

**MONROE TOWNSHIP**  
**CUMBERLAND COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2015 - 05**

**AN ORDINANCE AMENDING, CHANGING, AND MODIFYING THE MONROE TOWNSHIP ZONING ORDINANCE BY PROVIDING FOR AND ESTABLISHING REGULATIONS AS FOLLOWS:**

**TABLE OF CONTENTS; SECTION 112 – DEFINITIONS; SECTION 302.1 – UNENCLOSED STORAGE; SECTION 313.2 – OUTDOOR SIGNS; SECTION 313.3 – SIGN REQUIREMENTS; SECTION 417 – COMMUNICATION ANTENNAS, TOWERS AND EQUIPMENT; SECTION 702.2 – AG PERMIT FEE EXEMPTION; AND SECTION 313.6 – ELECTRONIC VARIABLE MESSAGE SIGNAGE.**

**WHEREAS**, the Board of Supervisors of Monroe Township has decided after a public hearing held on May 14, 2015, to make certain amendments, changes, and modifications to the Monroe Township Zoning Ordinance; and

**WHEREAS**, the Board of Supervisors of Monroe Township feels that said amendments, changes, and modifications are in the best interest of the Township; and

**WHEREAS**, this Ordinance and the objections leading to its enactment are authorized by “The Second Class Township Code”, Act of May 1, 1993, P.L. 103, No. 69, reenacted and amended November 6, 1996, P.L. 350, No. 60 (53 P.S. Section 65101, et seq.); and by the “Pennsylvania Municipalities Planning Code”, Act of July 31, 1968, P.L. 805, as reenacted January 21, 1988, P.L. 1329, No. 170, and as further amended (53 P.S. Section 10101, et seq.); it is therefore enacted and ordained by the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania, as follows:

**SECTION I**

The Monroe Township Zoning Ordinance shall be amended, changed, and modified as follows:

(The page numbers cited in this Ordinance are the page numbers in the current Zoning Ordinance. The proposed Zoning Ordinance changes listed below will entail changes in the page numbering throughout the Zoning Ordinance.)

**TABLE OF CONTENTS**

**REVISE:** Revise Table of Contents as required based on revisions listed herein.

**SECTION 112 (Definitions – Page 12)**

**REVISE** Definition:

**DRIVEWAY:** An improved cartway designed and constructed to provide vehicular movement between public or private road and a tract of land serving one single family dwelling unit or farm, shared between two single family dwellings, or a public utility structure or communications tower.

**FOOT CANDLE:** A measure of illumination produced by 1 candle, at a distance of 1 foot on a 1 square foot area.

**MESSAGE SEQUENCING:** A series of related text and /or images that involve two or more message displays. Message Sequencing does not include scrolling.

SCROLL: A mode of message transition where the message is changed by the apparent vertical or horizontal movement of the letters or graphic elements of the message.

SIGN, VARIABLE MESSAGE: A sign or portion thereof that displays electronic, images, graphics and/or text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LED's), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade or repixelization. Electronic Variable message signs include, but are not limited to, computer programmable, microprocessor controlled electronic or digital displays.

SECTION 302.1 (Unenclosed Storage – Page 81 & 82)

REVISE Subsection:

2. Recreational vehicles or campers with expandable roofs or sides shall be stored in the stowed position. The temporary parking of a Class I or II recreational vehicle or camper in a set-up position for a period not to exceed 72 hours is permitted, so long as the vehicle is set back no less than five feet (5') from the edge of cartway;
3. The storage of Class I vehicles registered to the landowner or tenant of a property shall be permitted on the basis of one vehicle plus one vehicle per one-half acre of lot area up to a maximum of three (3) vehicles, so long as each unit is set back no less than a horizontal distance equal to the zone's accessory use setbacks in the side and rear yard, and five (5') feet from the edge of the cartway in the front yard. A paved or gravel surface shall be provided for the storage of Class 1 vehicles in the front yard. All areas . . .
4. The storage of one Class II vehicle is permitted subject to the following requirements:
  - A. Vehicles stored in the side or rear yard shall be set back a horizontal distance equal to the zone's accessory use setbacks;
  - B. Vehicles stored in the front yard on a paved or gravels surface shall be permitted, so long as the vehicle is set back no less than five feet (5') from the edge of cartway. On vacant lots . . .

SECTION 313.2 (Outdoor Signs – Page 92)

REVISE Subsection:

19. Only those signs referring directly to services, materials or products made, sold or displayed on the premise shall be permitted, except for Signs owned and associated with uses operated by the Township and Directional Signs as permitted herein.

SECTION 313.3 (Sign Requirements- Pages 95 & 97)

REVISE table: See Attached

SECTION 417 (Communication Antennas, Towers and Equipment- Page 139)

REVISE Subsection:

5. Communication antennas shall not be installed on any residential dwelling. Communication antennas shall not exceed the height of the existing structure by more than twenty (20') feet. Omnidirectional or whip communications antennas shall not exceed twenty (20') feet in height and seven (7") inches in diameter. Directional or panel communication antennas shall not exceed a maximum surface area of fifteen (15') square feet;
6. Subsection f: Access shall be provided by means of a driveway with a connection to a public street and/or easement to a public street. The easement shall be a minimum of twenty (20') feet in width and the access shall be paved to a width of at least ten (10') feet for its entire length but for any existing portion of the access already improved to a dust-free gravel surface, which may be utilized in its current condition without being paved;
7. Commercial communications antennas, towers and equipment shall be permitted by right on all land owned or leased by the Township, regardless of the underlying zoning classification of the land, subject to the foregoing requirements in this Section 417. Commercial communications antennas, towers and equipment located on property owned or leased by the Township shall not constitute a second principal use on the property.

SECTION 702.2 (Ag Permit Fee Exemption - Page 218)

DELETE Subsection: Delete Section 702.2 and revise Township's Fee Resolution accordingly

SECTION 313.6 (Electronic Variable Message Signage)

ADD NEW Subsection:

1. No sign shall be permitted which attempts or appears to attempt to direct the movement of traffic or which interferes with, imitates, or resembles any official traffic sign, signal or device.
2. The face of the electronic variable message sign shall have only one advertising message per duration of the display.
3. Electronic variable message signs shall be available for public emergency use. Examples of this usage include, but are not limited to Amber Alerts, emergency evacuations and road closures.
4. Message Display:
  - a. Minimum duration of display is required to be 8 seconds.

- b. Any message transition shall be instantaneous.
- c. The minimum height of any number or letter displayed on an electronic sign shall be 10 inches.
- d. In the event of a malfunction, an electronic variable message sign (as defined herein) shall turn to a dark screen. The dark screen shall remain until the malfunction is corrected.
- e. Brightness
  - i. Brightness levels shall be automatically adjusted to be 0.3 foot candles above ambient light levels.<sup>1</sup>
    - 1. This shall be measured at 5 feet above grade, using all white settings, or the solid color for single-color signs.
    - 2.
    - 3. Measurements shall be taken at the following distances from the sign:
      - a. Sign area of less than 300 square feet: 150 feet away.
  - ii. Automatic dimmers to maintain brightness measurements are required.
  - iii. Light levels shall be confirmed by the applicant and submitted to the municipality in writing prior to approval of any electronic variable message sign.
- f. Signs which message sequence, scrolling text, flash, strobe, make noise or show pyrotechnics or other animations are not permitted.

#### **SECTION II – CONTINUATION**

Provisions of this Ordinance, so far as they are the same of those of Ordinances in force immediately prior to the enactment of this Ordinance, are intended as a continuation of such Ordinances and not as new enactments. Provisions of this Ordinance shall not affect any act done or liability incurred, nor shall they affect any suit or prosecution pending or to be instituted to enforce any right or penalty or to punish any offence under the authority of any Ordinance repealed by this Ordinance.

#### **SECTION III – EFFECTIVE DATE**

This Ordinance shall become effective in accordance with the law.

#### **SECTION IV – SEVERABILITY**

In the event that any provision, section, sentence, cause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, sentence, clause or part of this

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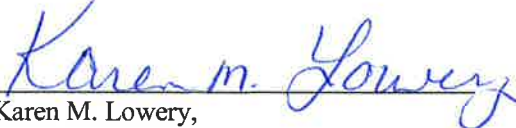
Ordinance or other ordinances affected by this Ordinance, it being the intent of Monroe Township that such remainder shall be and shall remain in full force and effect.

**SECTION V - RELATIONSHIP TO OTHER ORDINANCES**

All other Ordinances, parts of Ordinances or parts of Resolutions inconsistent herewith shall be and the same expressly are repealed.

**DULY ORDAINED AND ENACTED** this 14 day of May, 2015, by the Board of Supervisors of Monroe Township, Cumberland County Pennsylvania.

ATTEST:

  
Karen M. Lowery,  
Assistant Secretary

(SEAL)

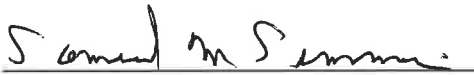
MONROE TOWNSHIP  
BOARD OF SUPERVISORS



Philip F. Kehoe,  
Chairman



A. W. Castle, III,  
Vice-Chairman

  
Samuel M. Simmons, III,  
Supervisor

PERMANENT SIGN REQUIREMENTS

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Flat Wall Signs	Maximum Height of Wall Projecting Signs	Maximum Projection from Wall for Wall Projecting Signs	Permitted Zones	Other Requirements	Permit Required
<b>Municipal Signage</b> owned and associated with uses operated by the Township, e.g. signs on Municipal property, traffic signs	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	All		No
<b>Signs identifying public and semi-public uses</b> (e.g., schools, churches, utilities, hospitals, libraries, parks fire stations, post offices, and other similar uses).	2 per lot plus 1 per principal use total with no more than 2 freestanding	40 square feet	10 feet	Height of wall to which sign is attached	Height of wall to which sign is attached	10 feet, but no closer than 10 feet from any lot line	All		Yes
<b>Residential and Agricultural nameplates</b> identifying name of home, its occupant, or both, (not including name listing on mailbox) and Agricultural Security Areas	1 per dwelling unit or principal farm structure	8 square feet	6 feet	10 feet	Not Permitted	Not Permitted	All		No
<b>Property control signs</b> (e.g. "No Trespassing", "Private Property", "No Hunting or Fishing", "Posted", "Private Drive", or similar type signs)	1 per 25 linear feet of property line	2 square feet per sign	5 feet	Not Permitted	Not Permitted	Not Permitted	All	Spacing at no less than 25 foot intervals	No

PERMANENT SIGN REQUIREMENTS

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Flat Wall Signs	Maximum Height of Wall Projecting Signs	Maximum Projection from Wall for Wall Projecting Signs	Permitted Zones	Other Requirements	Permit Required
<b>Residential development/neighborhood signs.</b> Such signs shall only list the name of the neighborhood/development and shall not list any names of contractors, realtors, or both.	1 per street entrance, but no more than 2 total	1 square foot per dwelling; not to exceed 20 square feet per sign	8 feet	Height of wall to which sign is attached	Height of wall to which sign is attached	10 feet, but no closer than 10 feet from any lot line	C, A, V, R-1, and VO	The applicant shall submit a written description of the maintenance responsibilities in a form satisfactory to the Township Solicitor	Yes
<b>Individual Business Signs</b> identifying the name and type of business, any trademark of the business conducted on the premises, or any combination thereof. This includes agricultural based operations, but does not include businesses contained within planned centers, as defined herein	2 per lot plus 1 per principal use with no more than 2 freestanding	1 square foot per 5 linear feet of frontage, not to exceed 40 square feet	15 feet	Height of wall to which sign is attached	Height of wall to which sign is attached	10 feet, but no closer than 10 feet from any lot line	A, NC, HC and I, except as permitted by other sections of this Ordinance	No flat wall sign, nor wall projecting sign shall be larger than 15% of the wall area to which the sign is attached	Yes
<b>Variable Messaging Signs,</b> stand alone or used in conjunction with other signage permitted under this section	1 per principal use	12 square feet plus 1 square foot per 1,000 s.f. of floor area, not to exceed 40 square feet	10 feet	10 feet	Height of wall to which sign is attached	2 feet	A, NC, HC, and I, except as permitted by other sections of this Ordinance		No

PERMANENT SIGN REQUIREMENTS

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Flat Wall Signs	Maximum Height of Wall Projecting Signs	Maximum Projection from Wall for Wall Projecting Signs	Permitted Zones	Other Requirements	Permit Required
On-Site Directional Entrance, Exit, Rest Room, Hours of Operation and other informational signage	4 per principal building and/or 2 per accessory building/use	Primary sign may not exceed 40 square feet; all others 6 square feet per sign	6 feet	10 feet.	Height of wall to which sign is attached.	2 feet	All		No
Off-Site Directional Signs for non-residential Fixed Facilities	3 per principal use; no more than 2 per intersection	6 square feet per sign	6 feet	10 feet	Height of wall to which sign is attached.	2 feet	All	Applicant shall provide proof of approval for sign placement by underlying property owner	Yes



TEMPORARY SIGN REQUIREMENTS

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Flat Wall Signs	Maximum Height of Wall Projecting Signs	Maximum Projection from Wall for Wall Projecting Signs	Permitted Zone	Other Requirements	Permit Required
Temporary signs of contractors, architects, mechanics, landscapers, and artisans, displayed only while actual on-site work is in progress.	1 per firm whose work is in progress	12 square feet	5 feet	Not Permitted	Not Permitted	Not Permitted	All	Should a sign be left on-site beyond allowable time period, the Township may impound it and recover a fee from owner equal to cost of impoundment and storage.	No
Real Estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing less than 25 acres	1 per street frontage, maximum 2 signs	6 square feet per sign	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	All such signs shall be removed within 5 days of final sales transaction or upon rental occupancy, or be subject to Township impoundment and a recovery fee.	No
Real estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing 25 or more acres.	1 per street frontage, maximum 2 signs	32 square feet per sign	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	Same as above.	No

TEMPORARY SIGN REQUIREMENTS

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Flat Wall Signs	Maximum Height of Wall Projecting Signs	Maximum Projection from Wall for Wall Projecting Signs	Permitted Zone	Other Requirements	Permit Required
Proposed development signs for residential, office, or both, complexes.	1 per street frontage, maximum of 2 signs	1 square foot per unit of occupancy, not to exceed 64 square feet	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All, but only after final plan is approved.	Such signs shall be removed upon completion of construction of final unit.	No
Proposed development signs for commercial uses, industrial uses, other non-residential, uses or any combination thereof.	1 per street frontage, maximum of 2 signs	Not to exceed 64 square feet	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	NC, HC and I, but only after final plan approval.	All such signs shall be removed upon completion of building construction.	No
Temporary special event signs non-residential (e.g., grand openings, change of use or ownership, closeout sale, clearance sale, holiday sale, etc.).	2 per activity or event	16 square feet if freestanding; 24 square feet if attached to wall	5 feet	Height of wall to which sign is attached.	Not Permitted.	Not Permitted.	NC, HC and I	Such signs may only be displayed not to exceed 30 days total per event.	No
Off-Site Directional Signs for Temporary or Seasonal Events (i.e. real estate open houses, yard sales, temporary farm stands, etc.)	2 per event; no more than 1 per intersection	3 square feet	5 feet	8 feet	Height of wall to which sign is attached	2 feet	All	Signs shall be limited to placement two weeks prior to event and removed within 72 hours of event	No

TEMPORARY SIGN REQUIREMENTS

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Flat Wall Signs	Maximum Height of Wall Projecting Signs	Maximum Projection from Wall for Wall Projecting Signs	Permitted Zone	Other Requirements	Permit Required
Agricultural Field Signage indicating seed or crop type	Unlimited	3.5 square feet	6 feet	N/A	N/A	N/A	A	Signs shall be removed at the end of the growing season	No
Roadside stand signs for the sale of agricultural products upon a principal farm property.	2 per farm	6 square feet per sign	5 feet	Height of wall to which sign is attached.	Height of wall to which sign is attached.	5 feet	All	Roadside stand signs shall only be displayed during seasons when products are for sale.	No
Garage/yard sale signs upon properties conducting such sales.	2	6 square feet per sign	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	See Section 301.8. for additional requirements.	No
Elections Signs on Township property	Unlimited	6 square feet	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	Such signs may only be displayed between 30 days prior to and 5 days after an election.	No