

WORCESTER TOWNSHIP PLANNING COMMISSION

Meeting Minutes – December 11, 2025

CALL TO ORDER

The Worcester Township Planning Commission held its regular business meeting on the above date at the Worcester Township Community Hall. The meeting was called to order by Chair Tony Sherr. A quorum was present. Members present included Chair Tony Sherr, Vice Chair Michelle Greenawalt, Bob Andorn, Jen Taylor, and Lee Koch. Township Manager Dan DeMeno and Township Engineer John Evarts were present.

APPROVAL OF MINUTES

Motion was made by Bob Andorn and seconded by Michelle Greenawalt to approve the minutes of the previous Planning Commission meeting as presented. Motion carried 5-0.

ITEMS FOR DISCUSSION

1636 Berks Road / Bean Road Subdivision Sketch Plan Review

Bob Irick of Horizon Engineering presented a subdivision sketch plan. The subject property consists of approximately 32 acres located at the southwest corner of Berks Road and Bean Road and contains two existing single-family dwellings. The property is zoned AGR Agricultural. Mr. Irick explained that a conservation subdivision is required due to the size of the tract. A conceptual yield plan was prepared using available deed information, tax mapping, LiDAR topography, and soils data. No field survey has been completed at this stage. Based on the yield analysis, twelve lots were identified, forming the basis for the conceptual conservation subdivision layout. The plan is subject to revision following detailed field surveys and environmental studies.

The Planning Commission reviewed comments issued by the Township Engineer and Traffic Engineer. Several items were identified as will comply, while others prompted discussion. Lot configuration and yard requirements were discussed, including side yard aggregate width standards. Compliance will be demonstrated through final lot dimensions and building setback lines at the preliminary plan stage. Steep slope areas were discussed, particularly where slopes may be attributable to historic soil stockpiles. The Township Engineer advised that man-made stockpiles are typically excluded from steep slope calculations. A full steep slope analysis will be required with the preliminary plan submission.

Access was discussed in detail. The plan proposes a single access point onto Berks Road, a state roadway requiring PennDOT approval. No access is proposed onto Bean Road. Discussion included potential consolidation of an existing driveway into the internal road system and the need to evaluate sight distance, roadway alignment, and emergency

access in coordination with the Fire Marshal. Open space configuration was reviewed. Commission members expressed support for the proposed contiguous open space layout, particularly where it aligns with adjacent conserved lands. The open space is intended to remain privately owned and maintained by a homeowners association. Township Manager stated a general preference not to accept dedication of open space unless there is a clear public benefit or future access opportunity.

Utilities were discussed at length. Public water service is available through North Penn Water Authority. Public sewer availability was explored, including the proximity of an existing sewer main associated with the Whitehall Estates development. The Planning Commission expressed a preference for public sewer if feasible. Staff advised that a firm determination regarding sewer service will be required prior to preliminary plan consideration, as on-lot sewage disposal would require testing and could affect lot yield. Road ownership and maintenance were discussed. The internal roadway is anticipated to be private and maintained by a homeowners association. Township Manager expressed reluctance to accept dedication of a roadway serving only the development, citing long-term maintenance and operational considerations.

Impervious coverage limits were discussed. Commission members emphasized the importance of clearly documenting allowable impervious coverage on the recorded plan to avoid future conflicts with homeowners. Sidewalks, paths, and curbing were discussed. Internal recreational walking paths were proposed rather than sidewalks, with no sidewalks proposed along Berks Road or Bean Road. Commissioners discussed pedestrian safety, long-term connectivity, and consistency with Township standards. No determination was made, and the matter will be addressed further at the preliminary plan stage.

Potential amenities within the proposed village green were discussed, including walking paths, benches, gazebos, and preservation of existing tree masses. Additional details will be provided with the preliminary plan submission. Commissioner Andorn identified discrepancies in acreage calculations and application materials that will require correction. Questions were also raised regarding parcel history and the need to confirm the absence of deed restrictions or covenants through a title report and boundary survey. Environmental constraints were discussed, including wetlands, floodplain areas, steep slopes, and prior bog turtle considerations. Updated wetland delineations and Pennsylvania Natural Diversity Inventory submissions will be required as part of future land development applications. The Planning Commission agreed that while substantive issues remain, they appear capable of being addressed through further study and plan refinement. No formal recommendation was made, as this was a sketch plan review.

ADMINISTRATIVE DISCUSSION

Planning Commission Meeting Schedule

Township Manager DeMeno discussed a potential adjustment to the Planning Commission meeting schedule to improve coordination with Board of Supervisors meetings and statutory review timelines. Commissioners raised concerns regarding compressed review periods and potential scheduling conflicts. It was agreed that the January Planning Commission meeting would proceed on the existing schedule, with further discussion to occur before any permanent change is implemented.

Sign Ordinance Update – Introduction

Township Manager DeMeno introduced the first phase of a comprehensive update to the Township sign ordinance, focusing on purpose, intent, and definitions. He explained recent court decisions affecting sign regulation and the need to avoid content-based regulation. Commissioners discussed enforcement concerns, the risk of over-regulation, and practical impacts on businesses. At the request of the Planning Commission, the Township Manager stated that he will provide paper copies of the Franconia Township Sign Ordinance and the Montgomery County Model Sign Ordinance for review and will work to simplify the proposed ordinance into a more condensed and streamlined version. Further section-by-section review will occur at future meetings.

ADJOURNMENT

The meeting was adjourned at 8:55 PM.

Respectfully submitted,

Dan DeMeno

Township Manager



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

Via Email

January 15, 2026
Ref: #C0005084

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

Attention: Dan DeMeno, Township Manager

Reference: 1035 Trooper Road
Parcel No. 67-00-01540-00-4
"Trooper Ridge" Minor Subdivision and Residential Land Development
Planning Module Component 4A

Dear Dan:

Our office is in receipt of your request for review of a Preliminary Completed Planning Module for the above-referenced project site.

The attached Component 4A is the first step of DEP's required Sanitary Sewer Planning Module approval process. The Township's Planning Commission is required to review Component 4A and determine if the previously recommended plan is consistent with the Township Land Development requirements. Please note that the Planning Commission recommended Preliminary Approval at its meeting of May 22, 2025 and the Board of Supervisors granted preliminary approval on June 18, 2025. I have reviewed the attached and recommend that it is discussed at the Planning Commission meeting on January 25, 2026.

Please do not hesitate to contact me with any questions or concerns.

Very truly yours,
CKS ENGINEERS
Township Engineers



John W. Evarts, P.E.

JWE/paf
Enclosure
cc: File



You Live Our Work





INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

Trooper Ridge Development

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency 12/23/2025

2. Date review completed by agency 1/22/2026

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts <u>Conservation and Avoidance Measures are required.</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is there a municipal zoning ordinance?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____	
<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Have all applicable zoning approvals been obtained?	
<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is there a municipal subdivision and land development ordinance?	

SECTION C. AGENCY REVIEW (continued)		
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____ 17. Name, title and signature of planning agency staff member completing this section: Name: <u>Tony Scherr</u> Title: <u>Chairman</u> Signature: _____ Date: _____ Name of Municipal Planning Agency: <u>Worcester Township Planning Commission</u> Address <u>1721 South Valley Forge Road, P.O. Box 767, Worcester PA 19490</u> Telephone Number: <u>610-584-1410</u>
SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)		
This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.		
The planning agency must complete this component within 60 days.		
This component and any additional comments are to be returned to the applicant.		

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.~~

~~(1) All signs, if allowed to be illuminated, shall be illuminated only by a source external to the sign or by approved backlighting as expressly permitted elsewhere in this chapter. Illumination shall be mounted and shielded so that only the sign area is illuminated and there is no spillover lighting outside of the sign area.~~

~~(2) Internally illuminated sign faces and full-face illumination through translucent materials are prohibited, except where expressly permitted by Chapter 150.~~

~~(3) Sign illumination shall not flash, move, oscillate, vibrate, shimmer, rotate, blink, or change color or intensity.~~

~~(4) All electrical installations shall require an electrical permit and shall conform to all requirements of the Uniform Construction Code and other applicable codes.~~

~~(5) Illumination of temporary signs is expressly prohibited.~~

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D. Calculating the area and height of a sign.

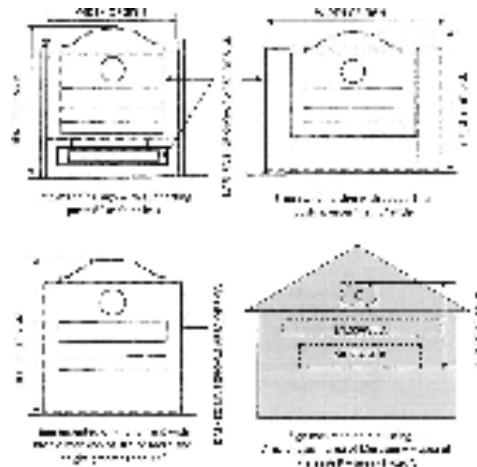
(1) Area.

- (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.

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(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 except as expressly permitted in §150-147.1.
- (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. The provisions of this article shall not apply to official federal, state, or municipal signs erected within Worcester Township

§ 150-147.1 Illuminated and Digital Signs

§ 150-147.1.A Applicability

This section applies to all illuminated signs, message center signs, and digital display signs erected, installed, converted, expanded, or modified after the effective date of this section.

§ 150-147.1.B Definitions

Digital display sign.

A sign that displays an electronic image or images using LED, LCD, plasma, or similar technology and that is capable of changing its message electronically.

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Message center sign.

A sign that uses electronically controlled lighting elements to display alphanumeric text only and that is capable of changing messages electronically.

Illuminated sign.

Any sign lighted by artificial means, including external illumination, backlighting, message center signs, and digital display signs.

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§ 150-147.1.C General Standards

(1) Illumination shall be steady and stationary. Flashing, scrolling, animation, video, movement, or interactive features are prohibited.

(2) Illumination shall not create glare or reduce visibility for motorists or pedestrians and shall not spill onto adjoining properties or roadways.

(3) Illuminated signs may operate only between 5:00 a.m. and 11:00 p.m., or until thirty (30) minutes after the close of the use being identified, whichever is later, except for uses lawfully operating twenty-four (24) hours per day.

§ 150-147.1.D Digital Display and Message Center Signs

(1) Digital display signs and message center signs are permitted only in the C, SC, LI, and IR zoning districts.

(2) Digital display signs and message center signs are prohibited in all other zoning districts.

(3) Where permitted, the following standards shall apply:

- (a) Messages shall be static.
- (b) Message transitions shall occur instantaneously, without fade, dissolve, animation, scrolling, or video.
- (c) Each message shall remain fixed for a minimum of eight (8) seconds.
- (d) Maximum luminance shall not exceed 5,000 nits between sunrise and sunset and 250 nits at all other times.
- (e) Automatic ambient light-sensing technology shall be provided.
- (f) Audio output and interactive technology are prohibited.
- (g) Digital display or message center components shall not exceed thirty percent (30%) of the total permitted sign area on a lot.
- (h) No more than one (1) digital display sign or message center sign is permitted per lot.

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(4) Any digital sign that malfunctions shall default to a static display and shall be turned off immediately upon discovery by the owner or operator until repaired.

§ 150-147.1.E Residential Subdivision Entrance Signs

(1) One (1) illuminated sign is permitted at each approved entrance to a residential subdivision.

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(2) An approved entrance shall mean a vehicular access point shown on a subdivision or land

development plan that has received final approval and has been recorded in accordance with the Township Subdivision and Land Development Ordinance.

(3) The sign shall be limited to subdivision identification only and shall not include advertising, digital display, message center functionality, changeable copy, animation, or electronic messaging of any kind.

(4) The sign may be externally illuminated or backlit. Internally illuminated sign faces and full-face illumination through translucent materials are prohibited.

(5) The sign shall be a monument or ground-mounted sign only. Pole signs, pylon signs, wall signs, and elevated freestanding signs are prohibited.

(6) 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, measured from finished grade.

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(7) Ownership, operation, illumination, and maintenance of the sign shall be the responsibility of the homeowners' association or other entity identified on the approved subdivision plan. The Township shall have no maintenance or electrical responsibility.

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(8) No illuminated subdivision entrance sign shall be expanded, relocated, converted to a digital or internally illuminated format, or otherwise modified except in full compliance with this chapter.

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§ 150-147.1.F Nonconforming Illuminated and Digital Signs

This subsection supplements the nonconforming sign provisions of §150-147.

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(1) Any illuminated sign, message center sign, or digital display sign lawfully existing on the effective date of this section is declared a legally nonconforming sign.

(2) Such signs may continue only in the exact form, location, size, illumination type, brightness, display technology, and operating characteristics existing on that date.

(3) No nonconforming illuminated or digital sign shall be expanded, intensified, altered, converted, reconstructed, modernized, or modified in any manner, including conversion to LED or digital technology, increased brightness, added message capability, or extended hours of illumination.

(4) Replacement of components that results in increased illumination or enhanced display capability constitutes an unlawful expansion of nonconformity and is prohibited.

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§ 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, except as provided in §150-147.1.E.

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

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.