

ORDINANCE NO. 2011 - 3

**AN ORDINANCE OF THE HILLTOWN TOWNSHIP BOARD OF SUPERVISORS AMENDING CHAPTER 160 OF THE CODE OF HILLTOWN TOWNSHIP, TO ADD REGULATIONS FOR PERMANENT DEVELOPMENT/NEIGHBORHOOD SIGNS.**

The Hilltown Township Board of Supervisors upon review by the Bucks County Planning Commission and Hilltown Township Planning Commission hereby enacts and ordains the following Ordinance:

**Article I Section 160-76. Area of Signs** is revised as follows:

- A. The size of any sign shall be computed by multiplying its greatest height by its greatest length, exclusive of supporting structures, unless the supporting structure is illuminated or is in the form of a symbol or contains advertising copy. In the case of signs that have no definable edges, such as raised letters attached to a building façade, the sign shall be that area within a single continuous perimeter enclosing the extreme limits of the actual message or copy area.
- B. The area of the sign shall be computed to include all lettering, wording, and accompanying designs and symbols, together with a background, whether open or closed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.
- C. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall, or window, the area shall be considered to be that of the smallest rectangular or other shape which encompasses all the letters and symbols.
- D. In computing square foot area of a double-faced sign, only one side shall be considered, provided both faces are identical. If of unequal size, the size of the larger side shall be the measured size for purposes of this chapter. If the signs form an interior angle greater than 45°, both sides of such sign shall be considered in calculating the sign area, and it shall be considered as a parallel sign.

**Article II Section 160-77. General Sign Regulations, Paragraph B** is revised as follows:

- B. No sign shall be placed in a position which will cause danger to traffic on a street by obscuring the view. No sign other than one indentifying a profession, home occupation, or name of resident or occupant shall be located within fifteen (15) feet of the edge of an improved cartway. No sign shall be erected or maintained within a distance of fifty (50) feet from the intersection of any street line or the intersection of a street line and a private accessway unless the location of this sign is situated at least eight feet above the level of the street center line. No sign shall be erected or maintained which would interfere with minimum horizontal or vertical intersection sight distances established in accordance with PennDOT Chapter 441, as amended. In no case shall any sign other than official highway or traffic sign be erected within the official right-of-way of any street. No red, green or yellow illuminated sign shall be permitted within three hundred (300) feet of a traffic light.

**Article III Section 160-79. Signs permitted in CR-1, CR-2, RR, and MHP Districts** is revised to add Subsection G as follows:

- G. Residential development/neighborhood signs provided that:

1. Such signs shall only list the name of the neighborhood/development and shall not include any names of contractors, developers, or realtors.
2. Signs must be shown on the approved subdivision plan and contained within an easement area described by metes and bounds. Easement shall be granted to the development Homeowner's Association for maintenance of the sign and associated landscaping (if any). Easement document must be in a form acceptable to the Township and recorded at the Bucks County Courthouse concurrent with recordation of the subdivision plan.
3. Only one sign shall be permitted per street entrance but no more than two total per neighborhood/development.
4. Maximum sign area: one square foot per dwelling unit, not to exceed twenty (20) square feet per sign.
5. Maximum sign height: eight (8) feet.
6. Signs shall be constructed of metal, concrete, stone, plastic components, or other durable material approved by the Board of Supervisors or a combination thereof. Signs shall not be illuminated.
7. Architectural details and overall size of the sign must receive approval from the Board of Supervisors.
8. Signs must be maintained in perpetuity by the development Homeowner's Association.

**Article IV Repealer**

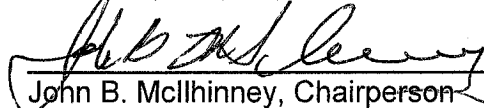
Any Ordinance or Ordinance provision of the municipality inconsistent with any of the provisions of this Ordinance is hereby repealed to the extent of the inconsistency only.

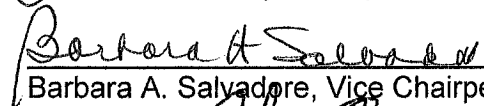
**Article V Severability**

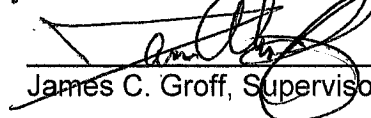
Should any section or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this Ordinance.

ENACTED and ORDAINED at a regular meeting of the Hilltown Township Board of Supervisors on the 23<sup>rd</sup> day of May, 2011. This Ordinance shall take effect immediately.

**HILLTOWN TOWNSHIP  
BOARD OF SUPERVISORS**

  
John B. McIlhinney, Chairperson

  
Barbara A. Salvadore, Vice Chairperson

  
James C. Groff, Supervisor