

**TOWNSHIP OF WORCESTER  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2018-276**

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

**WHEREAS**, the Board of Supervisors of Worcester Township desires to amend the Township Code to permit and regulate certain signage in such a manner as to protect and promote the health, safety and general welfare of the community and to adhere to constitutional requirements for signage.

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

**SECTION I** - The Code of the Township of Worcester, Chapter 150, Zoning, Article III, Terminology, Section 150-9, Definitions, Sign, subparagraph F. Temporary Sign, is hereby amended to read as follows,

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

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

(5) Temporary signs as follows:

- (a) Temporary signs may be displayed up to a maximum of thirty (30) consecutive days. Such signs shall not be illuminated in any manner. Upon the conclusion of the thirty (30) day period, the temporary sign will be removed immediately.
- (b) All properties, residential and non-residential, 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 non-commercial temporary signs.

(i) Non-Residential Properties:

((1)) Area:

a. Unless otherwise stated, each property shall be limited to a maximum of thirty-five (35) square feet of signage, the total of which can be comprised of more than one (1) sign.

((2)) Height:

a. Temporary signs that are freestanding shall have a maximum height of eight (8) feet.

(ii) Residential Properties:

((1)) Area:

a. Unless otherwise stated, each property shall be limited to a maximum of sixteen (16) square feet of signage, the total of which can be comprised of more than one (1) sign.

((2)) Height:

a. Temporary signs that are freestanding shall have a maximum height of eight (8) feet.

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

(7) Removal of Signs: 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.

- (8) Municipal Notification: Temporary signs are exempt from the standard permit requirements but the date of erection of a temporary sign must be written in indelible ink on the lower right-hand corner of the sign.
- (9) Installation and Maintenance.
  - (a) All temporary signs must be installed such that in the opinion of Worcester Township's building official, they do not create a safety hazard.
  - (b) All temporary signs must be made of durable materials and shall be well-maintained.
  - (c) Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- (10) Illumination: Illumination of any temporary sign is prohibited.

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

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

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

- A. Signs incident to a lawful use of the property. Such signs shall not exceed 2.083 square feet, or three hundred (300) square inches, in area. Not more than one (1) such sign shall be placed upon any property in single and separate ownership.

- B. Neighborhood identification signs. In a residential development having at least fifteen (15) dwelling units and more than one (1) internal street or road, the following is allowed:
- (1) One (1) sign shall be permitted at one (1) 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 half (1/2) the size of the name of the neighborhood. The sign may be double-faced, either parallel or attached at one (1) edge and with an angle of no more than forty-five degrees (45°), in which case the two (2) faces shall be identical.
  - (2) The total area of the sign, or of each face of a double-faced sign, shall not exceed fifteen (15) square feet. If the sign is mounted on a monument, the area of the monument shall not exceed one and one half (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 (8) feet in height.

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

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

**SECTION VI.** The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, Section 150-150.1. Paragraph A(1)(a) is hereby deleted in its entirety and replaced with the following amendment:

- (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.

**SECTION VII.** The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, General Regulations, Section 150-194.1. Paragraph D is hereby deleted in its entirety and replaced with the following amendment:

- D. Any such display shall not create a hazard for passing motorists by obstructing required views or causing a distraction. Signs for such displays shall be in accordance with Chapter 150, Zoning, Article III, Terminology, and Article XXI, Signs.

**SECTION VIII. - General Provisions.**

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

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

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

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

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

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

**ENACTED AND ORDAINED** by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this 16th day of May, 2018.

**WORCESTER TOWNSHIP**

By: \_\_\_\_\_  
Rick DeLello, Chairman  
Board of Supervisors

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

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