers, office parks, campuses), the Township shall require a comprehensive sign plan showing all intended signage, especially if asking for any deviations. The sign plan shall be reviewed as part of land development. If approved, individual sign permits still must be obtained but are guided by the plan. The plan shall allow some flexibility within an overall cap (e.g., trading off wall sign area among tenants) as long as ordinance limits are respected or properly varied.

C. Permit Issuance and Compliance:

1. Upon approval, the Zoning Officer will issue a sign permit. This permit must be kept on file and the permit number or sticker affixed to the sign as required in §150-152(G). The permit is valid for starting construction/installation within 6 months; otherwise it expires (one extension of 6 months shall be granted if requested before expiry).
2. The applicant is responsible for calling for any necessary inspections (footing inspection before pouring concrete for a freestanding sign, electrical inspection of wiring, final inspection when installed). The sign shall not be considered finally approved until it passes final inspection for compliance with the permit. If a sign is installed without calling for inspection and later found non-compliant, the Township shall require adjustments or even removal.
3. If the installed sign differs from the approved plans (size, location, etc.), the Zoning Officer shall halt further work and require corrections or a new application. Minor deviations shall be field-approved if still within ordinance (e.g., sign shifted a few feet from planned location to avoid a pipe, still meeting setbacks). Significant changes (like a bigger sign) must require re-submission or enforcement action.

D. Temporary Sign Permits:

For those temporary or limited duration signs that require a permit (see §150-155(B)(6) and (C)), the application process is simpler but still requires basic info: property, size, material, content/purpose of sign, and exact period of display. The Zoning Officer issues a temporary sign permit specifying the allowed display dates. No inspections typically needed unless

something large-scale. A refundable bond must be required for certain temporary signs to ensure removal (commonly done for town-wide event banners or similar).

E. Enforcement of Permits:

The Zoning Officer shall enforce all provisions of this Article. If a sign is erected without a permit and one was required, the Officer will issue a notice of violation to the responsible party (owner/installer). If not promptly corrected (either by obtaining a permit if it shall comply, or by removal), further enforcement including fines or abatement will occur (see §150-159 and §150-160). Also, the Township shall refuse to issue new permits to someone who has outstanding violations until resolved.

F. Records:

The Township will maintain records of all sign permits issued, including the plans and any conditions of approval. An inventory of existing nonconforming signs shall be kept as mentioned in §150-157(G). This is helpful for future enforcement and for any updates to regulations.

G. Permit Revocation:

If any sign that was permitted is later found to be in persistent violation (for example, an electronic sign violating brightness or message timing repeatedly, or a sign not maintained causing safety issues), the Township shall revoke the sign permit. Upon revocation, the sign owner must cease using the sign (turn off illumination or cover the message) until the issues are corrected and a new permit or reinstatement is obtained. Operating a sign after permit revocation is a violation subject to penalties.

H. Appeals:

Decisions of the Zoning Officer regarding sign permits or enforcement shall be appealed to the Zoning Hearing Board within the timeframe and procedures provided in the zoning ordinance and MPC. This includes appeals of permit denials or interpretations.

§ 150-159. Violations and Penalties.

Any person, firm, or corporation who violates or permits a violation of any provision of this Article (the Sign Ordinance) shall be subject to the enforcement remedies and penalties as outlined below, in addition to those provided generally for zoning violations in Chapter 150 and the Pennsylvania Municipalities Planning Code.

A. Notice of Violation: When the Zoning Officer determines a sign is in violation of the ordinance (e.g., erected without permit, exceeding size limits, in disrepair creating hazard, etc.), a written Notice of Violation shall be issued to the owner of the sign and/or the owner

of the property on which the sign is located. The notice will describe the violation, cite the applicable code sections, and state a deadline (a reasonable time period) to correct or remove the unlawful sign. In cases of immediate danger (e.g., a sign about to fall), the Township shall take emergency action per §150-160 without prior notice.

B. Fines and Penalties: Failure to comply with the notice within the specified time constitutes a violation of the zoning ordinance. Each day that a violation continues after the deadline shall be considered a separate offense. Upon conviction before a Magisterial District Judge, violators shall be subject to fines as provided in the Municipalities Planning Code for zoning violations (currently up to \$500 per day for each offense, plus all court costs and reasonable attorney fees incurred by the Township). The court shall also direct the removal of the sign at the owner's expense as part of the judgment.

C. Civil Enforcement: In addition or alternatively, the Township shall pursue civil enforcement remedies, including an injunction or mandamus action to compel compliance or removal of a non-compliant sign. The Township shall also utilize the Municipalities Planning Code provisions to impose a civil penalty, collected via a judgment, in lieu of or in addition to criminal fines.

D. Removal by Township: If the violator does not correct the violation by the specified compliance date and no appeal is pending, the Township is authorized to enter the premises (with due notice or a warrant if required) to remove or abate the unlawful sign. The costs of such removal (including any contracted services and Township staff time) shall be billed to the sign owner and property owner. If not paid, the cost shall be placed as a lien against the property. The Township shall not be responsible for damages to the sign removed in good faith enforcement of this ordinance.

E. Non-Waiver of Future Enforcement: The failure of the Township to immediately enforce any provision of this Article (for example, not noticing a violation or delaying action) shall not be construed as a waiver of its right to enforce later. The Township shall choose to prioritize certain violations (like safety hazards) over others (like minor size excess), but retains the authority to enforce all aspects at any time. The continued existence of an illegal sign is not legalized by lack of enforcement; estoppel generally does not apply against government enforcement of zoning.

F. Separate Offenses for Each Sign: Each illegal sign, and each separate regulatory violation, will be considered a distinct offense. For instance, if a business erects three oversized banners without permits, that is required to be three offenses. Also, each day of continued violation, as noted, is a new offense potentially. This shall lead to accumulating fines, giving incentive for prompt resolution.

G. Removal of Signs in Right-of-Way: Unpermitted signs placed in the public right-of-way or on utility poles (such as impromptu advertising signs often found at intersections) shall be removed immediately by the Township without notice. These often include “bandit” signs for businesses or events. The Township is within its rights to dispose of such signs and shall issue fines to repeat offenders if they shall be identified.

H. Remedial Actions: In some cases, the Township shall allow a violator to remedy the violation by altering the sign rather than full removal (e.g., cut down the height, reduce lighting, obtain a late permit). However, this is at the Township’s discretion and usually still involves a penalty for having violated initially. Any compromise will be documented in writing to avoid confusion about what compliance entails.

I. Appeals and Stay of Enforcement: If a notice of violation is appealed to the Zoning Hearing Board in a timely manner, enforcement action and fines shall be stayed for that specific issue until the Board’s decision (except in matters of immediate public safety). If the Board upholds the violation determination, the clock for compliance shall restart from the Board’s decision date (unless otherwise directed). However, any use of the sign during the appeal that is deemed unsafe is required to still be enjoined.

§ 150-160. Removal of Unsafe, Unlawful, or Abandoned Signs.

In addition to the above enforcement provisions, the following specific rules apply to the removal of signs that are determined to be dangerous, illegally erected, or abandoned:

A. Unsafe Signs (Immediate Hazard): If the Township, through the Building Code Official, Zoning Officer, or other authority, finds that any sign is an immediate peril to persons or property (e.g., hanging by a thread, damaged and leaning precariously, dangerously electrified, etc.), the Township shall order its immediate removal or repair. The Township will attempt to notify the owner to take action within 24 hours or a similar short period. If the owner cannot be reached or does not act promptly, the Township shall remove or secure the sign to neutralize the hazard. The costs incurred shall be paid by the owner as per §150-159(D). No sign deemed an imminent hazard shall be allowed to remain in such condition; this is a summary abatement situation in the interest of public safety.

B. Unlawful Signs: For signs erected without required permits or in violation of regulations (and not corrected upon notice), the Township shall remove the sign after due notice (as given in §150-159) has expired. Removal will be at the owner’s expense. Typically, portable or temporary signs in violation must be simply picked up by the Township (for example, a batch of illegally placed weekend signs). Larger permanent signs would likely require a court order or property owner consent to remove if they don’t cooperate. The Township will

store removed signs for a short period (e.g., 30 days) to allow the owner to claim them upon paying costs; after that, the Township shall dispose of them.

C. Abandoned Signs: Any sign face that is blank, or displays an obsolete message (such as advertising a business that has closed, or an event long past), for a continuous period of 12 months shall be considered abandoned. The Township shall notify the property owner that the sign is presumed abandoned and must be removed. The structure (cabinet, pole, etc.) and the sign panel shall be taken down. If the owner wishes to keep the structure for a potential future use, they must at least remove or cover the blank/obsolete face and possibly must still remove the cabinet/panels, unless they plan a new sign face imminently. Abandoned sign structures, especially those that are freestanding, shall be ordered removed after 12 months of disuse. If the owner fails to comply, the Township shall treat it as an unlawful sign and remove it per above procedures.

D. Removing Sign for Non-Payment of Fees: If any sign permit fees or removal costs ordered by the Township remain unpaid, the Township shall also remove the sign in question upon providing final notice. For example, if someone erects a sign with a due permit fee they never paid, and ignores notices, the Township is required to remove the sign as part of enforcement since the permit was never effectively granted (though typically it would go to violation processing first).

E. Recovery of Costs: As noted, any costs of removal or emergency securing by the Township shall be billed to the responsible party. If not paid, a lien or civil action shall ensue. The Township's costs include direct labor/equipment, contractor fees if outsourced, plus administrative costs in accordance with law. The intent is that taxpayers shall not bear the burden of dealing with someone's neglected or illegal sign.

F. Damage to Public Property: If removal of a sign (either by the owner or Township) causes damage to public property (sidewalk, utility, etc.), the party responsible for removal is liable for such damage and must repair it to the Township's satisfaction. For example, if an old pole sign in the right-of-way is pulled out and leaves a hole, the property owner must fill and restore the area.

G. Optional - Nuisance Declaration: The Township shall declare any sign in violation of this ordinance to be a public nuisance and seek relief in a court of law to abate such nuisance. This is particularly apt for signs like large illegal billboards or recurring illegal sign postings. A nuisance declaration shall sometimes allow more immediate action if authorized by a court.

H. Storage and Notice: If the Township removes a sign that is not obviously trash, it will store it and send notice (if possible) to the owner that they shall retrieve it. For small yard

signs picked up en masse, the Township must simply dispose of them if they lack obvious value. But for a larger sign taken down from property, notice by certified mail to last known address of owner to reclaim within 30 days is standard.

I. Replacement after Removal: If a sign is removed under this section, any new or replacement sign on that premises must fully comply with this Article (essentially starting fresh). For instance, if a nonconforming, abandoned sign is removed, the owner doesn't get to put up something equally nonconforming in its place without following today's rules.

§ 150-161. Substitution Clause (Non-Commercial Messages).

Notwithstanding any other provisions of this Article, any sign permitted under this ordinance shall contain a non-commercial message (including but not limited to expressions of opinion, ideology, or support for causes or candidates) in lieu of any other message. Such substitution of copy shall be made without any additional permitting or approval, provided the sign is otherwise lawful and in compliance with its size, location, and other attributes.

In addition, a non-commercial message shall be substituted for a commercial message on any lawful sign structure, and the display of a non-commercial message shall not cause a sign to be deemed off-premises or otherwise treated differently under this ordinance. This clause is intended to ensure that the Township's sign regulations are applied in a content-neutral manner and do not impermissibly favor commercial speech over non-commercial speech, or regulate signs based on the message expressed.

If any sign, or any provision of this Article, is found by a court to be an unconstitutional limit on speech, it is the Township's intent that the court disallow the specific unconstitutional application but leave the remainder of the ordinance in force, including applications to other types of messages or signs. No part of this Article limiting a certain type of sign (e.g., billboards, digital signs, size, duration) shall be interpreted as an attempt to regulate the speech content displayed, but rather the time, place, and manner of display.

(Illustration: A sign that is allowed for a business to advertise "Buy Widgets" shall instead be used by the owner to say "Support Our Troops" or any other non-commercial message, without violating the ordinance. Conversely, a sign that meets the definition of an off-premises sign because it advertises something not sold on the property shall still display a purely non-commercial message but would still be considered an off-premises sign if it were a billboard structure, etc. Essentially, the classification of signs is content-neutral and a sign's category does not change based on the substitution of non-commercial copy.)

Section 2. Repealer.

All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance (including the prior Chapter 150, Article XXI, "Signs") are hereby repealed to the extent of such inconsistency. Specifically, the existing provisions of Chapter 150, Article XXI of the Worcester Township Code, and any amendments thereto, are repealed in their entirety and replaced by the provisions set forth in Section 1 above. The repeal of the prior ordinance does not affect any enforcement action or violation proceeding pending under that prior ordinance, and such matters shall continue under the law in effect at the time of the violation.

Section 3. Severability.

The provisions of this Ordinance are declared to be severable. If any section, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that any one or more provisions shall be declared invalid. In particular, and without limiting the generality of the foregoing, if any provision of this Ordinance is found to impermissibly regulate speech based on content or speaker, it is the intent of the Board that such provision be reformed or severed so as to render it consistent with applicable law, and that the remainder of the Ordinance shall remain in full force and effect.

Section 4. Effective Date.

This Ordinance shall become effective immediately upon enactment by the Board of Supervisors of Worcester Township, as provided by law. Enforcement of the new sign regulations shall commence on that effective date, except that existing nonconforming signs shall be subject to the grace periods and transition provisions outlined in §150-157 and §150-160. The Township staff is authorized to notify known sign owners of significant changes in requirements, although lack of personal notice shall not delay enforcement of this Ordinance as of its effective date.

ENACTED AND ORDAINED by the Board of Supervisors of Worcester Township,
Montgomery County, Pennsylvania this ____ day of _____, 2025.

ARTICLE XXI

Signs

[Amended 8-21-1996 by Ord. No. 150; 10-17-2007 by Ord. No. 220; 9-19-2012 by Ord. No. 237; 5-15-2013 by Ord. No. 244]

§ 150-147. General sign regulations.

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

- A. Permit required. No sign shall be constructed or erected until a permit for the same shall have been obtained from the Zoning Officer.
- B. Signs exempt from permits. The following signs may be erected without a sign permit in any district, unless otherwise specified, 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) Signs warning of danger or prohibiting trespassing. Such signs shall not exceed 150 square inches in area and four feet in height and shall be posted at intervals not less than 150 feet.
 - (2) Directional signs within the property for traffic control.
 - (3) 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 the building.
 - (4) On residential and agricultural properties only, signs bearing the street address, property owner's name, and/or property name, excluding any business name or commercial message, provided such sign does not exceed two square feet in area and five feet in height. One and only one such sign shall be allowed per property. Such sign shall not be illuminated in any manner.
 - (5) Temporary signs as follows: **[Amended 5-16-2018 by Ord. No. 276]**
 - (a) Temporary signs may be displayed up to a maximum of 30 consecutive days. Such signs shall not be illuminated in any manner. Upon the conclusion of the thirty-day period, the temporary sign will be removed immediately.
 - (b) All properties, residential and nonresidential, shall be permitted to display temporary signage subject to the limits set forth below.
 - (c) Unless otherwise stated, the requirements listed below shall apply to commercial and noncommercial temporary signs.
 - [1] Nonresidential properties:
 - [a] Area: Unless otherwise stated, each property shall be limited to a maximum of 35 square feet of signage, the total of which can be comprised of more than one sign.
 - [b] Height: Temporary signs that are freestanding shall have a maximum

height of eight feet.

[2] Residential properties:

- [a] Area: Unless otherwise stated, each property shall be limited to a maximum of 16 square feet of signage, the total of which can be comprised of more than one sign.
- [b] Height: Temporary signs that are freestanding shall have a maximum height of eight feet.

- (6) Signs that identify or commemorate the historic and/or cultural significance of a location, structure, 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 15 square feet in area or 10 feet in height. Such signs shall not be counted toward signage or area limits contained elsewhere in this chapter.
- (7) Removal of signs. Should any sign be determined to be in violation of this chapter, written notice shall be given to the property owner to remove the sign. If after two days from such written notice the sign or signs have not been removed, Worcester Township may remove signs installed in violation of this chapter. No written notice shall be required if, in the sole discretion of the Township, a sign is deemed to constitute an immediate threat to the health, safety and/or welfare of the general public, in which instance the sign may be removed by the Township. **[Added 5-16-2018 by Ord. No. 276]**
- (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. **[Added 5-16-2018 by Ord. No. 276]**
- (9) Installation and maintenance. **[Added 5-16-2018 by Ord. No. 276]**
 - (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. **[Added 5-16-2018 by Ord. No. 276]**

C. Illumination.

- (1) All signs, if allowed to be illuminated, shall be illuminated only by a source external to the sign and mounted either directly above or directly facing the sign, such that only the sign area is directly illuminated and there is no spillover lighting outside of the sign

area. Backlit signs are prohibited.

- (2) All electrical installations shall require an electrical permit and shall conform with all requirements of the Uniform Construction Code ("UCC") and other applicable building codes.
- (3) Sign illumination shall not flash, move, oscillate, vibrate, shimmer, rotate, blink, or change color or intensity.

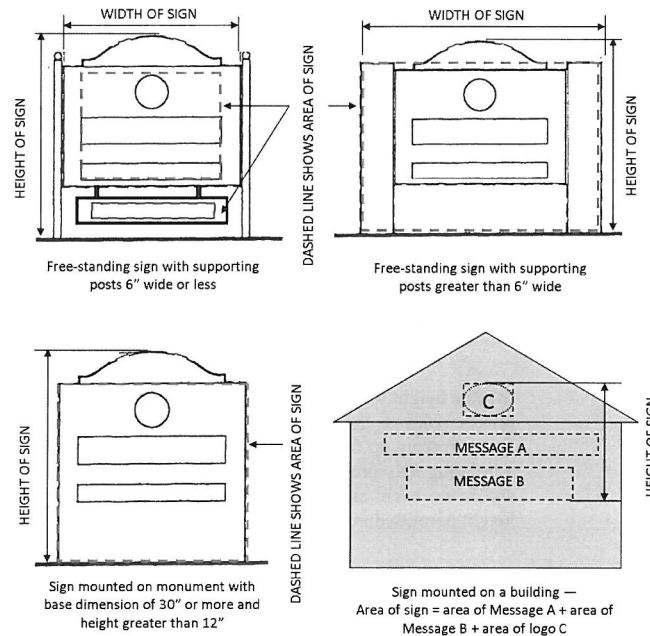
D. Calculating the area and height of a sign.

(1) Area.

- (a) The area of a sign not mounted on a building shall be calculated as the smallest rectangle that wholly encloses the words and any logo, design, or decorative device on the sign, including the spaces between sections of the same sign and between letters or symbols on a sign.
- (b) If a sign is mounted or supported by any structure other than a building, the dimensions of this structure shall be included in the calculation of the area of the sign if the supporting posts or columns exceed six inches in width or diameter, or if the supporting base exceeds 30 inches in diameter and 12 inches in height.
- (c) The area of a sign mounted on a building shall be calculated as the sum of the smallest rectangles that wholly enclose each message, logo, design, or decorative device. The spaces between sections of the sign shall not be counted in the computation of the area of a building-mounted sign.
- (d) All faces of a multifaced sign shall be included in the calculation of the area of a sign, except for double-faced signs, in which case only one face shall be included. A double-faced sign shall be a sign with two identical faces that are either attached to each other back to back, with no more than 16 inches of space between faces.

(2) Height.

- (a) The height of a sign not mounted on a building shall be measured from the normal grade under the middle of the sign to the topmost part of the sign or any part of the structure to which the sign is attached.
- (b) The height of a sign mounted on a building shall be measured from the lowest point to the highest point of the lettering, logo(s), design(s), or frame making up the sign. No sign or any part thereof which is attached to a building may project more than four feet above the building's roofline, and in no event shall the top of the sign exceed the maximum building height permitted in that zoning district.



Calculating the area and height of a sign – Examples

- E. Any sign existing on the effective date of this chapter which is a lawful sign and has a valid sign permit (if one was required) but does not conform to the revisions of this chapter shall be considered a lawful nonconforming sign and may be continued.
- (1) Nonconforming signs may be repaired or repainted but shall not be structurally altered, enlarged, added to, or replaced except in conformance with the provisions of this chapter. If a renewal permit is required for such sign, a permit shall be secured as required under this chapter or the sign shall be removed or reconfigured to conform with the provisions of this chapter.
 - (2) If the use of a property changes, nonconforming signs shall be changed to conform to the provisions of this chapter. A "change in use" shall be defined as any change that requires land development approval, zoning approval, conditional use or special exception approval, or a use and occupancy permit. This provision shall not apply to changes in use among individual tenants on multitenant properties.
 - (3) If the use of a property is discontinued for more than 12 months, any nonconforming sign on the property shall lose its status as a lawful nonconforming sign and shall be subject to all of the provisions of this chapter.
 - (4) Any nonconforming sign which is removed, destroyed, or abandoned shall not be rebuilt or reused except in conformance with this chapter.
- F. The following signs are prohibited in any district:
- (1) Signs affixed to trees, fences, guardrails, traffic signs, utility poles, rocks, or other natural features.

- (2) Movable signs or signs with any moving parts, including letters; inflatables, flags, streamers, sandwich boards, banners, or balloons used for the purpose of advertising; awnings, umbrellas, or other outdoor structures that include logos or any other form of advertising.
 - (3) Signs with flashing, intermittent, animated, revolving, or electronically changeable message or illumination, including beacons and digital signs.
 - (4) Vehicular signs — Any vehicle or equipment to which a sign is affixed or painted and which is used or parked in such a manner that display of such signs becomes the vehicle's primary purpose.
- G. In addition to the other requirements of this Code, every sign authorized herein must be constructed of durable materials, kept in good condition and repair and not allowed to become dilapidated.
- H. 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. No sign shall be erected within the clear sight triangle of any intersection.
- I. No sign, whether permanent or temporary, may be erected closer than 15 feet to the paved edge of the road or the gravel edge of the shoulder farthest from the paving. The Township shall not be liable for the expense of removing a sign that is erected in the right-of-way of a public road which is later condemned for road improvements.
- J. The provisions of this article shall not apply to official federal, state, or municipal signs erected within Worcester Township.

§ 150-148. Signs permitted in residential and agricultural districts. [Amended 5-16-2018 by Ord. No. 276]

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

- A. Signs incident to a lawful use of the property. Such signs shall not exceed 2.083 square feet, or 300 square inches, in area. Not more than one such sign shall be placed upon any property in single and separate ownership.
- B. Neighborhood identification 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 identification 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 identification sign on the subdivision or land development plans approved by the Township shall not constitute permission to erect such sign. No neighborhood identification 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 identification sign shall be in conformance with other sections of this Code.
- (7) A neighborhood identification sign shall not be illuminated in any manner, nor shall it use reflective materials of any kind.

C. No sign shall exceed eight feet in height.

D. No billboards are permitted except as provided in Article XXIA of this chapter.

§ 150-148.1. Athletic field area signs. [Added 6-21-2017 by Ord. No. 267]

The following signs are permitted at athletic field areas at a public or private school, subject to the noted conditions.

- A. Athletic field fence signs are permitted on the fences that immediately surround the playing area of a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
 - (1) Signs shall be directed toward the playing field or spectator stands only. Any side of a sign that is not directed toward the playing field or spectator stands shall be a uniform dark color and shall contain no words, graphics or other content.
 - (2) No portion of the sign shall be higher than the top of the fence, or 10 feet from grade, whichever is less.

- B. Athletic field spectator stand signs are permitted on the railings in front of or behind the spectator stands that immediately surround the playing area of a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
- (1) Signs on the railing in front of spectator stands shall be directed toward the spectator stands. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content.
 - (2) Signs on the railing behind spectator stands shall be directed away from the spectator stands. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content. No portion of the sign may be visible from neighboring properties.
 - (3) No portion of the sign shall be higher than the top of the railing, or five feet from grade, whichever is less.
- C. Scoreboard signs are permitted on one scoreboard that serves a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
- (1) One sign is permitted on each scoreboard or scoreboard support structure.
 - (2) The sign shall be directed toward the playing field. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content.
 - (3) Signs shall not exceed three feet in height, and shall not exceed the width of the scoreboard.
 - (4) Signs shall be posted below the scoreboard, and no portion of the sign shall be higher than 20 feet from grade.
- D. Dugout signs are permitted on up to two dugouts that serve a baseball or softball field or similar playing facility.
- (1) Two signs are permitted on each dugout.
 - (2) Signs shall not exceed 30 square feet.
 - (3) Signs shall be posted below the lowest point of the dugout roof, and no portion of the sign shall be higher than 10 feet from grade.
- E. A permit shall be required prior to the installation of any athletic field area sign. With the permit application the applicant shall submit a signage plan that shows all signage to be installed, and all signage that may be installed, at each playing facility, which shall include the field and any spectator stands, scoreboards and dugouts associated with the field. The permit issued shall encompass all proposed signage at the playing facility. No change in the approved signage plan shall be allowed unless a revised signage plan is submitted to the Township and the Township issues a new permit.
- F. Athletic field area signs shall not be illuminated in any manner; nor shall they contain moving parts, electronically changeable messages, lighting, video, or sound.

§ 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, provided such use is permitted in the district.
- B. Not more than one such sign, which shall not exceed 20 square feet nor have a height greater than six feet, shall be permitted on each street frontage, regardless of the number of uses on the property.
- C. Signs permitted under § 150-148 are allowed if the use is permitted in the district.
- D. No off-premises signs, including directional signs, are permitted except as provided in Article XXIA of this chapter.

§ 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. No off-premises signs are permitted.
- B. One freestanding sign not to exceed 25 square feet in area, 12 feet in height, and 10 feet in width shall be allowed on each property held in single and separate ownership. In the case of a corner property, one such sign shall be allowed on each road frontage, at least 300 feet from the intersection and located so as not to interfere with the clear sight triangle at the intersection.
- C. Instead of the provisions of § 150-150B above, for a commercial complex with at least three buildings of at least 5,000 square feet each, a total cumulative floor commercial floor area of at least 20,000 square feet, frontages along two arterials, and involving three or more businesses, the following signs are permitted:
 - (1) One freestanding sign not to exceed 60 square feet in area, 12 feet in height, or 12 feet in width shall be allowed in front of each building, to serve all businesses in that building. Not less than one-fourth of the area of this sign shall be designed specifically to accommodate temporary signs using only changeable lettering or changeable sign panels.
 - (2) By conditional use: One freestanding sign which is, notwithstanding the sign area standards of § 150-147D, no greater than 70 square feet in solid sign area, no taller than 14 feet above the ground, and no wider than eight feet. Not less than one-fourth of the area of this sign shall be designed specifically to accommodate temporary signs using only changeable sign panels. The sign area for this condition only shall be measured as

the actual area of the solid sign panels used to comprise the sign, irrespective of the size of the graphics. Posts or columns exceeding 16 inches in width on any side will be counted toward the calculation of the sign area.

- (3) By conditional use: Signs that identify a geographic area of the Township, such as the names of the villages, may be erected, not exceeding 30 inches in height and otherwise conforming to this article. This sign shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district. The applicant shall consult with the Planning Commission for advice about the design of the sign.
 - (4) For a single commercial complex located within both the C and SC Districts, one freestanding sign which is, notwithstanding the sign area standards of § 150-147D, no greater than 70 square feet in solid sign area, no taller than 14 feet above the ground, and no wider than eight feet. Not less than one-fourth of the area of this sign shall be designed specifically to accommodate temporary signs using only changeable sign panels. The sign area for this condition only shall be measured as the actual area of the solid sign panels used to comprise the sign, irrespective of the size of the graphics. Posts or columns exceeding 16 inches in width on any side will be counted toward the calculation of the sign area.
- D. Each individual business establishment shall be permitted one sign advertising the business conducted or product sold at that establishment, which sign shall not exceed 15 square feet in area and shall be physically attached to the building in which the business is located. No part of the sign shall be higher than the highest point of the building's roofline. The sign shall protrude no more than 10 inches from the building if it is less than 10 feet above the level of the ground, measured to the lowest portion of the sign.
- E. Interior signs.¹
- (1) Neon signs permanently affixed to the interior of a window or the interior of a wall of a building in commercial use shall be permitted under the following conditions:
 - (a) A maximum of three interior neon signs shall be permitted per business.
 - (b) Neon signs shall not flash, oscillate, move, change color or intensity, or alternate on and off.
 - (c) The maximum size of a neon sign shall be four square feet.
 - (d) No externally mounted neon sign shall be allowed.
 - (2) The area of all interior signs, including neon signs, shall not exceed 20% of the aggregate clear glass area of the window to which it is affixed. Aggregate clear glass area shall mean the clear glass surface area of a window or door that is designed as a unit, whether operable or not, and is defined by a structural frame.
- F. In recognition of the unique and particular significance of gasoline stations to the driving public, such stations shall be permitted signs as described above and the following additional

1. Editor's Note: Former Subsection E, temporary signs, was repealed 5-16-2018 by Ord. No. 276. This ordinance also redesignated Subsection F as Subsection E.

signs: one ground or freestanding sign per station for each road frontage, for purposes of advertising current fuel prices only. The area of such signs may not exceed 16 square feet on each side. Both sides of such signs may be used for advertising fuel prices only. No sign shall extend more than 15 feet above the mean pavement level.

- G. Any sign permitted in § 150-148 is allowed, provided that the use to which it refers is permitted in the district and has been previously approved if so required.
- H. Where there is more than one building in commercial use on one property and a street entrance is shared by two or more buildings, one sign not exceeding 12 square feet in area and four feet in height shall be allowed at that entrance and interior to the property, for the purpose of directing visitors to the individual businesses or buildings on the property.

§ 150-150.1. Signs permitted in Village overlay districts.

For by-right nonresidential uses in any district, signs shall be allowed as follows:

A. Class 1.

- (1) One freestanding sign shall be allowed on each property and may contain only the name of the business allowed to be conducted on the property.
 - (a) The area of the sign shall not exceed 2.083 square feet, or 300 square inches. The sign shall be no higher than four feet, measured from the ground at the base of the sign to the top of the highest element of the sign, including the mounting post and illumination, if any. **[Amended 5-16-2018 by Ord. No. 276]**
 - (b) The sign shall be located no closer than 15 feet to the edge of the roadway and must not block the line of sight along the road or from the access driveway of this or any other property onto the road.
 - (c) No temporary signage of any kind is permitted.
 - (d) No sign shall be illuminated between the hours of 10:00 p.m. and 6:00 a.m.
- (2) No sign shall be allowed on the exterior of any building on the property, nor shall any sign be affixed to any wall, window, or door so as to be visible from outside the building.
- (3) Signs shall conform in all other respects to the general sign regulations in § 150-147.

B. Class 2.

- (1) Signs shall be allowed in conformance with the requirements of § 150-150 and shall conform in all other respects to the general sign regulations in section § 150-147.

§ 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 shall relate to the use located on the property on which the sign is erected.

- B. Not more than one freestanding sign which shall not exceed 32 square feet nor have a height greater than 10 feet shall be permitted on each street frontage with access and shall relate to the particular permitted use(s) on the property.
- C. ²No temporary signs are allowed.
- D. Billboards as regulated by Article XXIA of this chapter.
- E. Any sign permitted in § 150-148 is allowed, provided that the use to which it refers is permitted in the district and has been previously approved if so required, or is a preexisting nonconforming use, and provided it meets all the requirements of that section.

§ 150-151.1. Signs permitted in IR District. [Added 11-20-2013 by Ord. No. 245]

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

- A. All signs, except as noted in Subsection 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 32 square feet nor have a height greater than 10 feet, shall be permitted on each street frontage with access, and such sign 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 32 square feet and shall be physically attached to a building.
- C. Billboards, as regulated by Article XXIA of this chapter, shall be permitted.
- D. Any sign permitted in § 150-148 shall be permitted, 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. Where multiple signs are allowed, a separate permit shall be obtained for each sign.
- B. A fee shall be required for any sign permit in accordance with the Township's fee schedule.

2. Editor's Note: Former Subsection C, which permitted one sign, physically attached to the building and not to exceed 32 square feet, per each individual establishment, was repealed 11-20-2013 by Ord. No. 245. This ordinance also redesignated former Subsections D, E, and F as Subsections C, D, and E, respectively.



MEMORANDUM

To: Worcester Township Planning Commission
From: Dan DeMeno, Township Manager
Date: December 5th, 2025
Re: Discussion of 2026 Meeting Schedule Change

This memo provides background for an item placed on the Planning Commission's December agenda. For many years, the Commission has met on the fourth Thursday of each month.

Beginning in 2026, the Township is proposing to shift the Commission's regular meeting date to the second Wednesday of each month. This change would better align meeting timing with Board of Supervisors agendas, staff and consultant review cycles, and internal workflow. It would also reduce conflicts with holiday weeks and other annual scheduling issues that have affected quorum and attendance.

Only the meeting date would change. The meeting time and location would remain the same. Please review this proposed adjustment and be prepared to discuss it at the December meeting. If you have any questions beforehand, feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Dan DeMeno", written in a cursive style.

Dan DeMeno
Township Manager