

ORDINANCE NO. 213

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE EAST NORRITON TOWNSHIP ZONING ORDINANCE BY MAKING CERTAIN CHANGES TO THE TEXT OF THE ZONING ORDINANCE AS SET FORTH IN THE BODY OF THIS ORDINANCE.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, under and by virtue of the authority granted by the Second Class Township Code and the Municipalities Planning Code, do hereby enact and ordain:

Section 1.

The East Norriton Township Zoning Ordinance is hereby amended by deleting Article XVII and adding new Article XVII as follows:

ARTICLE XVII

SIGNS

SECTION 1700. Any sign erected or maintained after the effective date of this Ordinance shall conform to the following regulations:

SECTION 1701. Additional definitions. The following definitions shall control with respect to any sign question. In the event of a conflict between these definitions and any definitions contained in Article II of this Ordinance, those in Article II shall control with the exception of sign-related questions.

1. Building Frontage. For the purposes of calculating the allowable total sign area, building frontage is defined as follows:
 - a. The linear footage of building face which serves as a principal approach to a building and which building face fronts upon a public street, a shopping center driveway, parking area containing a minimum of six (6) parking spaces or pedestrian mall or walkway.
 - b. For corner lots, such footage may be calculated separately for the principal approach and one adjacent face, if such face also fronts on a public street, a shopping center driveway, public parking area containing a minimum of six (6) vehicle parking places, pedestrian mall and public walkway. A sign area calculated for each frontage shall be erected on that frontage only and shall not be increased by the sign area calculated for another frontage.

2. Lot, Corner. A lot which abuts on at least two (2) intersecting public streets. In a shopping center district, driveways, public parking areas, containing a minimum of six (6) vehicle parking places, pedestrian malls and public walkways shall be considered public streets for the purpose of this Section. Frontage upon a service driveway to an unloading area shall not be considered in determining corner lot status.
3. Sign. Any name, nameplate, emblem, painting, banner, pennant, balloon, placard, billboard, poster, panel, display, illustration, structure or other device illuminated or non-illuminated used for visual communication, which is affixed, painted or represented directly or indirectly upon a building or other outdoor surface, for the purpose of bringing the subject thereto to the attention of passersby, or advertising a business, commodity, service or product or for, identifying a business, structure or use of land.
4. Sign Area. The area of the largest single face of the sign within a perimeter which forms the outside shape, including any frame, and forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed, subject to the following:
 - a. For double-faced signs or v-type signs, the interior angle of which does not exceed forty-five degrees, only one face shall be applicable in computing sign area.
 - b. For v-type signs, the interior angle of which exceeds forty-five degrees, both faces shall be applicable in computing sign area.
 - c. The area of an irregularly shaped sign, including signs consisting of separate modules, figures or letters, shall be deemed to be the total square footage of the smallest single square or rectangle into which all of the separate modules, figures, or letters which comprise the irregularly shaped and/or modular sign would fit.

SECTION 1702. Sign Height. No sign which is affixed, painted or otherwise represented upon a building shall extend above the building height as defined in Section 200 (30) or above thirty-five feet, whichever is less. No free-standing or ground sign shall extend above a height of twenty-five feet.

SECTION 1703. Projection of Signs. No sign shall project more than twenty-four inches over a public walkway and the lower edge of any projecting sign shall not be less than ten (10) feet above the finished grade.

SECTION 1704. Signs Permitted in Residential Districts. The following types of signs shall be permitted in AR-Residential, BR-Residential, GA-Residential, CR-Residential, HR-Residential, RP-Residential-Professional and IN-Institutional Zoning Districts, as well as in any other area where the uses permitted in these districts are located.

1. One professional, home occupation or name sign, per residence indicating the name, profession or activity of the occupant of the residence not exceeding one square foot.
2. One identification sign or bulletin board of a school, college, church, hospital, sanitarium, municipal building, farm, estate, club or any permitted use other than a dwelling, not exceeding twenty-four square feet in area.
3. Trespassing signs indicating private ownership of a driveway or property not to exceed one square foot in size, which sign shall be spaced at intervals of not less than one hundred (100) feet apart on street frontage and not less than fifty (50) feet apart on other boundaries.
4. For Apartment Buildings:
 - a. Each property may have one (1) sign on each street frontage, containing only the name and/or address of the property, each sign not to exceed twenty-four (24) square feet.
 - b. With more than one (1) building on a property, each building may have one name and/or number sign not to exceed six (6) square feet.

5. For Residential-Professional:

One free standing sign not to exceed sixteen (16) square feet which shall be placed a minimum of ten (10) feet from the ultimate right-of-ways. Such signs may not exceed six (6) feet in height and must be unlighted.

SECTION 1705. Temporary Real Estate and Public Auction Signs. One (1) sign which advertises the sale, rental, auction or other conveyance of the entire premises or any portion thereof shall be permitted in all zoning districts, while a property is actually for sale, rent or auction. All such signs shall be unlighted and shall be removed promptly when the property is no longer available for sale, rent or auction, or, in the case of new construction of multiple dwelling or occupancy units, when ninety-five (95) percent of the proposed units or floor space is no longer available for sale or rent the following regulations apply:

1. In all residential districts:
 - a. For properties less than two (2) acres, six (6) square feet.
 - b. For property of two (2) to five (5) acres, sixteen (16) square feet.
 - c. For properties of five (5) to fifteen (15) acres, twenty-four (24) square feet.
 - d. For properties of fifteen (15) acres or more, thirty-two (32) square feet.

2. *In all other districts:*
 - a. *For properties less than five (5) acres, sixteen (16) square feet.*
 - b. *For properties of five (5) to fifteen (15) acres, thirty-two (32) square feet.*
 - c. *For properties of fifteen (15) acres or more, forty-eight (48) square feet.*
3. *Real Estate Directional Signs: directional real estate signs will be permitted in all zoning districts subject to the following conditions:*
 - a. *One (1) off-site directional sign for each property for sale only.*
 - b. *Saturdays and Sundays between the hours of 12:00 noon and 4:00 P.M. only.*
 - c. *Permission must be obtained in advance from the property owner where the sign is to be placed.*
 - d. *Size restrictions as outlined in Section 1705 of the East Norriton Township Zoning Ordinance shall apply.*

SECTION 1706. Temporary Contractor's Signs. Temporary signs which identify only the name, address, phone number and specialty of contractors, mechanics, painters and artisans placed on the premises where the work is performed shall be permitted in all districts, limited in size to the following:

1. *In residential districts:*
 - a. *For new construction, additions, renovations, etc., of individual residential properties, one (1) sign per contractor, limited to six (6) square feet.*
 - b. *For two (2) or more contractors, signs shall be mounted on a common surface, each sign not to exceed six (6) square feet, total sign area not to exceed thirty-two (32) square feet.*
2. *In all other districts:*
 - a. *For new construction, additions, renovations, etc., of individual, non-residential properties, one (1) sign per contractor, limited to twelve (12) square feet.*
 - b. *For two (2) or more contractors, signs shall be mounted on a common surface, each sign not to exceed twelve (12) square feet, total sign area not to exceed sixty-four (64) square feet.*

All such signs shall be unlighted and shall be promptly removed when the contractor has completed or otherwise discontinued work on the premises.

SECTION 1707. Incidental Signs. Signs erected off the public right-of-way for the convenience or safety of the public while on the subject's private property, containing no advertising, shall be permitted in all zoning districts, subject to the following:

1. In all residential districts such signs shall be permitted not to exceed one (1) square foot in area subject to the approval of the Zoning Officer.
2. In all other zoning districts, such signs shall be permitted not to exceed four (4) square feet in area subject to the approval of the Zoning Officer.
3. All such signs shall be spaced no less than fifty (50) feet apart unless special conditions warrant less separations, subject to the approval of the Zoning Officer.

SECTION 1708. Business Signs. Individual business signs shall be permitted in BP, C, LC, SC and I Zoning Districts, subject to the following:

1. One sign affixed or otherwise represented upon a building, having a maximum total area of one (1) square foot for every linear foot of building frontage.
2. On corner lots, one additional sign affixed or otherwise represented upon the additional street frontage of a building, having a maximum total area of one (1) square foot for every linear foot of building frontage on the additional side.
3. In BP, C and I Zoning Districts, one multiple directory sign is permitted in addition to the building sign(s) permitted in paragraphs A and B of this Section as further regulated in Section 1710.

SECTION 1709. Ground Signs. One individual business sign per business which is a ground or freestanding sign is permitted in BP, C, LC and I Zoning Districts, subject to the following:

1. The area of such signs may not exceed twenty-five (25) square feet.
2. Signs over three (3) feet in height must be set back a minimum of ten feet from the ultimate right-of-way or fifteen (15) feet from existing curb line whichever is greater and a minimum of fifteen (15) feet from any access driveway.
3. Individual businesses in the C-Commercial Zoning District having both a building area in excess of 40,000 square feet and a total lot area in excess of five (5) acres shall be governed by the provisions of Section 1711 rather than the provisions of this section.

SECTION 1710. Multiple Directory Signs. A sign listing the name of various industrial, commercial or business establishments within a defined contiguous area as determined by the Zoning Officer to be erected primarily as a service to the motoring or the pedestrian public shall be permitted in BP, C, LC and I Zoning Districts, subject to the following regulations:

1. Multiple directory signs shall be located on a property serviced by the sign.
2. Such signs shall be ground signs only.
3. If more than five (5) businesses, firms, companies, etc. are listed on the directory, a pull-off lane shall be provided to allow vehicles to safely stop while drivers are reviewing the sign (minimum ten (10) feet wide, seventy-five (75) feet long).
4. Multiple directory signs may list only the name, address and primary product or service of each firm or business, and may contain a graphic directory (street map) to assist in locating destinations.
5. The respective permitted areas of information on multiple directory signs shall be limited to no more than three (3) square feet per firm listed, no more than ten (10) square feet per graphic directory and no more than three (3) square feet for a general sign title, provided that the total sign area does not exceed thirty-six (36) square feet.
6. Multiple directory signs shall be located a minimum of ten (10) feet from the ultimate right-of-way, except where pull-offs are provided, multiple directory signs shall be located a minimum of five (5) feet from the pull-off curb.
7. Multiple directory signs shall be located a minimum of fifty (50) feet from the nearest paved edge of any street access driveway intersection.
8. Multiple directory signs shall not extend above a height of six (6) feet.
9. One such sign shall be permitted for each vehicular entrance to office or industrial developments or subdivisions with the exception that not more than a total of three (3) such signs may be permitted in any one development or subdivision, or other permitted contiguous area.

SECTION 1711. Additional Signs in SC - Shopping Center Districts. In addition to the signs mentioned above, in SC - Shopping Center Districts, the following additional signs may be erected:

1. One entrance sign identifying the shopping center, for each street frontage, and containing no advertising, provided that:
 - a. Such signs are ground or freestanding signs.
 - b. The vertical size of such signs measured from the top edge to the bottom edge of the sign area shall not exceed twelve (12) feet.
 - c. Total area of such signs shall not exceed one hundred fifty (150) square feet for the primary street frontage entrance and fifty (50) square feet for any secondary entrance.
 - d. Such signs are set back a minimum of fifteen (15) feet from the ultimate right-of-way and a minimum of twenty-five (25) feet from the nearest street access driveway intersection.

SECTION 1712. Temporary Political Placards. In addition to temporary political signs permitted under Section 1714, 1, a non-renewable permit may also be granted to any candidate or group of candidates sharing sign space to erect any number of election campaign signs not exceeding four (4) square feet. Such signs may be erected not earlier than sixty (60) days prior to said election. Such signs may not be affixed to utility poles, street signs or upon any other structures within the right-of-way of public streets or highways within East Norriton Township. It is the responsibility of the candidate or their representative to obtain permission of the property owner prior to the erection of signs on private property.

SECTION 1713. Temporary Directional Signs. Off-site temporary directional signs providing traffic direction to temporary location of special events will be permitted only when approved by the Township Zoning Officer who will determine number, size, posted duration and escrow fee guaranteeing removal of such directional signs after the special event has ended.

SECTION 1714. Other Temporary Signs. A temporary sign permit may be granted to any person or organization in the Township to permit the erection of a temporary sign, other than those discussed in Sections 1705, 1706, 1712 and 1713, as follows:

1. A thirty (30) day non-renewable permit may be issued for public or community events, political events or campaigns, charitable fund-raising events, conventions or any similar notice of general public interest subject to the following:
 - a. Such signs shall not exceed sixteen (16) square feet in area.
 - b. Such signs will be permitted either on- or off-site.
 - c. Such signs will be limited to four (4) in number.

2. A seven (7) day temporary sign permit may be issued for business or commercial signs for advertising, on the premises, such events that are considered to be necessary for the conduct of business beyond the normal day-to-day operations such as grand openings, "going out of business", bankruptcy, or fire sales, subject to the following:
 - a. Such signs shall not exceed sixteen (16) square feet in area.
 - b. Such signs will be permitted on-site only.
 - c. Such signs will be limited to one (1) in number.
 - d. Such signs shall not exceed a height of six (6) feet.
 - e. Advertising devices such as large, inflated balloons, search-lights and banners erected across public streets are prohibited in all zoning districts.

SECTION 1715. Placement of Signs. All signs shall be placed with regard to the public's safety and shall be governed by the following regulations:

1. No sign shall be erected or maintained as to prevent free ingress or egress to or from any door, window or fire escape.
2. Only instructional signs shall be attached to a standpipe or fire escape.
3. No sign shall be placed in such a position as to endanger pedestrians or traffic on a street by obscuring a clear view or by confusion with official street signs or signals by virtue of position or color.

SECTION 1716. Sign Movement and Illuminated Signs. Where permitted, the illumination of signs shall be subject to the National Electrical Code and to the following regulations:

1. Flashing signs, rotating signs, billboards and any other sign not specifically permitted in any other district shall be permitted only in I - Industrial Districts provided that such signs do not exceed sixteen (16) square feet in sign area.
2. A sign which is animated by means of flashing, scintillating, blinking or traveling lights or any other means not providing constant illuminations, shall be deemed to be a flashing sign. Illuminated revolving barber poles shall be permitted in conjunction with the permitted use of a barber shop in any district.
3. Floodlighting shall be so shielded that the source of the light shall not be visible from any point off the lot on which the sign is erected and so that only the sign is directly illuminated thereby.

SECTION 1717. Additional Signs Permitted for Automobile Fuel/Service Stations. Gasoline service and/or filling stations, being of unique and particular significance to the driving public, shall be permitted signs as defined in Sections 1708, and 1709, and the following additional signs:

1. One ground or freestanding sign per station for each building frontage for purposes of advertising current fuel prices only, subject to the following:
 - a. The area of such signs may not exceed sixteen (16) square feet on each side.
 - b. When fuel prices are displayed by means of changeable lettering, such lettering shall be a minimum of eight (8) inches and a maximum of eighteen (18) inches high to allow ease of viewing by passing motorists.
 - c. Both sides of such signs may be used for advertising fuel prices only.
 - d. Such signs shall be set back a minimum of fifteen (15) feet from the street line and a minimum of twenty-five (25) feet from the nearest street access driveway.

SECTION 1718. Permits.

1. Every sign permitted by this Ordinance shall be constructed of durable materials and shall be maintained in good condition and repair at all times. A sign permit shall be required for all signs unless otherwise provided. Applications for sign permits shall be filed on forms furnished by the Zoning Officer and shall be accompanied by detailed plans and specifications and any other information deemed necessary by the Zoning Officer to determine the location and details of construction of such sign.
2. All signs for which a permit has been issued must be completely constructed within six months after the date of issuance of the permit. Upon written request, the Zoning Officer may grant one extension for an additional three-month period, provided that the applicant presents reasonable grounds for the extension request.
3. Upon a change of use on any property, a sign must be removed or painted over within sixty (60) days after the change in occupancy.

SECTION 1719. Permit Fees. No permit to erect a sign shall be issued until the required fee has been paid to the Zoning Officer, which fee shall be established from time to time by resolution of the Board of Supervisors.

SECTION 1720. Non-Conforming Signs. Any lawful sign existing on the effective date of the Zoning Ordinance which does not conform with the revisions of the Ordinance, shall be considered a lawful non-conforming sign and may be continued. Non-conforming signs may be repaired or repainted but shall not be altered or changed in overall dimensions except to conform with the provision of this Ordinance. Any non-conforming sign which is destroyed shall not be re-erected.

SECTION 1721. Exemptions. The provisions of this Ordinance shall not apply to the official, federal, state or municipal signs erected within East Norriton Township. In addition, the trade names, emblems, or directions on service facilities or product dispensers, including but not limited to gasoline pumps, telephone booths and vending machines, shall not be considered as a sign when such trade name, emblem or single group of words or symbols are not more than three (3) square feet in area.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 20th day of MAY 1985, A.D.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: _____
Chairman

Attest:

Secretary

SECTION 1720. Non-Conforming Signs. Any lawful sign existing on the effective date of the Zoning Ordinance which does not conform with the revisions of the Ordinance, shall be considered a lawful non-conforming sign and may be continued. Non-conforming signs may be repaired or repainted but shall not be altered or changed in overall dimensions except to conform with the provision of this Ordinance. Any non-conforming sign which is destroyed shall not be re-erected.

SECTION 1721. Exemptions. The provisions of this Ordinance shall not apply to the official, federal, state or municipal signs erected within East Norriton Township. In addition, the trade names, emblems, or directions on service facilities or product dispensers, including but not limited to gasoline pumps, telephone booths and vending machines, shall not be considered as a sign when such trade name, emblem or single group of words or symbols are not more than three (3) square feet in area.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 20th day of May 1985, A.D.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: Robert B. Lawrence
Chairman

Attest:

Herbert J. Oswald
Secretary