

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2024-02

“Sign Ordinance Amendment”

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, CHAPTER 164 (ZONING), ARTICLE XVII (SIGNS), SECTIONS 164-105.1 (DEFINITIONS; SIGN TYPES), 164-106 (PERMITTED SIGNS), 164-109 (GENERAL REGULATIONS), 164-111 (TEMPORARY SIGNS) AND 164-113 (PERMIT REQUIRED FOR CERTAIN SIGNS) TO DELETE CERTAIN DEFINED TERMS AND ADD NEW DEFINED TERMS IN AN EFFORT TO PROVIDE FOR THE CONTENT-NEUTRAL TREATMENT OF NON-PERMANENT AND PERSONAL EXPRESSION SIGNS AND TO ALSO EXPAND REGULATIONS FOR PROHIBITED SIGNS, EXEMPT SIGNS AND SIGN PERMIT REQUIREMENTS.

WHEREAS, Lower Salford Township regulates signs within the Township in accordance with Chapter 164 (Zoning), Article XVII (Signs) of the Codified Ordinances of Lower Salford Township; and

WHEREAS, the Board of Supervisors desires to amend Chapter 164 (Zoning), Article XVII (Signs) in an effort to provide for the content-neutral treatment of all non-permanent and personal expression signs in the Township boundaries.

WHEREAS, the Board of Supervisors desires to amend Chapter 164 (Zoning), Article XVII (Signs) to also expand regulations for prohibited signs, exempt signs and sign permit requirements.

NOW, THEREFORE, it is hereby **ENACTED** and **ORDAINED** by the Board of Supervisors of Lower Salford Township as follows:

SECTION I. - Amendment to the Code.

The Codified Ordinances of Lower Salford Township, Chapter 164 (Zoning), Article XVII (Signs), Section 164-105.1 (Definitions; Sign Types), Subsection B. is hereby amended as follows:

- (1) To repeal and replace the following definitions:

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.

TEMPORARY SIGN: A type of non-permanent, sign that is located on private property that can be displayed for no more than 30 consecutive days at one time. Temporary signs do not require a permit. A temporary sign is separate and distinct from a limited-duration sign.

- (2) To remove the following terms and definitions thereof:

POLITICAL SIGN

PORTABLE (MOVEABLE) SIGN

- (3) To add the following definitions:

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. Limited duration signs require a sign permit, which is valid for up to one year, and can be renewed annually. A limited duration sign is separate and distinct from a temporary sign.

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

WALL SIGN: A building-mounted sign which is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A sign installed on a false or mansard roof is also considered a wall sign.

SECTION II. – Amendment to the Code.

The Codified Ordinances of Lower Salford Township, Chapter 164 (Zoning), Article XVII (Signs), Section 164-106 (Permitted Signs) is hereby amended to repeal Subsections G and I, both pertaining to temporary signs, in their entirety.

SECTION III. – Amendment to the Code.

The Codified Ordinances of Lower Salford Township, Chapter 164 (Zoning), Article XVII (Signs), Section 164-109 (General Regulations) is hereby amended as follows:

- (1) To add the following prohibited signs to Subsection M:
 - (14) Abandoned signs.
 - (15) Signs that exhibit statements, words, or pictures of obscene or pornographic subjects as determined by the Lower Salford Township Board of Supervisors.
 - (16) Any sign that promotes illegal activity.
- (2) To add the following Subsections O, P, Q, and R to provide new language for such subsections as follows:
 - O. Limited Duration Signs.
 - (1) A permit is required for each Limited Duration Sign. The permit is effective for one (1) year and may be renewed annually.
 - (2) Limited Duration Signs shall not be included in the determination of the type, number, or area of signs allowed on a property.
 - (3) Illumination of any Limited Duration Sign is prohibited.
 - (4) Lower Salford Township may confiscate signs installed in violation of this Section. Lower Salford Township is not responsible for notifying sign owners of confiscation of an illegal sign.
 - (5) One (1) Limited Duration Sign is permitted on a property. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage, one (1) additional Limited Duration Sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) Limited Duration Signs.

- (6) Each Limited Duration Sign shall have a maximum area of 32 square feet.
- (7) Each Limited Duration Sign shall have a maximum height of eight (8) feet.
- (8) Type:
 - a) Freestanding sign
 - b) Window sign
 - c) Wall sign
 - d) Banner

P. Temporary Signs.

- (1) Temporary Signs are exempt from standard permit requirements.
- (2) Temporary Signs may be displayed up to a maximum of 30 consecutive days, three (3) times per year, with the date of display written on the face of the sign.
- (3) Temporary Signs shall not be included in the determination of the type, number, or area of signs allowed on a property.
- (4) Illumination of any Temporary Sign is prohibited.
- (5) Lower Salford Township may confiscate signs installed in violation of this Section. Lower Salford Township is not responsible for notifying sign owners of confiscation of an illegal sign.
- (6) One (1) or more Temporary Signs are permitted on a property so long as the total of all signs do not exceed 24 square feet.
- (7) If a property is greater than five (5) acres in size and has at least 400 feet of street frontage, one (1) or more additional Temporary Signs may be permitted so long as the total of all additional signs do not exceed 24 square feet.
- (8) Each Temporary Sign shall have a maximum height of eight (8) feet.
- (9) Type:
 - a) Freestanding sign
 - b) Window sign
 - c) Wall sign

d) Banner sign

Q. Personal Expression Signs of any sign type, including flags, are exempt from permit requirements provided that they do not exceed three (3) square feet in area, and are not illuminated.

R. Signs Exempt from Permit Requirements:

- (1) Holiday and seasonal decorations.
- (2) Personal expression signs of any sign 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.
- (3) Signs or emblems of a religious, civil, philanthropic, historical or educational organization that do not to exceed four (4) sq. ft. in area.
- (4) Incidental signs, including incidental window signs.
- (5) 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.
- (6) Temporary signs in accordance with the Temporary Signs regulations in this Chapter.

SECTION IV. – Amendment to the Code.

The Codified Ordinances of Lower Salford Township, Chapter 164 (Zoning), Article XVII (Signs) is hereby amended to repeal Section 164-111 (Temporary Signs), in its entirety.

SECTION V. – Amendment to the Code.

The Codified Ordinances of Lower Salford Township, Chapter 164 (Zoning), Article XVII (Signs), Section 164-113 (Permit Required for Certain Signs) is hereby amended as follows:

To amend Subsection A to read:

A. A permit shall be obtained from the office of the Zoning Officer as required in this Article, and for each of the following types of signs:

(1) All business, commercial and industrial signs

(2) All development signs

SECTION VI. – Severability.

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION VII. – Failure to Enforce Not a Waiver.

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

SECTION VIII. – Effective Date.


This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION IX. – Repealer.

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED and **ENACTED** by the Board of Supervisors of Lower Salford Township,
Montgomery County, Pennsylvania, this 6th day of March, 2024.

LOWER SALFORD TOWNSHIP

By: 

Keith A. Bergman, Chair
Board of Supervisors

Attest: 

Joseph S. Czajkowski, Secretary