



West Norriton Township
Work Session Agenda
October 5, 2021
7:00 PM

FACE COVERINGS WILL BE REQUIRED FOR INDIVIDUALS NOT FULLY VACCINATED

1. **Call To Order And Pledge Of Allegiance**
2. **Presentation By Mitzvah Circle**
3. **Discussion/Update On Status**
 - A. **Fee Schedule - Zoning Hearings**
 - B. **Zoning Amendment: Residential-Agriculture – Raising Height Limit To 50'**
 - C. **Presentation By Frank C. Parker Jr. & Son American Legion Post 901 Of Officer And Firefighter Of The Year**
4. **Manager's Items**
 - A. **Presentation Of Proposed 2022 Budgets**
 - B. **Consider Accepting Consortium Bid For Sodium Chloride For The 2021-2022 Winter Season**

Documents:

[2021-2022 SALT BID.PDF](#)
 - C. **Consider Adopting Ordinance No 2021-752 Re: Amending Signs**

Documents:

[ORDINANCE - AMENDING SIGNS.DOC](#)
 - D. **Consider Adopting Resolution #21-1677 Re: Sale Of Township Property To Highest Bidders On Muncibid**

Documents:

[RESOLUTION - SALE OF PERSONAL PROPERTY - ECONOLINE E350.DOC](#)
 - E. **Consider Appointment To The Environmental Advisory Council Due To Resignation Of Robert Kline**
 - F. **Consider Authorizing Staff To Advertise Bids For The Jeffersonville Golf Club Short Course Project**

5. Commissioner Liaison Committee Reports

6. Public Comment

- a. Recognize individuals that are taxpayers or residents of West Norriton Township wishing to offer comment.
- b. Require the name and address of such persons wishing to comment.
- c. Permit each individual at minimum one (1) opportunity to speak. The President may require an individual who has already spoken to wait until all others wishing to speak have had the opportunity before permitting an additional opportunity to speak. Once all others have had the opportunity to speak, the President shall determine whether time would allow for additional comment from the individual wishing to speak. Such a determination shall be based solely on the factor of time and shall not be based on the content or viewpoint of the particular individual(s) seeking additional opportunity to speak.
- d. Provide for a five (5) minute maximum for each individual to offer public comment. There shall be no ceding or assigning of time. In no case shall a time limit of fewer than two (2) minutes be designated. It may be requested that a spokesperson from a group address the Board of Commissioners.
- e. Preserve order by prohibiting disruptive conduct including, but not limited to, speaking by any person who is not, at that time, taking part in public comment.

To submit written Public Comment to the Board, please [CLICK HERE](#)

7. Meeting Dates

- A. Environmental Advisory Council - October 13th @ 7:00 PM;
- B. Planning Commission - October 18th @ 7:00 PM - Traffic Revitalization;
- C. Human Relations Commission - October 28th @ 7:00 PM; and
- D. Zoning Hearing Board - None

8. Adjournment

www.westnorritontwp.org



September 16, 2021

Morton Salt
444 W. Lake St., Suite 3000
Chicago, IL 60606

alorenzinni@mortonsalt.com

Attention: Mr. Andrew Lorenzinni, Sr. Bid Analyst (*via mail & email*)

RE: MCCC 2021-2022 Salt Bid
Notice of Award
Bursich Project No: MON-20 / 218190

Dear Andrew:

This is to inform you that your bid dated August 25, 2021 for the above-referenced project has been considered. You are being notified of the award of the contract in the amount of \$58.33 per delivered ton and \$58.00 per non-delivered ton.

1. Please deliver to our office two fully-executed copies of the following Contract Documents within seven calendar days after receipt of this letter:
 - a. Cover letter to Borough Council
 - b. Bid Bond form, Form of Guarantee, and bond
 - c. Non Collusion Affidavit
 - d. Public Works Employment Verification Form
 - e. Performance Bond equal to 100 percent of the total bid price (\$3,489,300.60)
 - f. Payment Bond equal to 100 percent of the total bid price (\$3,489,300.60)
 - g. Section G – Questionnaire for Rock Salt Bidders
 - h. Section F – Contract Form
 - i. Certificates of Insurance
2. Please note the Certificates of Insurance must name Hatfield Borough and Bursich Associates, Inc. as additional insureds. The Notice of Award is contingent on you providing Performance and Payment Bonds and Certificates of Insurance in a form acceptable to Owner. If the bonds and insurance are not acceptable, the Notice of Award shall be considered null and void.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default and annul this Notice of Award.

ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS



2129 E. High Street | Pottstown, PA 19464
N 40° 14' 40.2" W 075° 36' 09.6"

610.323.4040
www.bursich.com

Please acknowledge acceptance of this Notice of Award by signing and returning the enclosed copy of this Notice of Award.

Should you have any questions or need further information, please feel free to contact me at 484-941-0418 or chad.camburn@bursich.com.

Very truly yours,



Chad E. Camburn, P.E.
Director of Municipal Services
Bursich Associates, Inc., Pottstown Office

pc: Jaime Snyder, Hatfield Borough Assistant Manager / MCCC President (*via email*)
Michael J. DeFinis, Hatfield Borough Manager (*via email*)
Kate Harper, Hatfield Borough Solicitor (*via email*)

Acceptance of Notice of Award
Morton Salt

By: _____

Title: _____

Date: _____

**WEST NORRITON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2021-752

AN ORDINANCE OF WEST NORRITON TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF WEST NORRITON TOWNSHIP, PART 16 “SIGNS”, OF CHAPTER 27 “ZONING” TO PROVIDE UPDATED STANDARDS FOR THE USE AND REGULATION OF SIGNS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Pennsylvania First Class Township Code authorizes the Board of Commissioners of West Norriton Township (“BOC”) to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of the Township and the maintenance of peace, good government, health, safety, and welfare of the West Norriton Township (“Township”) and its citizens;

WHEREAS, the BOC desires to protect the safety, health, and welfare of the residents of West Norriton by preserving the livability and desirability of its neighborhoods;

WHEREAS, after review of its General Laws, the Township has discovered its sign relation ordinance to be outdated and content specific, rather than the preferred content neutral regulations; and

WHEREAS, in order to resolve the inconsistencies and provide its staff and residents updated regulations, Township staff recommends amending Part 16 of Chapter 27.

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the West Norriton Township Board of Commissioners, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION I: Part 16 “Signs” of Chapter 27, “Zoning” of the Code of Ordinances of West Norriton Township, is hereby deleted entirely and replaced as follows:

§ 27-1601 Applicability

Any sign erected, altered, or maintained after the effective date of this Ordinance shall conform to the following regulations.

§ 27-1602 Intent and Purpose.

1. Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public. The intent of this Article is to regulate all signs within West Norriton Township to ensure that they are appropriate for their respective uses, in keeping with the appearance of the affected property and surrounding environment, and protective of the public health, safety, and general welfare by:
 - A. Set standards and provide uniform, scientifically-based controls that permit reasonable use of signs and preserve the character of West Norriton.
 - B. Enhance the economy and the business and industry of the area by promoting the reasonable, orderly, and effective display of signs, and thereby encourage increased communication with the public.
 - C. Prohibiting the erection of signs in such numbers, sizes, designs, illumination, and locations as may create traffic congestion or a hazard to pedestrians and motorists by distracting attention or obstructing vision.
 - D. Reduce conflict among signs and lights and between public and private environmental information systems.
 - E. Promote signs which are compatible with their surroundings, are appropriate to the type of activity to which they pertain.
 - F. Avoiding excessive conflicts from large or multiple signs, so those permitted signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion.
 - G. Establish a process for the review and approval of sign permit applications.
2. Interpretation. In their interpretation and application, the provisions of this Part shall be held to be the minimum requirements necessary for the promotion and protection of the public health, safety, comfort, morals, and convenience.
3. Conflicting Codes and Ordinances. If any provision or requirement of this Part is found to be in conflict with any other provisions or requirement of this chapter or of any other applicable governmental law, ordinance, resolution, rule or other governmental regulation of any kind, the regulation which establishes the more restrictive rule or higher standard shall govern.
4. Existing Agreement. This Part shall not abrogate any private agreement existing prior to the effective date of this Part, provided that where the regulations of this Part are more restrictive or impose higher standards than such private agreements, the provisions and requirements of this Part are separable:
 - A. If any court of competent jurisdiction determines any provisions of this Part to be invalid, such determination shall not affect any other provisions of this Part, not specifically included in the court's judgment order.
 - B. If any court of competent jurisdiction determines any provision of this Part to be invalid as applied to any particular sign, such determination shall not affect the application of such provisions to any other sign not specifically included in the court's judgment order.

§ 27-1603 Definitions. In the construction of this Part and any subsequent amendment, the rules and definitions contained in this section shall be observed and applied except when the context clearly indicates otherwise:

1. Words used in the present tense shall include the future tense.
2. Words used in the plural number shall include the singular, and the singular number shall include the plural number.
3. The word "shall" and "will" are mandatory and are not discretionary.
4. The word "may" is permissive.
5. The word "lot" shall include the words "place" and "parcel."
6. The word "building" shall include the word "structure" and shall include all improvements of every kind, regardless of similarity to buildings.
7. The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
8. The word "person" shall include the words "individual," "corporation," "governmental agency," "trust," "estate," "partnership," "association," "venture," "joint venture," or any other legal activity.
9. The masculine gender includes the feminine and neutral.
10. Words and terms used in this ordinance shall have the meanings given in this Part. Unless expressly stated otherwise, any pertinent word or term not part of this listing but vital to the interpretation of this ordinance, shall be construed to have their legal definition, or in absence of a legal definition, their meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

ABANDONED SIGN

A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 180 days, in the case of off-premises signs, or at least 360 days in the case of on-premises signs.

ADDRESS SIGN

A sign that designates the street number and/or street name for identification purposes, as designated by the United States Postal Service. (Also known as: nameplate sign)

AWNING

A cloth, metal, or other nonstructural covering for the purpose of shielding a doorway or window and either permanently attached to a building or affixed to a building in such a manner that the structure may be raised or retracted to a position against the building when not in use.

AWNING SIGN

Any sign painted on, or applied to, an awning.

BALLOON SIGN

A lighter-than-air, gas-filled balloon, tethered in a fixed location, which contains an advertisement message on its surface or attached to the balloon in any manner.

BANNER

Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are temporary in nature and do not include flags.

BEACON LIGHTING

Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object.

BUILDING

A structure, including any part thereof, having a roof and used for shelter or enclosure of persons or property.

BUILDING FRONTAGE

The maximum linear width of a building measured in a single straight line parallel, or essentially parallel, with the abutting public street or parking lot.

CANOPY

A rigid structure other than an awning made of cloth, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

CANOPY SIGN

Any sign that is part of or attached to a canopy.

CHANGEABLE COPY SIGN

A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system. The two types of changeable-copy signs are *manual changeable copy signs* and *electronic changeable copy signs*, which include: *message center signs*, *digital displays*, and *Tri-Vision Boards*.

CHANNEL LETTER SIGN

A sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall, which may accommodate a light source.

CLEARANCE

The distance above the walkway, or other surface if specified, to the bottom edge of a sign. This term can also refer to a horizontal distance between two objects.

DIRECTIONAL SIGN

Signs designed to provide direction to pedestrian and vehicular traffic into and out of, or within a site.

FESTOON LIGHTING

A type of illumination comprised of either: (a) a group of incandescent light bulbs hung or strung overhead or on a building or other structure, or (b) light bulbs not shaded or hooded or otherwise

screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.

FLAG

Any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners.

FLASHING SIGN

An illuminated sign on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated, and which exhibits changes in light, color, direction, or animation. This definition does not include electronic message centers signs or digital displays that meet the requirements set forth herein.

FOOT-CANDLE

A unit of incident light (on a surface) stated in lumens per sq. ft. and measurable with an illuminance meter, a.k.a. footcandle or light meter. One (1) footcandle is equal to one (1) lumen per sq. ft.

FOOT-LAMBERT

A unit of emitted light (from a surface) stated in lumens per sq. ft. and measurable with an illuminance meter, a.k.a. footcandle or light meter. One (1) foot-lambert is equal to one (1) lumen per sq. ft.

FREESTANDING SIGN

A sign supported by structures or supports that are placed on, or anchored in, the ground; and that is independent and detached from any building or other structure. The following are subtypes of freestanding signs:

Ground Sign

A sign permanently affixed to the ground at its base, supported entirely by a base structure, and not mounted on a pole or attached to any part of a building. (Also known as monument sign)

Pole Sign

A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure.

GAS STATION CANOPY

A freestanding, open-air structure constructed for the purpose of shielding service station islands from the elements.

GAS STATION CANOPY SIGN

Any sign that is part of, or attached to, the vertical sides of the gas station canopy roof structure. For the purposes of this ordinance, gas station canopy signs shall be considered wall signs.

GOVERNMENT/REGULATORY SIGN

Any sign for the control of traffic or for identification purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger or construction, which are erected by or at the order of a public officer, employee or agent thereof, in the discharge of official duties.

HOLIDAY DECORATIONS

Signs or displays including lighting which are a non-permanent installation celebrating national, state, and local holidays, religious or cultural holidays, or other holiday seasons. (Also known as seasonal decorations).

ILLUMINATION

A source of any artificial or reflected light, either directly from a source of light incorporated in, or indirectly from an artificial source.

EXTERNAL ILLUMINATION

Artificial light, located away from the sign, which lights the sign, the source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.

INTERNAL ILLUMINATION

A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this ordinance.

HALO ILLUMINATION

A sign using a 3-dimensional message, logo, etc., which is lit in such a way as to produce a halo effect. (Also known as back-lit illumination)

ILLUMINATED SIGN

A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign or externally illuminated by a light source aimed at its surface.

INCIDENTAL SIGN

A sign that displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public street. These signs shall not contain any commercial advertising.

INCIDENTAL WINDOW SIGN

Signs displayed in the window displaying information such as the business' hours of operation, credit institutions accepted, commercial and civic affiliations, and similar information. These signs shall be informational only and shall not contain a commercial message.

INFLATABLE SIGN

A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device.

INTERACTIVE SIGN

An electronic or animated sign that reacts to the behavior or electronic signals of motor vehicle drivers.

LEGIBILITY

The physical attributes of a sign that allow for an observer's differentiation of its letters, words, numbers, or graphics.

LIGHT TRESPASS

Light emitted by a lighting installation, which extends beyond the boundaries of the property on which the installation is sited.

LIMITED DURATION SIGN

A non-permanent sign that is displayed on private property for more than 30 days, but not intended to be displayed for an indefinite period.

LUMINANCE

An objective measurement of the brightness of illumination, including illumination emitted by an electronic sign, measured in candles per sq. ft. (cd/ft²).

MANUAL CHANGEABLE COPY SIGN

A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.

MARQUEE

A permanent structure, other than a roof or canopy, extending from part of the wall of a building, but not supported by the ground, and constructed of durable material such as metal or glass.

MARQUEE SIGN

Any sign attached to a marquee for the purpose of identifying a use or product. If attached to a theater, performing arts center, cinema, or other similar use, it may also advertise films or productions.

MEMORIAL SIGN

A memorial plaque or tablet, including grave markers or other remembrances of persons or events, which is not used for a commercial message.

MENU SIGN

A permanent sign for displaying the bill of fare available at a restaurant, or other use serving food, or beverages.

MESSAGE CENTER SIGN

A type of illuminated, changeable copy sign that consists of electronically changing alphanumeric text often used for gas price display signs and athletic scoreboards.

MESSAGE SEQUENCING

The spreading of one message across more than one sign structure.

MULTI-TENANT SIGN

A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

MURAL OR MURAL SIGN

A large picture/image (including but not limited to painted art) which is painted, constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/or symbols.

NEON SIGN

A sign illuminated by a neon tube or other visible light-emitting gas tube which is bent to form letters, symbols, or other shapes.

NIT

A term used to describe a metric unit of luminance defined as candela per sq. meter (cd/m²). The unit is based on the candela, the modern metric unit of luminous intensity; and the square meter.

NONCONFORMING SIGN

A sign that was legally erected and maintained at the effective date of this Ordinance, or amendment thereto, that does not currently comply with the sign regulations of the district in which it is located.

OFF-PREMISES SIGN

An outdoor sign whose message directs attention to a specific business, product, service, event or activity, or other commercial or noncommercial activity, or contains a non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted on the premises upon which the sign is located. (Also known as a third-party sign, billboard, or outdoor advertising)

OFFICIAL TRAFFIC SIGN

Official highway route number signs, street name signs, directional signs and other traffic signs erected and maintained on public highways and roads in the interest of public safety or for the regulation of traffic.

ON-PREMISES SIGN

A sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the sign is located.

PATRON ADVERTISING SIGNS

Signs erected on the perimeter of an organizational sponsored youth athletic field for the sole purpose of sponsoring or contributing to the organized youth athletic sport. Signs erected for this purpose shall be one sided with a maximum of (32) sq. ft. of gross aggregate surface area. Sponsors advertising on score boards may not exceed 25% of the surface area of the score board.

PERMANENT SIGN

A sign attached or affixed to a building, window, or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

PERSONAL EXPRESSION SIGN

An on-premises sign that expresses an opinion, interest, position, or other non-commercial message.

PORTABLE SIGN

A sign not permanently affixed to the ground, a building, or other structure, which may be moved from place to place.

SANDWICH BOARD SIGN

A type of freestanding, portable, temporary sign consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians. (Also known as A-frame sign)

VEHICULAR SIGN

A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose.

PRIVATE DRIVE SIGN

A sign indicating a street or drive which is not publicly owned and maintained and used only for access by the occupants of the development and their guests.

PROJECTING SIGN

A building-mounted, double-sided sign with the two faces generally perpendicular to the building wall, not to include signs located on a canopy, awning, or marquee. (Also known as lade sign)

PUBLIC SIGN

A sign erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification signs for public facilities.

REFLECTIVE SIGN

A sign containing any material or device which has the effect of intensifying reflected light.

REVOLVING SIGN

A sign which revolves in a circular motion; rather than remaining stationary on its supporting structure.

ROOF SIGN

A sign erected or maintained in whole or in part upon, against, or directly above the parapet line or roof of the building.

SCOREBOARD

A sign contained within an athletic venue and intended solely to provide information to the attendees of an athletic event.

SECURITY SIGN

An on-premises sign regulating the use of the premises, such as a “no trespassing,” “no hunting,” or “no soliciting” sign. (Also known as warning sign)

SHIELDED

The description of a luminaire from which no direct glare is visible at normal viewing angles, by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, barn doors, baffles, louvers, skirts, or visors.

SIGN

Any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message. Sign includes the sign faces as well as any sign supporting structure.

SIGN AREA

The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols. See§27-1606(3). for standards for measuring sign area.

SIGN FACE

The part of the sign that is or can be used for the sign area. The sign area could be smaller than the sign face.

SIGN HEIGHT

The vertical dimension of a sign as measured using the standards in §27-1606(4).

SIGN SUPPORTING STRUCTURE

Poles, posts, walls, frames, brackets, or other supports holding a sign in place.

SNIPE SIGN

A sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner. (Also known as bandit sign)

STOREFRONT

The exterior facade of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment.

STREAMERS

A display made of lightweight, flexible materials, consisting of long, narrow, wavy strips hung individually or in a series, with or without a logo or advertising message printed or painted on them and typically designed to move in the wind.

STREET FRONTAGE

The side or sides of a lot abutting on a public street or right-of-way.

STREET POLE BANNER

A banner suspended above a public sidewalk and attached to a single street pole. These signs shall not contain any commercial advertising.

STRUCTURE

Any man-made object having an ascertainable, stationary location on or in land or water, whether or not affixed to the land.

TEMPORARY SIGN

A nonpermanent sign erected, affixed, or maintained on a premise for a short, usually fixed, period of time.

TRI-VISION BOARDS

An outdoor unit with a slatted face that allows three different copy messages to revolve at intermittent intervals.

VENDING MACHINE SIGN

A sign displayed on a vending machine indicating the name of the product being sold and/or the price of such product.

WALL SIGN

A sign attached directly to an exterior wall of a building or dependent upon a building for support with the exposed face of the sign located in a place substantially parallel to such exterior building wall to which the sign is attached or supported.

WARNING SIGN

A sign containing no advertising material, warning the public of the existence of danger.

WINDOW SIGN

A sign attached to, placed upon, or painted on the interior of a window or door of a building which is intended for viewing from the exterior of such building.

§ 27-1604 Prohibited Signs.

The following signs are unlawful and prohibited:

1. Banners and Pennants. Banners, pennant strings, streamers, balloon signs, and other inflatable devices, with the exception of balloons used in temporary, non-commercial situations.
2. Mechanical movement signs, including revolving signs.
3. Projecting Signs.
4. Animated signs, flashing signs, digital displays, signs that scroll or flash text or graphics, or signs that display video or streaming images.
5. Signs which imitate, interfere with, obstruct the view of, or can be confused with any authorized traffic control sign, signal, or other device.
6. Abandoned signs.
7. Snipe signs. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this Part.
8. Signs which emit smoke, visible vapors, particulate matter, sound, odor or contain open flames.
9. Reflective signs or signs containing mirrors.
10. Interactive signs.
11. Signs incorporating beacon or festoon lighting.
12. Any banner or sign of any type suspended across a public street, without the permission of the owner of the property and road.
13. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
14. Any sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of the West Norriton Zoning Ordinance.
15. Signs that exhibit statements, words, or pictures of obscene or pornographic subjects as determined by West Norriton Township.
16. Any sign that promotes illegal activity.

§ 27-1605 Sign Exempt from Permit Requirements.

The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district, provided such signs comply with the regulations in this section, if any.

1. Official Traffic Signs.
2. Government/Regulatory Signs. These include governmental signs for control of traffic and other regulatory purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger and aids to services or safety which are erected by, or at the order of, a public officer or employee in the performance of the officer's or employee's duties.
3. Signs inside a building, or other enclosed facility which are not meant to be viewed from the outside and are located greater than (3) ft. from the window.
4. Holiday and seasonal decorations.

5. Personal expression signs of any type including flags provided that they do not exceed three (3) sq. ft. in area per side, are non-commercial in nature, and not illuminated.
6. Address Signs. Up to two (2) signs stating address, name and/or number of occupants of the premises and do not include any commercial advertising or other identification. Signs-not to exceed four (4) sq. ft. in area.
7. Public signs. Signs erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification or directional signs for public facilities.
8. Signs located on any property for sale or rent, provided that no single sign shall exceed sixteen (16) sq. ft. and four (4) ft. in height, and provided that such signs shall be removed within ten (10) days of sale or leasing of property.
9. Signs identifying individuals or companies involved in design construction, wrecking, financing, or development when placed upon the premises where work is under construction, but only for the duration of or a wrecking.
10. Signs or emblems of a religious, civil, philanthropic, historical or educational organization that do not to exceed four (4) sq. ft. in area.
11. Private drive signs. One (1) sign per driveway entrance, not to exceed two (2) sq. ft. in area.
12. Security and warning signs. These limitations shall not apply to the posting of conventional “no trespassing” signs in accordance with state law.
 - A. Residential districts. Signs not to exceed two (2) sq. ft. in area.
 - B. Non-residential districts. Maximum of one (1) large sign per property, not to exceed five (5) sq. ft. in area. All other posted security and warning signs may not exceed two (2) sq. ft. in area.
13. Flags:
 - A. Location. Flags and flagpoles shall not be located within any right-of-way
 - B. Height. Flags shall have a maximum height of (30) ft.
 - C. Number. No more than two (2) flags per lot in residential districts, no more than three (3) flags per lot in all other districts.
 - D. Size. Maximum flag size is (24) sq. ft. in residential districts, (35) sq. ft. in all other districts.
 - E. Flags containing commercial messages may be used as permitted freestanding signs, and, if so used, the area of the flag shall be included in, and limited by the computation of allowable area for signs on the property.
 - F. Flags up to three (3) sq. ft.in area containing noncommercial messages are considered personal expression signs and are regulated in accordance with this section §27-1605(5) Exempt Signs.
14. Legal Notices.
15. Vending Machine Signs.

16. Memorial signs, public monument or historical identification sign erected by the Township of West Norriton, including plaque signs up to three (3) sq. ft. in area.
17. Signs which are a permanent architectural feature of a building or structure, existing at the time of adoption of this ordinance.
18. Signs advertising the variety of crop growing in a field. Such signs shall be removed after the growing season.
19. Incidental signs, including incidental window signs.
20. Directional signs, provided they do not contain any commercial messaging.
 - A. Area. No single directional sign shall exceed four (4) sq. ft. in area
 - B. Height. Directional signs shall have a maximum height of five (5) ft.
 - C. Illumination. Directional signs shall be non-illuminated.
21. Art and murals, provided such signs do not contain any commercial messaging.
22. Patron Advertising Signs. Signs erected on the perimeter of an organizational sponsored youth athletic field for the sole purpose of sponsoring or contributing to the organized youth athletic sport. Signs erected for this purpose shall be one sided with a maximum of (32) sq. ft. of gross aggregate surface area. Sponsors advertising on score boards may not exceed 25% of the surface area of the score board.
23. Temporary signs in accordance with §1610 Regulations by Sign Type (Temporary Signs).

§ 27-1606 General Provisions.

1. Sign location.
 - A. No sign shall be placed in such a position as to endanger pedestrians, bicyclists, or traffic on a street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.
 - B. No sign may occupy a sight triangle.
 - C. Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.
2. Sign Materials & Construction: Every sign shall be constructed of durable materials, using non-corrosive fastenings; shall be structurally safe and erected or installed in strict accordance with the PA Uniform Construction Code; and shall be maintained in safe condition and good repair at all times so that all sign information is clearly legible.
3. Sign Area
 - A. The area of a sign shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a sign shall not include any supporting framework, bracing or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols.
 - B. Where the sign consists of individual letters, designs, or symbols attached to a building, awning, wall, or window, the area shall be that of the smallest rectangle which encompasses all of the letters, designs, and symbols.
 - C. Signs may be double-sided.
 - (1) On-premises signs.
 - (a) Only one (1) side shall be considered when determining the sign area,

provided that the faces are equal in size, the interior angle formed by the faces is less than 45 degrees, and the two faces are not more than (18) in. apart.

- (b) Where the faces are not equal in size, but the interior angle formed by the faces is less than 45 degrees and the two faces are not more than (18) in. apart, the larger sign face shall be used as the basis for calculating sign area.
- (c) When the interior angle formed by the faces is greater than 45 degrees, or the faces are greater than (18) in. apart, all sides of such sign shall be considered in calculating the sign area.

(2) Off-premises signs

- (a) Only one (1) side shall be considered when determining the sign area, provided that the faces are equal in size, the interior angle formed by the faces is less than 45 degrees, and the two faces are not more than five (5) ft. apart.
- (b) Where the faces are not equal in size, but the interior angle formed by the faces is less than 45 degrees and the two faces are not more than five (5) ft. apart, the larger sign face shall be used as the basis for calculating sign area.
- (c) When the interior angle formed by the faces is greater than 45 degrees, or the faces are greater than five (5) ft. apart, all sides of such sign shall be considered in calculating the sign area.

D. Signs that consist of, or have attached to them, one or more three-dimensional or irregularly-shaped objects, shall have a sign area of the sum of two adjacent vertical sign faces of the smallest cube encompassing the sign or object.

E. If elements of a sign are movable or flexible, such as a flag or banner, the measurement is taken when the elements are fully extended and parallel to the plane of view.

F. The permitted maximum area for all signs is determined by the sign type and the zoning district in which the sign is located (see §27-1613 through §27-1617).

4. Sign Height.

A. Sign height shall be measured as the distance from the highest portion of the sign to the mean finished grade of the street closest to the sign. In the case of a sign located greater than 100 ft. from a public street, height shall be measured to the mean grade at the base of the sign.

B. Clearance for freestanding shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.

C. The permitted maximum height for all signs is determined by the sign type and the zoning district in which the sign is located (see §27-1613 through §27-1617).

5. Sign Spacing: The spacing between sign structures shall be measured as a straight-line distance between the closest edges of each sign.

6. Sign Illumination.

A. Signs may be illuminated, unless otherwise specified herein, consistent with the following standards:

(1) *Location.* The summary table below (§27-1606(8)(H)) provides detailed

information about what types of illumination are permitted in each zoning district.

- (2) Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
- (3) No more than 0.2 foot-candle of light shall be detectable at the boundary of any abutting property.
- (4) *Hours of Operation:*
 - (a) Signs on non-residential properties may be illuminated from 5 am until 11 pm, or ½ hour past the close of business of the facility being identified or advertised, whichever is later.
 - (b) Signs shall provide an automatic timer to comply with the intent of this Section.
- (5) *Brightness:* Message center signs and digital displays are subject to the following brightness limits:
 - (a) During daylight hours between sunrise and sunset, luminance shall be no greater than five thousand (5,000) nits.
 - (b) At all other times, luminance shall be no greater than two hundred fifty (250) nits.
 - (c) Each sign must have a light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change to comply with the limits set here within.
- (6) *Message Duration:* The length of time each message may be displayed on a message center sign, digital display, or Tri-Vision Board sign is based upon the visibility and speed limit unique to individual signs and adjacent road conditions. The following method should be used to calculate message duration for message center signs, digital displays, or Tri-Vision Board signs.
 - (a) Determine the greatest distance from which the sign becomes visible on the road the sign is primarily intended to serve. If a sign is intended to be seen by more than one roadway, the road with the lower posted speed limit shall be used for determining message duration.
 - (b) Multiply the road's posted speed limit (MPH) by 5,280, and then divide by 3,600 to obtain the speed limit in feet/second.
 - (c) Divide the visibility distance by the speed limit (feet/second).
 - (d) Add an additional ten (10) percent of this number to the total.
 - (e) The resulting amount of time is the minimum permitted message duration, except where this value is less than eight (8) seconds in which the minimum message duration shall be no less than eight (8) seconds.

B. Types of Illumination: Where permitted, illumination may be:

- (1) *External:* Externally illuminated signs, where permitted, are subject to the following regulations:
 - (a) The source of the light must be concealed by translucent covers.
 - (b) External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.
- (2) *Internal:* Internally illuminated signs, where permitted, are subject to the following regulations:

- (a) Internal illumination, including neon lighting, must be static in intensity and color.
- (b) Message center signs are permitted in accordance with the regulations contained in (§27-1606(6)(C)).
- (c) Digital displays are permitted in accordance with the regulations contained in (§27-1606(6)(D)).

C. Message center signs are subject to the following regulations, in addition to all other illumination requirements established in this Section.

- (1) *Sign Type*: Message center signs are permitted in the form of freestanding and wall signs, both on-premises and off-premises, in accordance with the regulations established in (§27-1608 & §27-1609 – Regulations by Sign Type: On-Premises & Off-Premises).
- (2) *Height*: A message center sign shall have the same height limits as other permitted signs of the same type and location.
- (3) *Area*:
 - (a) When used as an on-premises sign, message center signs shall not exceed 50% of the sign area for any one sign and shall not exceed more than 30% of the total area for all signs permitted on a property.
 - (b) When used as an off-premises sign, message center signs shall not exceed 50% of the sign area.
- (4) *Maximum Number*: Where permitted, one (1) message center sign is permitted per street frontage, up to a maximum of two (2) message center signs per property.
- (5) *Message Display*:
 - (a) No message center sign may contain text which flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
 - (b) The content of a message center sign must transition by changing instantly (e.g., no fade-out or fade-in).
 - (c) *Default Design*: The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
- (6) Conversion of a permitted non-message center sign to a message center sign requires the issuance of a permit pursuant to §27-1619 Permits & Applications.
- (7) The addition of any message center sign to a nonconforming sign is prohibited.
- (8) *Public Service Announcements*: The owner of every message center sign is encouraged to coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.

D. Digital display signs are subject to the following regulations in addition to all other requirements established in this Section.

- (1) *Sign Type*: Digital displays are permitted in the form of freestanding, monument, and wall signs, both on-premises and off-premises, in accordance with the regulations established in §27-1607 - §27-1612.
- (2) *Height*: A digital display shall have the same height limits as for other permitted signs of the same type and location.
- (3) *Area*:

- (a) When used as an on-premises sign, digital displays shall not exceed more than 30% of the total sign area permitted on the site.
- (b) When used as an off-premises sign, digital displays shall not exceed 50% of the sign area.
- (4) *Maximum Number per Property*: Where permitted, one (1) digital display sign is permitted per property.
- (5) *Message Display*:
 - (a) Any Digital Display containing animation, streaming video, or text or images which flash, pulsate, move, or scroll is prohibited. Each complete message must fit on one screen.
 - (b) One message/display may be brighter than another, but each individual message/display must be static in intensity.
 - (c) The content of a digital display must transition by changing instantly, with no transition graphics (e.g., no fade-out or fade-in).
 - (d) *Default Design*: The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
- (6) Conversion of a permitted non-digital sign to a digital sign requires the issuance of a permit pursuant to §21 Permits & Applications.
- (7) The addition of any digital display to a nonconforming sign is prohibited.
- (8) *Public Service Announcements*: The owner of every digital sign is encouraged to coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. It is also encouraged that emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.

E. Electrical Standards.

- (1) Electrical Permit. In addition to complying with the provisions of this Part, all signs in which electrical wiring and connections are to be used shall be subject to the applicable provisions of the Township Building Code and National Electrical Code. Permits for illuminated signs will not be issued without an approved electrical permit, if required. Applications for electrical permits shall be filed at the same time as the sign permit application.
 - (2) All work shall be completed in full compliance with the West Norriton Electrical Code as set forth in the PA Uniform Construction Code.
 - (3) The electrical supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed electrical cables. Electrical supply to freestanding signs shall be provided by means of underground cables.
 - (4) The owner of any illuminated sign shall arrange for a certification showing compliance with the brightness standards set forth herein by an independent contractor and provide the certification documentation to West Norriton as a condition precedent to the issuance of a sign permit.
- F. Glare Control: All signs shall be so designed, located, shielded, and directed so as to prevent the casting of glare or direct light from artificial illumination upon adjacent publicly dedicated roadways and surrounding property. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields, and

baffles, and appropriate application of fixture mounting height, wattage, aiming angle, and fixture placement. Vegetation screens shall not be employed to serve as the primary means for controlling glare.

G. Illumination of Buildings, Structures, and Areas.

(1) The use of unshielded lighting, including incandescent light, neon, or LED bulbs; hung or strung on poles, wires, or any other type of support, to illuminate buildings, structures, outdoor sales areas, or outdoor storage areas are prohibited except:

- (a) During the month of December for areas in which holiday trees are offered for sale.
- (b) On a temporary basis for areas in which carnivals, fairs, or other similar activities are held.
- (c) Outdoor dining.

H. Illumination Standards by District.

District	Illumination Type				Brightness Limitation for Digital Displays & Message Center Signs	Hours of illumination	Motion Limitation	Size Limitation	
	Internal	Message Center Sign	External	Digital Display				Digital Display and Message Center Signs	Digital Display Signs as Max % of Total Sign Area on Site
Residential: R-1, R-2, R-3, A, & RR	N	N	Y	N	N/A	N/A	N/A	N/A	N/A
Commercial: C, L-C, LC&I, B-P, & I	Y	Y	Y	?	N/A Daytime: 5,000 Nits Nighttime: 250 Nits	N/A 5 am to 11 pm or ½ hour past close of business	N/A Determined by visibility. See § 27-1606(6)(A)(6)	N/A	50%
RTMO	Y	Y	Y - Conditional	N	N/A	N/A 5 am to 11 pm or ½ hour past close of business	N/A	N/A	N/A

RA	N	N^	Y	N	N/A	N/A	N/A	N/A	N/A
RE	N	N^	Y	N	N/A	N/A	N/A	N/A	N/A
Off-Premises*	Y	Y	Y	N	Daytime: 5,000 Nits Nighttime: 250 Nits	N/A	Determined by visibility. See § 27- 1606(6)(A)(6)	N/A	50%
Non-Permanent*	N	N	Y	N	N/A	N/A	N/A	N/A	N/A
Portable Signs*	N	N	Y	N	N/A	N/A	N/A	N/A	N/A
* Off-premises, temporary, and portable signs are subject to the illumination regulations governing off-premises, temporary and portable signs, rather than the illumination standards governing the specific district where the sign is located									
^ Excludes scoreboards located in Parks or Recreational Facilities									

§ 27-1607 Regulations by Sign Type: On-Premises Signs

1. **Wall Signs.** No portion of a wall sign shall be mounted less than eight (8) ft. above the finished grade or extend out more than twelve (12) in. from the building wall on which it is affixed. If the wall sign projects less than three (3) in. from the building wall on which it is affixed, the eight-foot height requirement need not be met.
2. **Canopy or Awning Signs.**
 - A. A canopy or awning without lettering or other advertising shall not be regulated as a sign.
 - B. Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
 - C. No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
 - D. **Sign Placement.**
 - (1) Letters or numerals shall be located only on the front and side vertical faces of the awning or canopy.
 - (2) Logos or emblems are permitted on the top or angled portion of the awning or canopy up to a maximum of three (3) sq. ft. No more than one emblem or logo is permitted on any one awning or canopy.
 - E. **Sign Height.** The lowest edge of the canopy or awning sign shall be at least eight (8) ft. above the finished grade.
 - F. Any ground-floor awning projecting into a street right-of-way must be retractable.
 - G. Awnings above the ground floor may be fixed, provided they do not project more than four (4) ft. from the face of the building.
 - H. **Multi-tenant Buildings.** If the awning or canopy sign is mounted on a multi-tenant building, all awning or canopy signs shall be similar in terms of height, projection, and style across all tenants in the building.
3. **Window Signs.** Incidental window signs displaying pertinent business information such as the business' hours of operation and credit cards accepted, shall be excluded from area calculations for window signs.
4. **Marquee Signs.**
 - A. Marquee signs shall be located only above the principal public entrance of a building facing a public street or parking lot.
 - B. No marquee shall be wider than entrance it serves, plus (2) ft. on each side there-of.
 - C. No marquee shall extend closer to the curb than three (3) ft.
 - D. **Sign Height.**
 - (1) No portion of a marquee sign shall extend vertically above the eaveline.
 - (2) The lowest edge of the marquee sign shall be at least ten (10) ft. above the finished grade.
5. **Freestanding Sign.**
 - A. The lowest edge of any freestanding pole sign shall be either less than four (4) ft. or

greater than seven (7) ft. above the ground.

B. Freestanding ground signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.

C. Sign Placement.

(1) All freestanding signs shall be set back (5) ft. from the right-of-way, except for official traffic signs and government/regulatory signs.

(2) No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire land, easement, cartway of the right-of-way or other areas required to remain obstructed.

6. Manual Changeable Copy Signs:

A. Manual changeable copy signs are permitted only when integrated into a freestanding, marquee, wall,-or portable sign.

B. Changeable copy shall be permitted at a maximum frequency of once per every twelve (12) hours. Once changed, the copy of any part of the Manual Changeable Copy Sign shall not change again in less than twelve hours.

7. Roof Signs.

A. Number. There shall not be more than one roof sign for each premises; except that, where a ground pole sign is located on the premises, no roof sign shall be permitted.

B. Area. The gross surface area of a roof sign shall not exceed (32) sq. ft. for each exposed face, nor exceed an aggregate gross surface area of (64) sq. ft.

C. Height. Roof signs shall not project higher than the highest point of the roof or building where the sign is attached.

§ 27-1608 Regulations by Sign Type: Off-Premises Signs (Billboards)

1. Legislative Intent.

A. The regulations herein are designed to prevent the over concentration, improper placement, and excessive height, bulk, number and area of billboards. It is recognized that, unlike on-premises signs which are actually a part of a business, billboards are a separate and distinct use of the public thoroughfare.

B. It is intended billboards be located away from view of residential areas and that such signs be regulated to protect the character of the area in which billboards are located and to conserve property values in the area.

C. The Board of Commissioners of West Norriton Township hereby finds that billboards may be allowed in appropriate areas when approved as a conditional use, but that a proliferation of such use endangers the Township and its neighborhoods of visual blight. Furthermore, billboards, with their periodically changing content, present special aesthetic and traffic safety problems to the traveling public.

2. Locations and Permitted Uses.

- A. Off-premises signs are permitted in the following locations:
 - (1) In LC&I Limited Commercial & Industrial District shall be permitted when authorized as a conditional use.
 - (2) In LC&I District property upon which the proposed billboard structure is to be sited must have frontage on Trooper Road (PA Route 363).
 - (3) The property must have a minimum lot size of one (1) acre.
- 3. Sign Size - Off-premises advertising sign subject to following size restrictions according to speed limit of the road which the off-premises sign faces .

	Posted Speed Limit (MPH)				
	≤35	36 -45	46-55	56-65	Limited Access
Maximum Sign Area (sq. ft.)	60	100	150	200	300

- 4. Height.
 - A. The lowest edge of an off-premises sign shall be at least seven (7) ft. above the finished grade.
 - B. Off-premises signs shall have a maximum height of (20) ft. The maximum overall height of an elevated billboard sign structure shall be (35) ft. measures from the elevation of the center-line grade of PA Route 363 directly in front of the billboard sign to the highest portion of the sign structure, including support structures and light fixtures.
- 5. Spacing: Off-premises shall be:
 - A. Set back from the right of way a distance equal to the height of the off-premises sign or (25) ft., whichever is greater.
 - B. Located no closer than (15) ft. from any property line.
 - C. Located no closer than (20) ft. from any building, structure, or on-premises sign located on the same property or any adjacent property.
 - D. Located no closer than (500) ft. from another off-premises sign on either side of the road measured linearly.
 - E. No billboard sign structure, or any part thereof, shall be erected or maintained within (200) ft. of any residential district, including those of a neighboring municipality.
 - F. Located no closer than (1,000) ft. from any property line abutting a public park, playground, religious institution, cemetery, school, or residential district.
 - G. Not attached to the external wall or otherwise affixed to any part of any building and shall not extend over any public property or right-of-way.
 - H. Not located on sewer rights-of-way, or water, electric, or petroleum pipelines
 - I. Not located on a bridge.

- J. Front Yard Setback. The front yard setback for any other building or structure on the same lot as a billboard shall be calculated as running from the billboard sign face (i.e., not the right-of-way) for the entire length of the front yard.
- 6. Number Signs per Lot: No more than one (1) off-premises sign per lot. Vertically or horizontally stacked signs shall not be permitted.
- 7. Content: Off-premises signs shall not display any message or graphic of an obscene or pornographic nature as determined by West Norriton.
- 8. Double-Sided Off-Premises Signs: May be single or double-sided, in accordance with § 27-1604(5) Sign Area.
- 9. Message Sequencing: Message sequencing is prohibited.
- 10. Construction and Maintenance.
 - A. All plans for off-premises signs shall be certified by a licensed engineer registered in Pennsylvania.
 - B. All off-premises signs shall be constructed in accordance with industry-wide standards established by the Outdoor Advertising Association of America and the Institute of Outdoor Advertising, or their successor organizations. All off-premises advertising signs shall be structurally sound and maintained in good condition and in compliance with the Pennsylvania Uniform Construction Code.
 - C. The rear face of a single-face, off-premises advertising sign shall be painted and maintained with a single neutral color as approved by West Norriton.
 - D. Every (3) years, the owner of the billboard shall have a structural inspection made of the billboard by a licensed engineer registered in Pennsylvania and shall provide to West Norriton a certificate certifying that the billboard is structurally sound.
 - E. Weeds shall be kept out from in front of, underneath, and around the base of all freestanding, elevated billboard signs and facilities.
 - F. No rubbish or debris shall be permitted near any freestanding billboard sign structures, especially when such rubbish or debris might constitute a fire hazard.
 - G. All billboard sign structures shall be kept free from all hazards such as, but not limited to faulty wiring or loose fastenings.
- 11. Landscaping
 - A. Landscaping shall be provided at the base of all off-premises signs. Trees and shrubbery, including evergreen and flowering trees, of size and quantity shall be provided as deemed appropriate by the Board of Commissioners of West Norriton Township as part of approval as a conditional use.
 - B. Trees greater than four (4) in. in diameter removed for construction of the sign shall be replaced on-site at a ratio of one (1) replacement tree for each removed tree using native species no less than three (3) in. in diameter.
- 12. Additional Regulations. All off-premises signs shall comply with any and all applicable zoning regulations of West Norriton, and any and all municipal, state and/or federal

regulations. In the event any other applicable regulation is in conflict with the provisions of this Section, the stricter regulation shall apply.

13. Application/Plan Requirements. Plans submitted for off-premises advertising signs shall show the following:

- A. The location of the proposed sign on the lot with the required sign setbacks from the property line and ultimate right-of-way.
- B. The location and species of existing trees.
- C. The distance to the nearest existing off-premises advertising sign.
- D. The distance to the nearest right-of-way, property line, building, structure, on-premises sign, off-premises sign, intersection, interchange, safety rest area, bridge, residential district, or institutional use, sewer rights-of-way, and water, electric or petroleum pipelines.
- E. Certification under the seal by a licensed engineer that the off-premises sign, as proposed, is designed in accordance with all federal, state, and local laws, codes, and professional standards.

14. Illumination & Changeable Copy of Off-Premises Signs.

- A. Off-premises signs may incorporate manual changeable copy signs.
 - (1) Changeable copy shall be permitted at a maximum frequency of once per every twelve (3) hours. All changeable copy on a billboard shall change uniformly and completely during a period of no longer than three (3) seconds. Once changed, the copy of any part of the billboard shall not change again in less than three (3) hours.
 - (2) Billboards with changeable copy are permitted to have internal luminescence. Light source, brilliance levels and colors shall be subject to conditional use approval, which may include standards limiting the percent of white or light-color backgrounds to not greater than 50% of the surface area of the sign face of the billboard.
- B. Off-premises signs may be illuminated, provided that:
 - (1) All light sources are designed, shielded, arranged, and installed to confine or direct all illumination to the surface of the off-premises sign and away from adjoining properties so as not to create a nuisance or hazard to motorists. In no case shall a billboard in total or in part consist of a beacon light, festoon lighting, flashing or intermittent illumination, neon, animated sign, or moving sign.
 - (2) Light sources are not visible from any street or adjoining properties.
- C. Following illumination types permitted subject to regulations in §27-1606(6) Sign Illumination.
 - (1) External Illumination
 - (2) Internal Illumination
 - (3) Message Center Sign

15. Safety. In applying for conditional use, the applicant bears the burden of proof to establish that the proposed off-premises sign will not create a public health or safety hazard in the matter and location that it is proposed and in the manner by which it is to be operated.

§ 27-1609 Regulations by Sign Type: Limited Duration Signs

1. Limited duration signs, as defined in this Section, located on private property are subject to the regulations set forth below. Limited Duration signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.

2. Size and Number.

A. Non-Residential Zones:

(1) Large Limited Durations Signs: One (1) large limited duration sign is permitted per property in all non-residential zones. If a property is greater than five (5) acres in size and has at least (400) ft. of street frontage or has more than 10,000 sq. ft. of floor area, one (1) additional large limited duration sign may be permitted so long as there is a minimum spacing of (200) ft. between the two (2) large limited duration signs.

(a) Type:

- i. Freestanding sign
- ii. Window sign
- iii. Wall sign
- iv. Portable sign

(b) Area: Each large limited duration sign shall have a maximum area of (16) sq. ft.

(c) Height: Large limited duration signs that are freestanding shall have a maximum height of eight (8) ft.

(2) Small Limited Duration Signs: In addition to the large limited duration sign(s) outlined above, one (1) small limited duration sign is permitted per property in all non-residential zones. If a property is greater than five (5) acres in size and has at least (400) ft. of street frontage or has more than (10,000) sq. ft. of floor area, one (1) additional small sign may be permitted.

(a) Type:

- i. Freestanding sign
- ii. Window sign
- iii. Wall sign
- iv. Portable Sign

(b) Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.

(c) Height: Small limited duration signs that are freestanding shall have a maximum height of six (6) ft.

B. Residential Zones:

(1) Large Limited Durations Signs: One (1) large limited duration sign is permitted per property so long as the property is greater than five (5) acres in size and has at least (400) ft. of street frontage or has more than (10,000) sq. ft. of floor area.

(a) Type:

- i. Freestanding sign
- ii. Window sign
- iii. Wall sign
- iv. Portable sign

(b) Area: Each large limited duration sign shall have a maximum area of (16) sq. ft.

(c) Height: Large limited duration signs that are freestanding shall have a maximum height of eight (8) ft.

(2) Small Limited Duration Signs: One (1) small limited duration sign is permitted per property.

(a) Type:

- i. Freestanding sign
- ii. Window sign
- iii. Wall sign
- iv. Portable sign

(b) Area: Each small limited duration sign shall have a maximum area of six (2) sq. ft.

(c) Height: Small limited duration signs that are freestanding shall have a maximum height of six (6) ft.

3. Permit Requirements.

A. A permit for a limited duration sign is issued for one (1) year and may be renewed annually.

B. One (1) sign is allowed per permit. An applicant may request up to two (2) permits per address but is subject to the size and number requirements set forth in this section.

C. An application for a limited duration sign permit must include:

- (1) A description of the sign indicating the number, size, shape, dimensions, and colors of the sign, and the expected length of time the sign will be displayed;
- (2) A schematic drawing of the site showing the proposed location of the sign in relation to nearby building and streets;
- (3) The number of signs on the site.

4. Installation and Maintenance

- A. All limited duration signs must be installed such that in the opinion of the West Norriton building official, they do not create a safety hazard.
 - B. All limited duration signs must be made of durable materials and shall be well-maintained.
 - C. Limited duration signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
5. Illumination of any limited duration sign is prohibited.
6. Summary Table for Limited Duration Signs.

Limited Duration Signs		
	Non-Residential Districts	Residential Districts
Large Limited Duration Signs (max area 16 sq. ft.)	<u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 sq. ft. of floor area. <u>Height:</u> Maximum 8 ft.	<u>Number:</u> 1 per property if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 sq. ft. of floor area. <u>Height:</u> Maximum 8 ft.
Small Limited Duration Signs (max area 6 sq. ft.)	<u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of frontage or has > 10,000 sq. ft. of floor area. <u>Height:</u> Maximum 6 ft.	<u>Number:</u> 1 per property <u>Height:</u> Maximum 6 ft.

§ 27-1610 Regulations by Sign Type: Temporary Signs

- 1. Temporary signs, as defined in this Section, located on private property, are exempt from standard permit requirements. Temporary signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.
- 2. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.
- 3. Location: Temporary signs may be located in any required yard setback, but shall not extend over any lot line or within (15) ft. of any point of vehicular access from a zoning lot to a public roadway, provided the sign does not violate this chapter.
- 4. Size and Number.
 - A. Non-Residential Districts.
 - (1) Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least (400) ft. of street frontage or has more than (10,000) sq. ft. of floor area, one (1) additional large temporary sign may be

permitted so long as there is a minimum spacing of (200) ft. between the two (2) large temporary signs.

(a) Type:

- i. Freestanding sign
- ii. Window sign
- iii. Wall sign

(b) Area: Each large temporary freestanding, window, or wall sign shall have a maximum area of (32) sq. ft.

(c) Height: Large temporary signs that are freestanding shall have a maximum height of eight (15) ft.

(2) Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 ft. of street frontage or has > (10,000) sq. ft. of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 ft. between both sets of small temporary signs.

(a) Type:

- v. Freestanding sign
- vi. Window sign
- vii. Wall sign

(b) Area: Each small temporary sign shall have a maximum area of six (4) sq. ft.

(c) Height: Small temporary signs shall have a maximum height of six (6) ft.

B. Residential Districts.

(1) Large Temporary Signs: One (1) temporary sign is permitted per residential property so long as the property is greater than five (5) acres in size and has at least (400) ft. of street frontage or has more than 10,000 sq. ft. of floor area.

(a) Type:

- v. Freestanding sign
- vi. Window sign
- vii. Wall sign

(b) Area: Each large temporary freestanding, window, or wall sign shall have a maximum area of (16) sq. ft.

(c) Height: Large temporary signs that are freestanding shall have a maximum height of eight (8) ft.

(2) Small Temporary Signs: One (1) small temporary sign is permitted per residential property.

(a) Type:

- i. Freestanding sign

- ii. Window sign
 - iii. Wall sign
 - (b) Area: Each small temporary sign shall have a maximum area of six (4) sq. ft.
 - (c) Height: Small temporary signs shall have a maximum height of six (6) ft.
- 5. Duration and Removal.
 - A. Temporary signs may be displayed up to a maximum of 30 consecutive days, two (2) times per year.
 - B. West Norriton or the property owner may confiscate signs installed in violation of this chapter. Neither West Norriton nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.
- 6. Permission: The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.
- 7. 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.
- 8. Installation and Maintenance.
 - A. All temporary signs must be installed such that in the opinion of West Norriton’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.
- 9. Illumination: Illumination of any temporary sign is prohibited.
- 10. Summary Table for Temporary Signs.

	Temporary Signs	
	Non-Residential Districts	Residential Districts
Large Temporary Signs (max area: 32 SQFT Non-residential s/ 16 SQFT in residential)	<u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 sq. ft. of floor area. <u>Height:</u> <i>Ground:</i> Maximum 8 ft.	<u>Number:</u> 1 per property if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 sq. ft. of floor area. <u>Height:</u> <i>Ground:</i> Maximum 8 ft.

Small Temporary Signs (max area: 4 sq. ft.)	<u>Number:</u> 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 sq. ft. of floor area. <u>Height:</u> Maximum 6 ft.	<u>Number:</u> 1 per property <u>Height:</u> Maximum 6 ft.
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§ 27-1611 Regulations by Sign Type: Portable Signs

1. General Provisions.

A. Illumination: Illumination of any portable sign is prohibited.

B. Hours of Display.

(1) Signs shall not be displayed on any premises before 6:00 AM and shall be removed each day at or before 10:00 PM. However, all portable signs must be taken in during hours of non-operation of the business being advertised.

(2) All portable signs must be taken in during inclement weather.

2. Sandwich Board or A-frame Signs. Sandwich board signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.

A. Number: One (1) sandwich board sign is permitted per establishment. For the purposes of this subsection, a parking garage or parking lot shall be considered an establishment.

B. Area: Each sign shall have a maximum area of seven (7) sq. ft. per sign face.

C. Height: Signs shall have a maximum height of three and one-half (3.5) ft.

D. Sign Placement.

(1) If a sign is located on a public or private sidewalk, a minimum of (36) in. of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.

(2) The sign must be located on the premises, and within (12) ft. of the primary public entrance, of the establishment it advertises. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking garage or parking lot.

(3) Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.

E. Manual Changeable Copy.

(1) Manual changeable copy signs are permitted when integrated into a sandwich board sign.

(2) Commercial messages must advertise only goods and services available on the premises.

3. Vehicular Signs: Subject to the regulations found in West Norriton Vehicle Code

§ 27-1612 Signs in Residential Districts

In addition to the exempt signs described in § 27-1605 Exempt Signs, the following numbers and types of signs may be erected in [R-1, R-2, R-3, A, and RR Residential Districts], subject to the conditions specified here and in §27-1607 - §27-1611 (Reg by Type §s)

1. Any limited duration sign as defined and regulated in § 27-1609. Regulations by Sign Type (Limited Duration Signs).
2. Any temporary sign as defined and regulated in § 27-1610. Regulations by Sign Type (Temporary Signs).
3. Building Name and Address Signs. Name and address signs of buildings containing six or more residential units indicating only the name of the building, the name of the development in which it is located, the management thereof, and/or address of the premises shall be permitted and shall be subject to the following:
 - A. Type: Building name and address signs may be either wall signs or ground signs.
 - B. Number: One (1) sign per street frontage.
 - C. Area: Each sign shall have a maximum area of four (4) sq. ft. per sign face.
 - D. Location: Building name and address signs shall not be located closer than 1/2 the minimum setback required for the zoning district in which the sign is to be erected or within (15) ft. of any point of vehicular access from a zoning lot to a public roadway. The location and arrangement of all building name and address signs shall be subject to the review and approval of the Building Inspector.
 - E. Height. Building name and address signs shall not project higher than (15) ft. for wall signs and seven (7) ft. for ground signs, as measured from base of sign or building to which the sign is to be affixed or grade of the nearest adjacent roadway whichever is higher.
 - F. Illumination: The following illumination types permitted subject to the regulations in §27-1606(6) (Sign Illumination): External Illumination.
4. Freestanding signs for residential developments or apartment buildings containing more than six (6) units shall be permitted subject to the following regulations.
 - A. Type: Residential development signs shall be ground signs.
 - B. Number: One (1) sign per street frontage.
 - C. Area: Each sign shall have a maximum area of (15) sq. ft. per sign face.
 - D. Height: Signs shall have a maximum height of eight (7) ft.
 - (1) Illumination: The following illumination types permitted subject to the regulations in §27-1606(6) (Sign Illumination): External Illumination.
 - E. Location: Residential development signs may be located in any required yard, but shall not extend over any lot line or within (15) ft. of any point of vehicular access from a zoning lot to a public roadway. The location and arrangement of all residential development signs shall be subject to the review and approval of the Building Inspector.
5. Summary Table for Signs in Residential Districts.

	Wall	Freestanding Ground
Maximum Number	Building Name and Address: One (1) sign per street frontage.	Building Name and Address: One (1) sign per street frontage. Residential Developments: Two (2) residential development signs for each point of vehicular access to a development.
Maximum Area (sq. ft.)	Building Name and Address: (4) sq. ft. per sign face	Building Name and Address: (4) sq. ft. per sign face Residential Developments: (20) sq. ft. per sign face
Maximum Height	Building Name and Address: Wall sign (15) ft.	Building Name and Address: (7) ft. Residential Developments: (7) ft.

§ 27-1613 Signs in Commercial Districts

Except noted below - following numbers/types of signs may be erected in any industrial district or the [C - Commercial, L-C - Limited Commercial, LC&I - Limited Commercial & Industrial, B-P Business & Professional and I - Industrial Districts], subject to the conditions specified here and in §27-1607 - §27-1611.

1. Any sign permitted in residential districts, for the appropriate uses, as defined and regulated in § 27-1613. Signs in Residential Districts.
2. Any portable sign as defined and regulated in § 27-1611. Regulations by Sign Type (Portable Signs).
3. The total area of all wall and awning/canopy signs for non-residential uses shall be limited to one and a half (1.5) sq. ft. per one (1) linear ft. of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.
4. Wall signs for non-residential uses shall be permitted subject to the following regulations.
 - A. Number: One (1) sign per tenant per street frontage, up to a maximum of two (2) signs per tenant. Where a store has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.
 - B. Area: Each sign shall have a maximum area of (32) ft. per sign face.
 - C. Height: Signs shall have a maximum height equal to the eaveline.
 - (1) Illumination: The following illumination types shall be permitted subject to the regulations in §27-1606(6) Sign Illumination: External illumination.
5. Awning or canopy signs for non-residential uses shall be permitted subject to the following

regulations.

- A. Number. There shall not be more than one awning or canopy, or marquee sign for each principal building.
 - B. Height: Signs shall have a maximum height equal to the eaveline.
 - (1) Illumination: The following illumination types shall be permitted subject to the regulations in §27-1606(6). Sign Illumination: External illumination, lit from above.
6. Window signs for non-residential uses shall be permitted subject to the following regulations.
- A. Area: A maximum of 25% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or permanently affixed to the window. A maximum of 35% of the total window area of any single storefront may be covered by a combination of permanent and temporary window signs.
 - (1) Illumination: The following illumination types shall be permitted subject to the regulations in §27-1604(8) Sign Illumination: Neon lighting.
7. Marquee signs for non-residential uses shall be permitted subject to the following regulations.
- A. Number: One (1) marquee sign per building.
 - B. Area. The gross surface total area signs on a single marquee structure of a marquee sign shall not exceed (24) sq. ft., but limited to not more than 50% of the gross surface area of the smallest face of the marquee to which such sign is affixed.
 - C. Height: Signs shall have a maximum height equal to the eaveline.
 - D. Illumination: The following illumination types shall be permitted subject to the regulations in §27-1604(8) Sign Illumination.
 - (1) External illumination
 - (2) Internal Illumination
8. In addition to building signs, freestanding signs for non-residential uses shall be permitted subject to the following regulations.
- A. Number.
 - (1) There shall not be more than one ground sign for each lot except that where a roof sign is located on the premises, no ground sign may be permitted.
 - (2) There shall not be more than one ground sign for each principal building
 - (3) One (1) sign per street frontage, up to two (2) signs per property held in single and separate ownership.
 - (1) For permitted gas stations, one (1) additional freestanding sign per street frontage shall be permitted for the advertising of gas prices and identification of the gas station only, up to two (2) additional signs per property.
 - (2) For permitted drive-through establishments, one (1) additional freestanding sign shall be permitted for the advertising items for sale to users of the drive-through lane only..
 - B. Area: Each sign shall have a maximum area of (32) sq. ft. plus an additional (10) sq.

ft. per tenant up to a maximum of (64) sq. ft.

- C. Height: Signs shall have a maximum height of (25) ft.
- D. Location. A ground sign may be located in any required yard, but shall not extend over any lot line or within (15) ft. of any point of vehicular access from a zoning lot to a public roadway.
- E. Illumination: The following illumination types shall be permitted subject to the regulations in §27-1606(6) Sign Illumination.
 - (1) External Illumination
 - (2) Message center sign
 - (3) Digital Display

9. Roof Signs.

- A. Number. There shall not be more than one roof sign for each premises; except that, where a ground pole sign is located on the premises, no roof sign shall be permitted.
- B. Area. The gross surface area of a roof sign shall not exceed (32) sq. ft. for each exposed face, nor exceed an aggregate gross surface area of (64) sq. ft.
- C. Location. Roof signs shall not be located in any zoning commercial district except C-Commercial Zoning District and LC&IO – Limited Commercial and Industrial District. Roof signs shall not obstruct the view of pedestrians or vehicular traffic.
- D. Height. Roof signs shall not project higher than the highest point of the roof or building where the sign is attached.
- E. The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.

10. Manual Changeable Copy Sign.

- A. Type. Attraction boards shall be freestanding ground signs.
- B. Number. Each retail/wholesale commercial premises (except automobile dealerships and automobile service stations) may erect a single manual changeable copy sign.
- C. Area. The gross surface area of a retail/wholesale commercial premises attraction board shall not exceed (10) sq. ft. in gross surface area for each exposed face, nor exceed (20) sq. ft. in aggregate gross surface area.
- D. Location. A manual changeable copy sign may be located in any required yard, but shall not extend over any lot line or within (15) ft. of any point of vehicular access from any zoning lot to a public roadway.
- E. Height. A manual changeable copy sign may not project higher than (15) ft., as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.
- F. The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.

11. Automobile Dealership Signs.

- A. Service Bay Identification Signs .
 - (1) Type. All service bay identification signs shall be wall signs.

- (2) Number. There shall not be more than one service bay identification sign for each service bay located on the premises.
- (3) Area. The gross surface area of a service bay identification sign shall not exceed (10) sq. ft.
- (4) Location. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance, but shall not project more than (16) in. from the wall to which the sign is to be affixed.
- (5) Height. A service bay identification sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or (20) ft., as measured from the base of the building to which the sign is to be affixed, whichever is lower.
- (6) The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.

12. Automobile Service Station Signs

A. Wall Signs.

- (1) Number. There shall not be more than one wall sign for each principal building except that where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
- (2) Area. The gross surface area of a wall sign shall not exceed 10% of the area of the building wall to which it is to be affixed or (64) sq. ft., whichever is smaller.
 - (a) The gross surface area of a wall sign may be increased by 20%, except that the gross surface area of the sign shall not exceed (64) sq. ft. if such wall sign.
 - (b) Consists only of individual, outlined alphabetic, numeric, and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed.
- (3) Location. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance, but shall not project more than (16) in. from the wall to which the sign is to be affixed.
- (4) Height. A service bay identification sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or (20) ft., as measured from the base of the building to which the sign is to be affixed, whichever is lower.
- (5) The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.

B. Service Island Signs. Service island signs shall be subject to the following:

- (1) Type. Service island identification signs may be either wall signs or ground signs.
- (2) Number. There shall not be more than one service island or identification sign

for each service or pump island located on the premises.

- (3) Location. Service island identification signs may be located on the outermost wall of any principal building, on the pumps, or within the area of a service island.
- (4) Area. The gross surface of a service island identification sign shall not exceed six sq. ft. for each exposed face, nor exceed an aggregate gross surface of (12) sq. ft.
- (5) Height. A service island identification sign shall not project higher than (15) ft., as measured from the base of sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is lower.
- (6) The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.

13. Office and Industrial Park Signs. Office and industrial park signs shall be subject to the following:

- A. Type. All office and industrial park signs shall be ground signs.
- B. Number. There shall not be more than one (1) office or industrial park sign for each point of vehicular access to an office or industrial park.
- C. Area. The gross surface area of an office or industrial park sign shall not exceed (32) sq. ft. in gross surface area for each exposed face, nor exceed an aggregate gross surface area of (64) sq. ft.
- D. Height. An office or industrial park sign shall not project higher than seven (7) ft., as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.
- F. Illumination: The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.

14. Signs for a unified development in the LC&I Limited Commercial & Industrial and B-P Business & Professional Districts shall be based upon the following standards:

- A. A unified development may be provided with one ground sign. The gross surface area for each sign shall not exceed three (350) sq. ft. for each exposed face nor exceed an aggregate gross surface area of (700) sq. ft. The maximum height for such signs shall not exceed (35) ft. The sign may be positioned along any street frontage, behind the ultimate right-of-way, that fronts upon a nonresidential use or nonresidential zoning classification.
- B. One ground sign shall be permitted for each vehicular access into a unified development. The gross surface area for each such sign shall not exceed (100) sq. ft. for each exposed face, nor exceed an aggregate gross surface area of (200) sq. ft. The maximum height for such signs shall not exceed 35 ft.; provided, however, that any ground sign placed along an adjacent roadway which abuts a residential district shall not exceed the gross surface area of (64) sq. ft. for each exposed face, nor exceed an aggregate gross surface area of (128) sq. ft.

- C. One additional ground sign shall be permitted for each freestanding building separated from the major building group(s) proposed in the unified development. The gross surface area for each such sign shall not exceed (64) sq. ft. for each exposed face, nor exceed an aggregate gross surface area of (128) sq. ft. The maximum height for such signs shall not exceed (25) ft., as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is lower; provided, however, that any ground sign placed along an adjacent roadway pursuant to this subsection which abuts a Residential District shall not exceed the gross surface area of (32) sq. ft. for each exposed face, nor exceed an aggregate gross surface area of (64) sq. ft.
- D. Wall signs shall be permitted on individual uses within the unified development. Wall signs shall be permitted for an individual use based upon the following regulations. The maximum gross surface area of such signs shall be as prescribed in Subsections 1, 2 and 3, listed below:
 - (1) One sq. ft. of sign area for each foot of distance a premises or building is set back from the curb line of the nearest adjacent roadway up to a maximum of (300) sq. ft.; or,
 - (2) Two (2) sq. ft. of sign area per linear foot of front building wall up to a maximum of (200) sq. ft.
 - (3) In either case, the maximum sign area is limited to 25% of the area of the building wall, including doors and windows, to which the signs are attached.
 - (4) In no event shall a wall sign be permitted to extend above the top elevation of the building wall to which the sign is attached; and, further, the height of the sign shall not be permitted to be greater than (35) ft. above the ground elevation at the base of the building wall.
 - (5) The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.

15. Off-premises signs permitted in the LC&I Limited Commercial and Industrial district subject to the regulations detailed in §27-1608 Off-Premises Signs.

16. Summary Table – General Commercial Districts

	Wall and Awning/Canopy	Window	Marquee	Freestanding
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Maximum Number	Wall: 1 per tenant per street frontage (up to 2 per tenant) Awning/Canopy: N/A (see §27-1607(2))	N/A	1 per building	1 per street frontage, up to 2 per lot (additional signs allowed for gas stations and drive-thru establishments)
Maximum Area (Total)	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign type	N/A	N/A	N/A
Maximum Area (Individual)	Wall: 32 sq. ft. Awning/Canopy: N/A (see §27-1607(2))	25% total window area (permanent signs) 35% (all signs)	(24) sq. ft.	(32) sq. ft.
Maximum Height	The eaveline	N/A	The eaveline	25 ft.

§ 27-1614 Signs In (R-A) Rural Residence District

In addition to the exempt signs described in §27-1607 Exempt Signs, the following numbers and types of signs may be erected in the [RA] Rural Residence for residential, agricultural, and institutional uses, including schools, religious institutions, municipal buildings, hospitals, clubs, or permitted uses of a similar nature subject to the conditions specified here and in §27-1607 - §27-1611.

1. Any limited duration sign as defined and regulated in §27-1609. Regulations by Sign Type (Limited Duration signs).
2. Any temporary sign as defined and regulated in §27-1610. Regulations by Sign Type (Temporary Signs).
3. Any portable sign as defined and regulated in §27-1611. Regulations by Sign Type (Portable Signs).
4. Signs associated w/ park or open space use in an institutional district shall comply with §27-1616.

5. Signs associated with a residential use or parcel within an institutional district shall comply with §27-1613 (Signs in Residential Districts).
6. Freestanding signs for institutional uses, other than parks and open space, shall be permitted subject to the following regulations.
 - A. Number: One (1) sign per street access, up to two (2) signs per property held in single and separate ownership.
 - B. Area: Each sign shall have a maximum area based on the lot size of the property as follows:
 - (1) On lots less than two (2) acres: (24) sq. ft.
 - (2) On lots of two (2) acres or more (32) sq. ft.
 - C. Height: Signs shall have a maximum height of ten (10) ft.
 - D. Location. A ground sign may be located in any required yard, but shall not extend over any lot line or within (15) ft. of any point of vehicular access from any zoning lot to a public roadway.
 - E. The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.
7. Freestanding signs located on the interior of site used to identify facilities, on-site traffic, direction, hour of operation, and other information are exempt from permit requirements, subject to the following:
 - A. Number: There shall not be more than one directory sign for each office, industrial, and institutional building or complex under unified control consisting of two or more occupants. Directory signs shall not be permitted for single occupant office, industrial, and institutional buildings and complexes.
 - B. Area: Area: Each sign shall have a maximum area of ten (5) sq. ft.
 - C. Height: Each sign shall have a maximum height of ten (10) ft.
 - D. Illumination: These signs shall be non-illuminated.
 - E. Location: A directory sign may be located in any required yard, but shall not extend over any lot line or within (15) ft. of ant point of vehicular access from any zoning lot to a public roadway.
8. Building signs, including wall signs, awning or canopy signs, and window signs are permitted for institutional uses. The total maximum sign area of all building signs shall be based on the lot size of the property and wall area of the building as follows:
 - A. Area:
 - (1) On lots less than two (2) acres:
 - (a) Total sign area of all building signs shall not exceed five (5) percent of the total wall area for all walls that directly face a public street or parking lot.
 - (b) No single building sign shall exceed (24) sq. ft.
 - (2) On lots of two (2) acres or more but less than five (5) acres:

- (a) Total sign area of all building signs shall not exceed six (6) percent of the total wall area for all walls that directly face a public street or parking lot.
 - (b) No single building sign shall exceed (32) sq. ft.
 - (3) On lots of five (5) acres or more:
 - (a) Total sign area of all building signs shall not exceed seven (7) percent of the total wall area for all walls that directly face a public street or parking lot.
 - (b) No single building sign shall exceed (60) sq. ft.
 - B. Height: Signs shall have a maximum height equal to the eaveline or (20) ft.
 - C. The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.
 - D. Special Conditions. Where a principal building is devoted to two or more permitted uses, the operator of each such use may install a wall sign upon his/her proportionate share of the building wall to which the sign is to be affixed. The maximum gross surface area of each such wall sign shall be determined by calculating the proportionate share of the area of the building wall, including doors and windows to which the sign is to be affixed and applying such proportion to the total permitted wall sign aggregate gross surface area of the building.
8. Manual Changeable Copy Signs: Manual changeable copy signs are permitted only when integrated into a freestanding or wall sign.
- A. Type. Manual Changeable Copy Signs shall be freestanding ground freestanding ground or wall signs.
 - B. Number. There shall not be more than one (1) institutional Manual Changeable Copy Sign for each principal building.
 - C. Area:
 - (1) On lots less than two (2) acres:
 - (a) Total sign area of all building signs shall not exceed five (5) percent of the total wall area for all walls that directly face a public street or parking lot.
 - (b) No single building sign shall exceed (24) sq. ft.
 - (2) On lots of two (2) acres or more but less than five (5) acres:
 - (a) Total sign area of all building signs shall not exceed six (6) percent of the total wall area for all walls that directly face a public street or parking lot.
 - (b) No single building sign shall exceed (32) sq. ft.
 - (3) On lots of five (5) acres or more:
 - (a) Total sign area of all building signs shall not exceed seven (7) percent of the total wall area for all walls that directly face a public street or parking lot.

(b) No single building sign shall exceed (64) sq. ft.

- D. Location. A retail/wholesale commercial premises attraction board may be located in any required yard, but shall not extend over any lot line or within (15) ft. of any point of vehicular access from any zoning lot to a public roadway.
- E. Height. If the attraction board is separate from the main ground pole size, the attraction board may not project higher than (15) ft., as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher. The attraction board shall be separated by a minimum of (12) in. from the main ground pole sign.
- F. The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.

9. Summary Table for Signs in Rural Residence District.

		Wall, Awning/Canopy, and Window	Freestanding
Maximum Number		N/A	1 per street access, up to 2 per lot
Maximum Area	<u>Lots < 2 acres:</u>	5% of the total wall face area of walls that directly face a public street or parking lot. No single wall sign shall exceed 24 sq. ft.	24 sq. ft.
	<u>Lots > 2 and < 5 acres:</u>	6% of the total wall face area of walls that directly face a public street or parking lot. No single wall sign shall exceed 32 sq. ft.	40 sq. ft.
	<u>Lots > 5 acres:</u>	7% of the total wall face area of walls that directly face a public street or parking lot. No single wall sign shall exceed 60 sq. ft.	60 sq. ft.
Maximum Height		The eaveline	10 ft.

§ 27-1615 Signs in RE Recreation District

In addition to the exempt signs described in §27-1605. Signs Exempt from Permit Requirements, the following numbers and types of signs may be erected in the RE Recreation District subject to the conditions specified here and in §27-1607 - §27-1612.

1. Any limited duration sign as defined and regulated in §27-1609. Regulations by Sign Type (Limited Duration signs).
2. Any temporary sign as defined and regulated in §27-1610. Regulations by Sign Type (Temporary Signs).
3. Signs associated with a residential use or parcel within an agricultural/rural zone shall comply with §27-1613 Signs in Residential Districts.
4. Parks and Open Space.
 - A. Freestanding signs shall be permitted subject to the following regulations
 - (1) Number: One (1) sign per street access to a park or open space facility.
 - (2) Area: Each sign shall have a maximum area of (24) sq. ft. per sign face.
 - (3) Height: Signs shall have a maximum height of ten (10) ft.
 - (4) Illumination: The following illumination types shall be permitted subject to the regulations in §27-1606(6): External Illumination.
 - B. Signs located on the interior of the site used to identify various use areas, facility boundaries, on-site traffic direction, trail use information, the hours and rules for the use of the grounds, etc. are exempt from permit requirements subject to the following:
 - (1) Area: Each sign shall have a maximum area of ten (10) sq. ft.
 - (2) Height: Signs shall have a maximum height of eight (8) ft.
 - (3) Illumination: These signs shall be non-illuminated.
 - C. Signs for recreation and sporting facilities shall be allowed provided that the following criteria is met:
 - (1) Signs on the interior walls or fence of an open stadium or field shall be one sided and no greater than (32) sq. ft. in size and shall be designed to be viewed from the inside of the stadium only, and non-illuminated.
 - (2) One (1) freestanding scoreboard, not to exceed (200) sq. ft. in area and (20) ft. in height, is permitted per playing field.
 - (a) Commercial messages shall not exceed (25%) of the front face of the scoreboard.
 - (b) The face of all scoreboards, including any attached commercial signs and panels, shall be permanently oriented toward the recreation and spectator area.
 - (c) Illumination: The following illumination types shall be permitted subject to the regulations in §27-1606(6) Sign Illumination.
 - i. Internal illumination
 - ii. External illumination
 - iii. Message center sign
 - iv. Digital display (not to exceed 30% of the total scoreboard area).
5. Freestanding signs for non-residential uses shall be permitted subject to the following regulations.

- A. Number: One (1) sign at each street access, up to a maximum of two (2) signs per lot.
 - B. Area: Each sign shall have a maximum area of (32) sq. ft. per sign face.
 - C. Height: Signs shall have a maximum height of six (6) ft.
 - D. Illumination: These signs shall be non-illuminated.
6. Wall signs for non-residential uses shall be permitted subject to the following regulations.
- A. Number: One (1) sign per tenant per building frontage up to a maximum of two (2) signs per tenant.
 - B. Area: Each sign shall have a maximum area of (20) sq. ft. per sign face.
 - C. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.
 - D. Illumination: These signs shall be non-illuminated.
7. Window signs for non-residential uses shall be permitted subject to the following regulations.
- A. Area: A maximum of 15% of the total window area of any single building frontage may be used for signs.
 - B. Illumination: These signs shall be non-illuminated.

8. Summary Table for Signs in Recreational Districts:

Agricultural, Rural, and Open Space Districts			
	Wall	Window	Freestanding
Maximum Number	Non-Residential Uses: 1 per tenant per building frontage, up to a maximum of 2 signs per tenant	N/A	Non-Residential Uses: 1 per street access up to a maximum of 2 signs per lot
Maximum Area (sq. ft.)	Parks and Open Space: Signs on the interior walls or fence of an open stadium: 24 Non-Residential Uses: 20	Non-Residential Uses: 15% of total window area	Non-Residential Uses: 32
Maximum Height	Non-Residential Uses: The eaveline or the bottom of the second story window sill, whichever is lower.	N/A	Non-Residential Uses: 6 ft.

§ 27-1616 Revitalization and Traffic Management Overlay District

In addition to the exempt signs described in §27-1607. Signs Exempt from Permit Requirements, the following numbers and types of signs may be erected in the RTMO Revitalization and Traffic Management Overlay subject to the conditions specified here and in §27-1607 - §27-1612.

1. Any sign permitted in residential districts, for the appropriate uses, as defined and regulated in § 27-1613. Signs in Residential Districts.
2. Any sign permitted in commercial districts, for the appropriate uses, as defined and regulated in § 27-1614. Signs in Commercial and Industrial Districts.
3. Any portable sign as defined and regulated in § 27-1611 Regulations by Sign Type (Portable Signs).
4. No off-premises signs shall be permitted.
5. The maximum height of freestanding signs shall be 10 ft. Ground monument signs are encouraged
6. The maximum height of wall-mounted signs shall be 15 ft., provided that in no event shall any portion of a sign extend above the roof eave line of the building to which the sign is attached.
7. Illumination: The following illumination types shall be permitted subject to the regulations in §27-1606(6) and the following conditions: Illumination of signs shall be from white or amber color sources only. Illumination shall be from interior sources only, unless the Board of Commissioners shall approve lighting from exterior sources, which shall include a stipulated maximum wattage.
8. Signs with moving parts or signs with changeable copy (including digital reader boards) and light sources which shall flash or pulsate more than once per 24 hours shall be prohibited.
9. Signs shall not exceed 50 sq. ft. per side.
10. Signs shall be located behind (out of) the ultimate right-of- way of adjoining roads, except when a pillar agreement shall be agreed to between the applicant and the Township.

§ 27-1617 Removal of Unsafe, Unlawful, or Abandoned Signs

1. Unsafe or Unlawful Signs.
 - A. Upon written notice by West Norriton, the owner, person, or firm maintaining a sign shall remove the sign when it becomes unsafe, is in danger of falling, or it becomes so deteriorated that it no longer serves a useful purpose of communication, or it is determined by West Norriton to be a nuisance, or it is deemed unsafe by West Norriton, or it is unlawfully erected in violation of any of the provisions of this Article.
 - B. West Norriton may remove or cause to be removed the sign at the expense of the owner and/or lessee in the event of the owner of the person or firm maintaining the sign has not complied with the terms of the notice within thirty (30) days of the date of the notice. In the event of immediate danger, West Norriton may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.
2. Abandoned Signs.
 - A. It shall be the responsibility of the owner of any property upon which an abandoned

sign is located to remove such sign within (180) days of the sign becoming abandoned as defined in this section. Removal of an abandoned sign shall include the removal of the entire sign including the sign face, supporting structure, and structural trim.

- B. Where the owner of the property on which an abandoned sign is located fails to remove such sign in a (180) days the West Norriton may remove such sign. Any expense directly incurred in the removal of such sign shall be charged to the owner of the property. Where the owner fails to pay, West Norriton may file a lien upon the property for the purpose of recovering all reasonable costs associated with the removal of the sign.

§ 27-1618 Permits & Applications

1. It shall be unlawful for any person, firm, or corporation to erect, alter, repair, or relocate any sign within West Norriton Township without first obtaining a sign permit, unless the sign is specifically exempt from the permit requirements as outlined in §27-1607 Exempt Signs.
2. In order to apply for a sign permit, the applicant must provide the following information, in writing, to West Norriton:
 - A. Name of organization and location.
 - B. Name, address, and telephone number of the property owner, and the signature of the property owner or duly authorized agent for the owner.
 - C. Contact person and contact information
 - D. Description of the activities occurring on the site where sign will be installed
 - E. Description of any existing signage that will remain on the site
 - F. Identification of the type of sign(s) to be erected by the applicant.
 - G. Site plan depicting the locations of proposed signage and existing remaining signage.
 - H. Two copies of a plan drawn to scale depicting:
 - (1) Lot dimensions, building frontage, and existing cartways, rights-of-way and driveways.
 - (2) The design of each sign face and sign structure, including dimensions, total area, sign height, depth, color scheme, structural details, materials, lighting scheme and proposed location.
 - (3) Building elevations, existing and proposed facades, parapet walls, eaveline and the location and size of all proposed and existing permanent signage.
 - (4) Current photographs showing existing signs on the premises and certifying the date on which photographs were taken.
 - I. Permit fee, to be established from time to time by Resolution of West Norriton, shall be paid.
3. West Norriton shall have (30) business days from receipt of complete application to review the application.
4. A permit shall be issued on or before the end of the thirty (30) business day review period if

the application for a new sign or renewal complies with the regulations contained herein.

5. If West Norriton does not issue a determination within the thirty (30) business day period, the sign permit is deemed approved.
6. An application for a sign permit may be denied by West Norriton within the thirty (30) business day review period if the application fails to comply with the standards contained herein. West Norriton shall inform the applicant of the reasons for denying the application for sign permit by certified mail.
7. Upon denial of app - applicant has (30) business days to revise and resubmit the application for review by West Norriton. In the alternative, the applicant may also appeal the decision of West Norriton to the governing body within the 30 business day time period. West Norriton at its next regularly scheduled meeting, shall review West Norriton's denial of the application.
8. With the exception of lighting permits for digital signs, these permits shall not expire provided that such signs are not abandoned or destroyed. In the instance that substantial repair or replacement becomes necessary (*i.e.*, repairs that costs more than 50% of the replacement cost of the damaged sign); the organization must apply for a new sign permit, and pay an additional fee, if required.
9. *Optional:* All illuminated signs shall require certification in order to demonstrate continued compliance with the brightness requirements set forth in §27-1604(8) Sign Illumination. This certification must be renewed every three years. This will allow West Norriton Township to adjust standards as needed based on changing technology and evaluation of impacts. West Norriton Township reserves the right to assess the brightness of any sign at any time to ensure compliance with illumination requirements.

§ 27-1619 Nonconforming Signs

1. Signs legally in existence at the time of the adoption of this Ordinance, which do not conform to the requirements of this Ordinance, shall be considered nonconforming signs.
2. All permanent signs and sign structures shall be brought into conformance with the sign regulations when and if the following occurs:
 - A. The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.
 - B. If more than 50% of the sign area is damaged, it shall be repaired to conform to this Ordinance.
 - C. An alteration in the structure of sign support.
 - D. A change in mechanical facilities or type of illumination.
 - E. A change in material of the sign face.
 - F. The property on which the nonconforming sign is located submits a subdivision or land development application requiring municipal review and approval.

- G. The property on which the nonconforming sign is located undergoes a change of land use requiring the issuance of either a use and occupancy permit or a change of use and occupancy permit by West Norriton.
3. To determine the legal status of existing signs in each of the cases listed in § 27-1619(2), applicant shall submit following info to West Norriton Zoning Officer:
 - A. Type(s) of existing sign(s) located on the property.
 - B. The area and height of all signs.
 - C. For freestanding signs, the distance between the curblineline or shoulder and the nearest portion of the sign.
 - D. Type of sign illumination.
 - E. The material of which the sign is constructed.
 - F. The building frontage.
 - G. If Off-Premises sign, the applicant shall also submit the plan requirements listed in § 27-1609(13) Off-Premises Signs (Billboards).
 4. Prior to the events listed in 27-1619(2)., nonconforming signs may be repainted or repaired up to 50% of the replacement cost of the sign, the sign copy may be changed, and sign faces may be replaced provided that these actions do not increase the dimensions of the existing sign, and do not in any way increase the extent of the sign's non-conformity.
 5. Nonconforming signs shall be exempt from the provisions of 27-1619(2)., under the following:
 - A. The nonconforming sign possesses documented historic value.
 - B. The nonconforming sign is of a unique nature or type by virtue of its architectural value or design, as determined by the National Park Service, Pennsylvania Historical and Museum Commission, or local historical commission.
 - C. When a nonconforming sign is required to be moved because of public right of way improvements.
 6. All nonconforming temporary signs, portable signs, and banners must be permanently removed within (90) days of the effective date of this Article, unless specific approval is granted as provided for herein.

§ 27-1620 Signs on the Premises of Legally Nonconforming Uses

1. Signs on premises of legally nonconforming uses (such as an office in a residential area) may remain until the existing use of the premises is discontinued.
2. If a sign wears out or is damaged (including rust, faded colors, discoloration, holes, or missing parts or informational items), or is changed for any other reason, the number, size, and area of all signs relating to the premises shall not be increased beyond the characteristics of the sign or signs that existed on that property at the time this Article was adopted.

§ 27-1621 Substitution Clause

Notwithstanding any provision of this chapter to the contrary, to the extent that this Chapter

allows a sign containing commercial copy, it shall allow a non-commercial sign to the same extent. The non-commercial message may occupy the entire sign area or any portion thereof, and may substitute for or be combined with the commercial message. The sign message may be changed from commercial to non-commercial, or from one noncommercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited and the sign continues to comply with all requirements of this Chapter.

§ 27-1622 Violations

The placement of a sign that requires a sign permit without a sign permit shall be unlawful. Violations of this Ordinance shall be treated as strict liability offences regardless of intent. Violators shall be fined a daily fee per sign displayed in violation of this Ordinance. The fee amount shall be established from time to time by Resolution of West Norriton.

SECTION 2: SEVERABILITY.

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, West Norriton Township Board of Commissioners hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance.

SECTION 3: REPEALER.

Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

SECTION 4: EFFECTIVE DATE.

This Ordinance and the amendment contained herein shall be effective five (5) days after enactment.

ORDAINED AND ENACTED, by the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania, this _____ day of _____, 2021

ATTEST:

**WEST NORRITON TOWNSHIP
BOARD OF COMMISSIONERS:**

By: _____

Jason Bobst, Township Manager

Martin Miller, President

**TOWNSHIP OF WEST NORRITON
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION #21-1677

**A RESOLUTION OF WEST NORRITON TOWNSHIP AUTHORIZING THE SALE OF
PERSONAL PROPERTY OWNED BY THE TOWNSHIP PURSUANT TO SECTION
1501 OF THE FIRST CLASS TOWNSHIP CODE**

WHEREAS, the First Class Township Code section 1501 permits the Townships to sell personal property as shall be deemed to be in the best interest of the Township; and

WHEREAS, section 1501 further states that personal property with a combined fair market value of two thousand dollars (\$2,000) or more, only may be sold upon approval of the Board of Commissioners by ordinance or resolution; and

WHEREAS, the personal property listed below has been publicly advertised as required by Section 1501.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of West Norriton Township the property listed below is sold as indicated. The buyers of said property is responsible for any shipping costs.

<u>Property</u>	<u>Buyer</u>	<u>Price</u>
2001 Econoline E350	Mitch Elyas	\$3,500.00

IN WITNESS WHEREOF, the Board of Commissioners of West Norriton Township, Montgomery County, Pennsylvania has caused this Resolution to be adopted this 12th day of October, 2021.

ATTEST:

Board of Commissioners
West Norriton Township

Jason M. Bobst, Secretary

BY:

Martin Miller, President