

TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 2 – 2006

AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX,
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING
ORDINANCE NO. 3-89 ENACTED JUNE 30, 1989 KNOWN AS THE
“MIDDLESEX TOWNSHIP ZONING ORDINANCE”, ARTICLES II, X,
XI, XII XIV AND XVI PERTAINING TO THE USE, ERECTION AND
PERMITTING OF SIGNS IN MIDDLESEX TOWNSHIP.

BE IT HEREBY ENACTED AND ORDAINED and it is hereby enacted by the
Board of Township Supervisors in and for the Township of Middlesex, Cumberland
County, Pennsylvania, as follows:

SECTION 1: Article II, Section 2.03 of the Middlesex Township Zoning Ordinance is
hereby amended as follows:

- A. The definitions of “Billboards”, “Sign” (including all specified and defined sign
types contained therein) and “Sign Area” are hereby deleted and the following
definitions of “Billboard” and “Sign” (including all specified and defined sign
types contained therein) are hereby substituted and adopted:

Billboard – A type of sign upon which images and/or messages of any kind are
printed, posted, or lettered, whether freestanding or attached to a surface of a
building or other structure. A billboard is used to advertise products, services or
businesses or to disseminate messages at a location other than the premises on
which the sign is placed.

Sign – A device for outdoor visual communication that is used to bring the subject
to the attention of the public, but excluding flags or other insignia of any
government, fraternal, or similar organization. A sign shall include the support
structure by which it is attached to or displayed upon the ground, a building, or
another structure. Sign area shall be defined and determined in accordance with
Article XIV, Section 14.16 G. of this Ordinance. Sign types include, but are not
limited to the following:

Flat Wall Sign: A sign that is displayed and/or mounted upon or
generally parallel to the same plane as the face of a wall, such that no
portion of the sign extends more than twelve (12) inches from said wall.

Freestanding Sign: A sign erected upon a permanently affixed,
independent structure (legs or base). Freestanding signs shall include pole
signs that are attached to the ground or other structure by means of a pole

or poles supporting the sign and monument signs that sit upon or are attached directly to the ground.

Permanent Sign: A sign that is expected to be continuously displayed during the presence of a principal land use.

Temporary Sign: A sign that is only allowed for specified periods of time, associated with some temporary event or work, conducted on the site.

Under Canopy Sign: A sign that identifies one (1) leasable unit within a premises and is hung from an overhead canopy of the premises.

Wall Projecting Sign: A sign that is mounted to a building wall such that its principal display area is not parallel to the building wall. A wall projecting sign can also be attached to a marquee.

B. The following new definitions are hereby added:

Anchor Tenant: A major store or store in a Planned Center. It is usually the largest retail establishment (such as a major department store) occupying an area in excess of 100,000 square feet. It is typically the most important tenant in a Planned Center and the one that generates the most customer traffic. Large Planned Centers (750,000 square feet or more) may have 3 or more anchor tenant stores.

Industrial Park/Industrial Center: A tract of land that is planned, developed, and operated as an integrated facility for a number of industrial uses, usually with consideration for transportation facilities (rail and highway), circulation, parking, utility needs, aesthetics, and compatibility.

Office Park/Office Center: A development on a tract of land that contains a number of separate office buildings, accessory and supporting uses, and open space designed, planned, constructed and managed on an integrated and coordinated basis.

Planned Center: A commercial development on a tract of land, normally over 2 acres, that is designed, planned, constructed and managed/operated on an integrated and coordinated basis. They would typically include Office Parks, Shopping Centers, Shopping Malls and/or Industrial Parks that include provisions for on-site parking for employees and/or customers, traffic planning, open space, landscaping, signage and other aesthetic considerations.

Shopping Center: A group of commercial establishments planned, constructed, and managed as a total entity, with customer and employee parking provided on-

site, provision for goods delivery separate from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan. A Shopping Mall is a type of Shopping Center with stores on both sides of an enclosed or open pedestrian walkway.

Specified Anatomical Areas: Any of the following:

- A. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola.
- B. Human male genitals in a discernable turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Any of the following:

- A. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts.
- B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy.
- C. Excretory functions as a part of or in connection with any of the activities set forth in A or B of this definition.

SECTION 2: Article X, Section 10.05.E of the Middlesex Township Zoning Ordinance is hereby amended in its entirety to provide as follows:

E. Billboards. (See Section 14.16)

SECTION 3: Article XI, Section 11.05 of the Middlesex Township Zoning Ordinance is hereby amended to include the following additional subparagraph:

C. Billboards. (See Section 14.16)

SECTION 4: Article XII, Section 12.05 of the Middlesex Township Zoning Ordinance is hereby amended to include the following additional subparagraph:

E. Billboards. (See Section 14.16)

SECTION 5: Article XIV, Section 14.16 of the Middlesex Township Zoning Ordinance is hereby amended to provide in its entirety as follows:

SECTION 14.16 SIGN REGULATIONS. Signs may be erected and maintained only when in compliance with the provision of this Section and any and other ordinances and regulations relating to erection, alteration, or maintenance of signs and similar

devices. Zoning permits will be required for the erection, alteration, and maintenance of all signs and billboards as specified in this Section.

A. General Intent: The sign regulations, controls and provisions set forth in this part are made in accordance with an overall plan and program for the provision of public safety, land development, preservation of property values, and the general welfare of the Township of Middlesex and are intended:

1. to aid in traffic control and traffic safety;
2. to preserve and protect property values;
3. to lessen congestion of land and air space;
4. to provide against undue concentrations of signs that distract and endanger traffic safety and traffic flow;
5. to establish reasonable standards for commercial and other advertising through the use of signs in order to maintain and encourage business activity and development;
6. to recognize the rights of the public in roads, streets, highways and the areas adjacent to those roads, streets and highways;
7. to preserve the wholesome and attractive character of the Township; and
8. to recognize that the general welfare includes a community that shall be beautiful as well as healthy, spacious and well balanced in its growth and development.

B. Permitted Permanent Signs

1. P1 - Signs erected by or under the direction of the Township or another governmental body - for example: traffic control signs. Refer to Table 1 for details.
2. P2 - Signs identifying semi-public uses (e.g., schools, churches, public utilities, hospitals, libraries, parks, fire stations, post offices, and other similar uses). Refer to Table 1 for details.
3. P3 - Residential nameplates identifying name of home and/or its occupant, not including name listing on mailbox. Refer to Table 1 for details.
4. P4 - Property control signs (e.g., "No Trespassing," "Private Property," "No Hunting or Fishing," "Posted," "Private Drive," or similar type signs). Refer to Table 1 for details.
5. P5 - Residential development/neighborhood signs. Such signs shall only list the name of the neighborhood/development and shall not list any names of residents, contractors and/or realtors. Refer to Table 1 for details.
6. P6 - Individual business signs identifying the name and type of business and/or any trademark of the business conducted on the premises. This does not include

businesses contained within planned centers, as defined herein. Refer to Table 1 for details.

7. P7 - On-site directional, entrance, exit, rest room, and other informational signs. Signs regulating on-premises traffic (Examples: "In-Out", "Enter-Exit"), parking or other functional subdivision, such as lavatory facilities, telephone, signs denoting other sections of a premises such as a "Lubrication", "Office", etc, bearing no commercial advertising. Refer to Table 1 for details.
8. P8 - Billboards. Refer to paragraph 14.16. I. and Table 1 for details.
9. PC1 and PC2 - Freestanding planned center sign. Refer to Tables 3 (PC1) and 4 (PC2) for details.
10. PC3 and PC4 - Anchor tenant sign for one use. Refer to Tables 3 (PC3) and 4 (PC4) for details.
11. PC5 and PC6 - Storefront sign for one use. Refer to Tables 3 (PC5) and 4 (PC6) for details.
12. PC7 and PC8 - Storefront under-canopy signs for all principal uses. Refer to Tables 3 (PC7) and 4 (PC8) for details.
13. PC9 and PC10 - Non-anchor signs for principal freestanding uses sharing common ingress and egress to planned center. Refer to Tables 3 (PC9) and 4 (PC10) for details.

C. Permitted Temporary Signs

1. T1 - Temporary signs of contractors, architects, mechanics, landscapers, financing institutions, and artisans, displayed only while actual on-site work is in progress. Refer to Table 2 for details.
2. T2 - Real estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing less than 3 acres. Refer to Table 2 for details.
3. T3 - Real estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing more than 3 acres. Refer to Table 2 for details.
4. T4 - Proposed development signs for residential and/or office complexes. Refer to Table 2 for details.
5. T5 - Proposed development signs for commercial, industrial and/or other nonresidential uses. Refer to Table 2 for details.

6. T6 - Special event signs and banners for businesses (e.g., grand openings, change of use or ownership, closeout sale, clearance sale, holiday sale, etc.) on the site of the permitted use. Refer to Table 2 for details.
7. T7 - Roadside stand signs for the sale of agricultural products upon a principal property. Refer to Table 2 for details.
8. T8 - Auctions, garage or yard sale signs upon properties conducting such sales. Refer to Table 2 for details.
9. T9 - Political Yard Signs. Refer to Table 2 for details.

D. Prohibited Signs

The following are expressly prohibited:

1. Animated and Moving Signs - A sign or other display with either kinetic or illusionary motion powered by natural, manual, mechanical, electrical or other means, including but not limited to flags having commercial messages, and all pennants, banners, streamers, propellers, and discs, as well as flashing signs, signs with illuminated elements that are used to simulate the impression of motion, and searchlights.
2. Open flames used to attract public attention to a place of business or to an advertising sign.
3. Any sign, banner, pennant, balloon, valance, or advertising display constructed of cloth, fabric, cardboard, or other non-durable material, intended to be displayed for a short period of time (except a permitted special event sign). One bouquet of balloons shall be allowed on premises that sell balloons. Balloons shall also be permitted in temporary situations or on special occasions at a residence.
4. Flashing and Message Signs - Any signs that include lights or messages which change, flash, blink or turn on and off intermittently, at any time interval.
5. Glaring Signs - Signs with light sources or that reflect brightness in a manner that constitutes a hazard or nuisance. This includes signs with fluorescent text, graphics or background, as well as holographic signs.
6. Obstructive Signs - A sign or other advertising device erected or maintained at any road intersection in a manner as to obstruct free and clear vision of the intersection.
7. Posters and Handbills - Any signs affixed to any structures, trees or other natural vegetation, rocks or telephone poles.
8. Simulated Traffic Signs, street signs and Obstructions - Any sign that may be confused with, or obstruct the view of, any authorized traffic sign, street sign or signal,

obstruct the sight-distance triangle at any driveway or road intersection or extend into the public right-of-way.

9. Strings of Light - Any devices including lights that outline property lines, sales areas or any portion of a structure and are intended to advertise or draw attention to a business or commercial activity, except as follows:

- a. Lights used temporarily as holiday decorations.
- b. Lights or other devices used on a temporary basis on parcels on which carnivals, fairs or other similar temporary activities are held.

10. A-frame/ Wheeled Signs – Any portable “A” frame, wheeled or similar portable sign is prohibited except on a temporary basis not to exceed 72 consecutive hours not more than once per year.

11. Multiple Signs - Multiple signs, logos and insignia on a canopy or canopies attached to a building or other structure are prohibited.

12. Signs Adversely Affecting Safety. Signs that prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of the roof to any other part. No sign of any kind shall be attached to a standpipe or fire escape.

13. Sign Emissions- No sign that emits smoke, visible vapors, particles, sound or odor shall be permitted.

14. Mirrors. No mirror device shall be used as part of a sign.

15. Signs placed on or affixed to vehicles and/or trailers that are parked on a public right-of-way, public property or private property so as to be visible from a public right-of-way are prohibited where the apparent purpose is to advertise a product or direct people to a business, organization or activity.

16. No sign shall display any matter in which the dominant theme of the material taken as a whole appeals to the prurient interest in sex, or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value including, but not limited to:

- a. Any graphic illustration pertaining to specified sexual activities and/or specified anatomical areas; and,
- b. Scenes wherein artificial devices are employed to depict, or drawings are employed to portray any of the prohibited signs, photographs or graphic representations described above.

17. An obsolete sign that no longer advertises a bona fide business conducted or product sold.

E. Exempt Signs

Sign permits shall not be required for the following:

1. Residential Nameplates – Up to two signs indicating address, number and/or name of occupants of the premises, that do not exceed two (2) square feet in area per side, and do not include any commercial advertising or other identification. See Table 1 (P3) for details.
2. Decals - Decals not exceeding one square foot affixed to windows or door glass panels, indicating membership in a business group or identifying credit cards accepted at the establishment.
3. Flags, Emblems and Insignia of Government Agencies, Religious, Charitable, Public or Non-Profit Organizations - These are exempt from permit requirements but flagpoles shall not exceed the maximum allowable building height for the district in which located.
4. Handicapped Parking Space - Signs not exceeding two (2) square feet each in areas reserving parking for handicapped individuals. Such signs must comply with the duly adopted Township building code and PennDOT regulations. See Table 1 (P7) for details.
5. Private Drive Signs - On-premises private drive signs are limited to one per driveway entrance, not exceeding two (2) square feet in area, with language limited to the words “private drive” and the addresses of any residences using the private driveway. See Table 1 (P4) for details.
6. Official Signs - Signs erected by government agencies or utilities, including traffic, utility, safety, railroad crossing and identification signs for public facilities and any signs erected by the Township under direction of the Board of Supervisors. See Table 1 (P1) for details.
7. Seasonal Farm-Products Signs - Seasonal on-premises signs announcing the availability of seasonal farm products. Seasonal farm-product signs shall not be erected more than fifteen (15) days in advance of the harvest of the produce in question, and shall be removed within thirty (30) days from the end of harvest. See Table 2 (T7) for details.
8. Security and Warning Signs - On-premises signs regulating the use of the premises, such as “no trespassing”, “no hunting” and “no soliciting” signs that do not exceed two (2) square feet in area in residential areas and five (5) square feet in area in commercial and industrial areas. These limitations shall not apply to the posting of conventional “no trespassing” signs in accordance with state law. See Table 1 (P4) for details.
9. Temporary Real Estate Signs - Display of real estate sale, sold, or rent signs shall be limited to one (1) per street frontage with a maximum of 2 per property. One (1) real estate temporary directional sale sign to direct buyers/customers to an open house, special event, etc. shall be allowed off premises with permission of the owner of the property

where the sign is erected. The real estate temporary directional sign shall not be erected more than 4 days prior to the event and shall be removed one (1) day after the close of the event. See Table 2 (T2 and T3) for details.

10. Auctions, Garage or Yard Sale Signs - Signs advertising auctions, garage sales or yard sales are permitted, provided that no sign shall exceed six (6) square feet in area and be erected more than 4 days prior to the event. One (1) yard sale sign shall be allowed on premises. One (1) yard sale sign shall be allowed off premises with permission of the property owner to direct customers to the yard sale. All signs shall be removed one (1) day after the close of the auction, garage or yard sale. See Table 2 (T8) for details.

11. Political Yard Signs - Political signs announcing political candidates seeking office, slates of candidates, political parties, and/or political and public issues appearing on a ballot. See Table 2 (T9) for details.

12. Memorial Signs/Tablets— Memorial plaques or tablets, grave markers, statutory or other remembrances of persons or events that are historical and/or non-commercial in nature.

13. Bulletin Boards for Public, Charitable or Religious Institutions – Bulletin boards for public, charitable or religious institutions, when located on the premises thereof and with a sign area of not more than twenty-five (25) square feet if single sided, or not more than fifty (50) square feet if double faced, and used exclusively for non-commercial announcements.

F. General Regulations for All Signs

1. Signs must be constructed of durable material and maintained in good condition.
2. No sign shall be maintained within the Township in such a state of disrepair as to have the appearance of neglect, that is rotting or falling down, that is illegible, or has loose parts separated from fastenings.
3. Whenever a sign becomes structurally unsafe or endangers the safety of a building or premise or endangers the public safety, the Zoning Officer shall give written notice to the owner of the premises on which the sign is located that such sign must be made safe or removed within five (5) days.
4. Advertising painted upon or displayed upon a barn or other building or structure shall be regarded as a flat wall sign and the regulations pertaining thereto shall apply.
5. Each sign shall be removed when the circumstances leading to its erection no longer apply.

6. Signs may be interior lighted with non-glaring lights, or may be illuminated by floodlights or spotlights that are shielded so there is no indirect glare or direct light transmitted to other properties or public rights-of-way.
7. Directly illuminated signs, designed to give forth artificial light directly or through transparent or translucent material from a source of light within such sign, including, but not limited to neon, will be permitted providing that the light being emitted from the sign shall not cause a glare or emit light onto the surrounding area. Illuminated signs are prohibited in residential zones except for street address signs, signs indicating churches or other places of worship and municipal signs necessary for public safety.
8. For business signs in residential zoning districts (except Village Center (VC) districts), the following restrictions apply:
 - a. Illuminated signs are prohibited.
 - b. A maximum of 2 business signs per principal use are permitted.
 - c. The area of the sign shall not exceed fifty (50) percent of the maximum permitted in Table 1, Sign Type P6.
9. No sign located within three hundred (300) feet of any traffic light shall be illuminated with red, green, or yellow lights or neon tubing.
10. All electrically illuminated signs shall be constructed to the standards of the National Board of Fire Underwriters, and in accordance with the applicable regulations in the duly adopted Township building code.
11. No sign shall be placed in such a position that it will obscure light or air from a building or which would create a traffic danger.
12. No sign shall be permitted which is attached to trees that are within the right-of-way of any street or to public utility poles.
13. In the event that a symbol, trademark or other such figure is used as a signpost or standard that could be construed to indicate or identify a particular use or business, that symbol, trademark or figure is to be computed as part of the total allowable sign area.
14. Except in the case of billboards, only those signs referring directly to services, materials, business entity or products made, sold, or displayed or business operated on the premises shall be permitted.
15. Any sign attached to a building shall not be placed on the roof or be higher than the wall to which it is attached.
16. Sign Height – No sign or part thereof (including braces, supports or lights) shall exceed the height of twenty (20) feet if erected at the right-of-way line of the street, road or highway adjoining the premises on which the sign is located, plus one (1) foot additional height for each three (3) lineal feet that said sign is located from such right-of-

way line to the nearest part of the sign. Regardless of its distance from the right-of way line, no portion of any sign shall exceed thirty-five (35) feet in height measured from the actual grade of the premises directly below the face of the sign (exclusive of mounds or other additions to the grade level) to the highest part of the sign, unless otherwise specified in Tables 1, 2, 3 or 4.

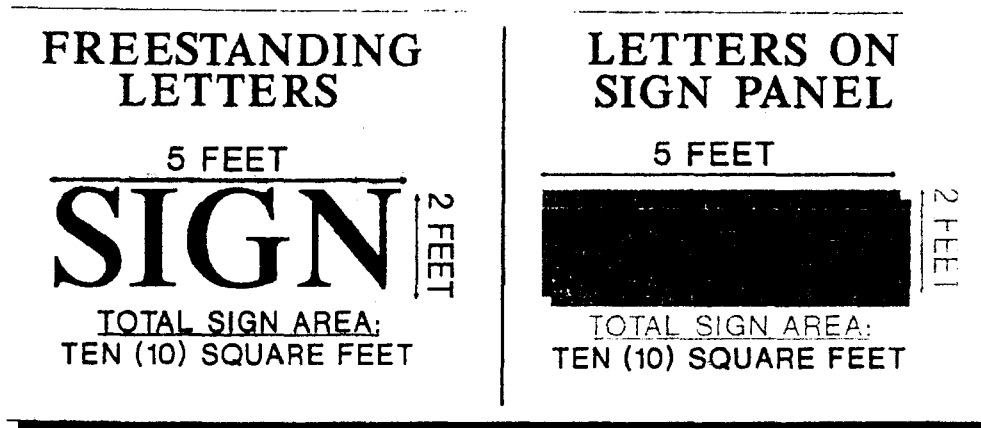
17. All signs allowed in this Section 14.16 must be constructed and maintained in accordance with regulations in the duly adopted Township building code and property maintenance code.

18. The landscaping plan for any permanent freestanding sign requiring a permit shall be created as follows:

- a. The sign shall be centrally located within a planted area (island) at least equal to the allowable area of a single face or advertising side for the subject sign. The planted area shall also include ornamental shrubbery to minimize the visibility of poles, supports and braces of such sign.
- b. The island shall be a minimum of one foot in height and formed from materials such as, but not limited to, stone, brick, or landscape timbers. The island shall be maintained to keep it free of weeds, debris and brush.
- c. A sketch of the sign and island shall be submitted with the sign permit application for review and approval by the Zoning Officer.

G. Determination of Size of Sign Area

The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, including any border framing or decorative attachments, but not including any supporting framework (except as noted in Section 14.16.B. above) or bracing incidental to the display itself. Where the sign consists of individual letters or symbols attached to a building, wall or window, the area of the sign shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols. The proper method of determining sign area is shown in the following illustrations:



The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point (except as noted otherwise herein). If the interior angle of a V shaped sign is less than forty-five (45) degrees, the area of both faces shall be included in determining the area of the sign. When two identical sign faces are placed back to back, so that both faces can not be viewed from any one point at the same time, and when both sign faces are part of the same sign structure, the sign area shall be computed by measurement of only one of the faces.

H. Specific Sign Requirements

The tables on the following four pages tabulate requirements imposed upon permanent, temporary, and planned center signs as permitted within the Township, which tables are incorporated by reference herein as constituting text of the Zoning Ordinance:

TABLE 1 - 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
P1 - Signs erected by or under the direction of the Township or another governmental body.	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	All		No
P2 - Signs identifying semi-public uses (e.g., schools, churches, public utilities, hospitals, libraries, parks, fire stations, post offices, and other similar uses).	2 per principal use	64 square feet combined area (No single sign over 32 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
P3 - Residential nameplates identifying name of home and/or its occupant, not including name listing on mailbox.	1 per dwelling unit (except corner lots where 1 facing each street is permitted)	2 square feet	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All		No
P4 - Property control signs (e.g., "No Trespassing," "Private Property," "No Hunting or Fishing," "Posted," "Private Drive," or similar type signs).	1 per 50 lineal feet of property line	2 square feet per sign in farm and residential areas and 5 square feet per sign in commercial and industrial districts.	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	Not Permitted on trees in the right of way or utility poles.	No
P5 - Residential development/neighborhood signs. Such signs shall only list the name of the neighborhood/development and shall not list any names of residents, contractors and/or realtors.	1 per street entrance, but no more than 2 total	1 square foot per dwelling, not to exceed 32 square feet per sign	For pole type signs, 16 square feet in area and 12 feet in height maximum. For monument type signs, 20 square feet area and 5 feet in height maximum.	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.	Where use is permitted.	Must be sited with a 10 foot setback from all property lines and outside the clear sight triangle for any intersections.	No
P6 - Individual business signs identifying the name and type of business and/or any trademark of the business conducted on the premises. This does not include businesses contained within planned centers, as defined herein. (See Section 16.07.B.7 for exceptions in UDA Overlay Districts.)	3 per principal use, except when a building is located on a corner lot and has public entrances on 2 or more public ways, or where a building has both a front and rear public entrance, 1 additional sign may be erected	For freestanding signs 1 square foot per lineal foot of lot width, not to exceed 64 square feet per sign. Single sided freestanding signs shall not exceed 32 square feet. For flat wall signs 0.5 square feet per lineal foot of building front not to exceed 64 square feet.	See Section 14.16.F.16 for details.	Height of wall to which sign is attached.	Height of wall to which sign is attached.	20 feet, but no closer than 10 feet from any lot line.	Where use is permitted.	Neither flat wall sign, nor wall projecting sign shall be larger than 15 percent of the wall area to which the sign is attached. See Section 14.16.F.8 for business signs in residential districts.	Yes
P7 - On-site directional, entrance, exit, rest room, and other informational signs.	Unlimited	2 square feet per sign	5 feet	10 feet	Height of wall to which sign is attached.	2 feet	All		No
P8 - Billboards	See Section 14.16.I. of this Ordinance								Yes

TABLE 2 - 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 Zones	Other Requirements	Permitted, Required
T1 - Temporary signs of contractors, architects, mechanics, landscapers, financing institutions, and artisans, displayed only while actual on-site work is in progress.	1 per firm whose work is in progress	32 square feet	8 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.	Yes, if sign area exceeds twelve (12) square feet.
T2 - Real estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing less than 3 acres.	1 per street frontage, maximum of 2 signs	12 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 are subject to Township impoundment and a recovery fee. See Section 14.16.E.9. for additional requirements.	No
T3 - Real estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing more than 3 acres.	1 per street frontage, maximum of 2 signs	24 square feet per sign	10 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	Same as above.	No
T4 - Proposed development signs for residential and/or office complexes.	1 per street frontage, maximum of 2 signs	1 square foot per unit of occupancy, not to exceed 32 square feet	10 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.	Yes
T5 - Proposed development signs for commercial, industrial and/or other nonresidential uses.	1 per street frontage - maximum of 2 signs	1 square foot per 1,000 square feet of gross leasable floor area, not to exceed 32 square feet	10 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	Where use is permitted but only after final plan approval.	All such signs shall be removed upon completion of building construction.	Yes
T6 - Special event signs and banners for businesses (e.g., grand openings, change of use or ownership, closeout sale, clearance sale, holiday sale, etc.) on the site of the permitted use.	2 per business per year. (Special event sites for charitable or non-profit organizations shall be exempt from the limit of 2 per year.)	32 square feet if freestanding; 48 square feet if attached to wall	10 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	Where use is permitted.	Such signs may only be displayed for a combined total of 30 days.	Yes
T7 - Roadside stand signs for the sale of agricultural products produced upon a principal property.	2 per property	16 square feet	6 feet	Height of wall to which sign is attached.	Height of wall to which sign is attached.	5 feet	Where use is permitted.	Roadside stand signs shall only be displayed during seasons when products are for sale.	No
T8 - Auctions/garage/yard sale signs upon properties conducting such sales.	Maximum of 2 signs	6 square feet per sign	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	See Section 14.16.E.10. for additional requirements.	No
T9 - Political Yard Signs	Unlimited with permission of property owner	4 square feet	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	Such signs should only be displayed between 30 days prior to and 14 days after an election.	No

**TABLE 3 - PLANNED CENTER SIGNAGE FOR SITES CONTAINING
LESS THAN 100,000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA**

Sign Type	Maximum Number Permitted	Maximum Permitted Sign Area	Maximum Permitted Height	Maximum Permitted Letter Height	Permitted Zones	Other Requirements	Permit Required
PC1 - Freestanding Planned center sign.	1 per planned center	64 square feet	15 feet	18 inches	Where use is permitted.	This sign shall devote no less than 50 percent of the total sign area (per side) to the advertisement of the planned center's name.	Yes
PC3 - Anchor tenant sign for one use containing more than 150 lineal feet of storefront.	1 per side facing a street, with a maximum of 2 signs	75 square feet per sign	Height of wall to which sign is attached.	42 inches.	Same as above	These signs shall only be provided as flat wall or wall projecting signs.	Yes
PC5 - Storefront sign for one use containing up to 150 lineal feet of storefront.	1 per principal use	½ square foot per lineal foot of storefront up to a maximum of 50 square feet	Height of wall to which sign is attached.	20 inches	Same as above	This sign shall only be provided as a flat wall or a wall projecting sign.	Yes
PC7 - Storefront under-canopy signs for all principal uses.	1 per principal use	4 square feet	To base of canopy, or where no canopy is provided, 10 feet.	8 inches	Same as above	No under – canopy sign shall have a vertical dimension of more than 18 inches from its lowest to highest point. The base of an under – canopy sign shall be no less than 8 feet, 6 inches above the finished grade below such sign.	Yes
PC9 - Non-anchor signs for principal freestanding uses sharing common ingress and egress to planned center.	2 per principal use, but only 1 per wall	50 square feet per sign, not exceeding 20 percent of wall area to which sign is attached.	Height of wall to which sign is attached.	28 inches	Same as above.	These signs shall only be provided as flat wall and/or wall projecting signs.	Yes

**TABLE 4 - PLANNED CENTER SIGNAGE FOR SITES CONTAINING
MORE THAN 100,000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA**

Sign Type	Maximum Number Permitted	Maximum Permitted Sign Area	Maximum Permitted Height	Maximum Permitted Letter Height	Permitted Zones	Other Requirements
PC2 - Freestanding Planned center sign.	1 per street frontage with entrance or exit	100 square feet	15 feet	18 inches	Where use is permitted.	This sign shall devote no less than 50 percent of the total sign area (per side) to the advertisement of the planned center's name.
PC4 - Anchor tenant sign for one use containing more than 150 lineal feet of storefront.	1 per side facing a street, with a maximum of 2 signs	If sign is less than 300 feet from facing street, then sign can be 1 square foot per each lineal foot of storefront up to a maximum of 100 square feet. If sign is more than 300 feet from facing street, then sign can be 1.5 square feet per each lineal foot of storefront up to a maximum of 150 square feet.	Height of wall to which sign is attached.	42 inches.	Same as above	These signs shall only be provided as flat wall or wall projecting signs.
PC6 - Storefront sign for one use containing up to 150 lineal feet of storefront.	1 per principal use	1.5 square feet per lineal foot of storefront up to a maximum of 75 square feet	Height of wall to which sign is attached.	20 inches	Same as above	This sign shall only be provided as a flat wall or a wall projecting sign.
PC8 - Storefront under-canopy signs for all principal uses.	1 per principal use	4 square feet	To base of canopy, or where no canopy is provided, 10 feet.	8 inches	Same as above	No under – canopy sign shall have a vertical dimension of more than 18 inches from its lowest to highest point. The base of an under – canopy sign shall be no less than 8 feet, 6 inches above the finished grade below such sign.
PC10 - Non-anchor signs for principal freestanding uses sharing common ingress and egress to planned center.	2 per principal use, but only 1 per wall	75 square feet per sign, not exceeding 20 percent of wall area to which sign is attached.	Height of wall to which sign is attached.	28 inches	Same as above.	These signs shall only be provided as flat wall and/or wall projecting signs.

I. Billboards

1. Billboards shall be allowed by Special Exception upon approval of the Zoning Hearing Board only in the CH, LI or IG Districts as designated elsewhere in this Ordinance.
2. Development of Billboards shall be subject to Subdivision Plan and Land Development Plan approval in accordance with the Middlesex Township Subdivision and Land Development Ordinance and those regulations specified elsewhere in this Ordinance.
3. Lot requirements for Billboard development shall be as follows:
 - a. Billboards shall only be developed upon a lot subdivided and developed specifically for such use and each lot shall be located entirely within the CH District, LI District, or IG District. A lot specifically created for Billboard use may be held in fee simple ownership or leased. A lot specifically created for Billboard use shall be limited to such use by a restrictive covenant on the deed and all successive deeds to the property. Such restrictive covenant may be removed only upon removal of all Billboards from the lot and recording of a subdivision plan consolidating the lot to an adjacent lot.
 - b. A lot subdivided and developed specifically for Billboard use may not be used for any other use or as a residential or non-residential building lot, but may be consolidated with and conveyed as a lot addition to an adjacent lot.
 - c. Billboards shall only be developed upon a lot that is accessed by or adjacent to either a public road or a leased area or an easement at least fifty (50) feet wide with direct and continuous access to a public road, subject to recommendation by the Planning Commission and approval by the Board of Township Supervisors.
 - d. The minimum area for a lot in Billboard use is thirty thousand (30,000) square feet.
 - e. The minimum lot width, minimum lot depth and minimum dimension of a property line on any one side of a lot in Billboard use is fifty (50) feet.
 - f. The maximum lot coverage for a lot in Billboard use is fifteen percent (15%).
 - g. The maximum impervious area for a lot in Billboard use is forty percent (40%).
4. Billboards are subject to the following additional restrictions:
 - a. Every Billboard shall be identified on the structure with the name of the owner.
 - b. All Billboards approved for erection or construction shall comply with duly adopted building and construction regulations of this Township, and any other applicable federal, state or local laws, regulations or ordinances.
 - c. All Billboards shall be attached to the ground by a single supporting monopole, or vertical metal or concrete post, pillar, pole or column.
 - d. No Billboard shall obstruct the view of motorists on adjoining roads, or the view of adjoining commercial or industrial uses, which depend upon visibility for identification.
 - e. Billboards may be illuminated, but no direct ray of light shall extend beyond the face of the sign. Lighting fixtures used to illuminate a Billboard shall be mounted on the top of the Billboard structure. Bottom mounted lighting is not permitted. All such Billboard lighting fixtures shall be

constructed to prevent direct light from being directed toward residential buildings on adjacent or nearby land and to prevent glare perceptible to persons operating motor vehicles on public ways.

f. All properties upon which a Billboard is erected shall be regularly maintained so as not to create a nuisance by means of weeds, litter, vector habitation or violations of any other applicable federal, state or local laws, regulations or ordinances.

g. No portion of any Billboard shall exceed a height of thirty-five (35) feet above ground elevation as measured at any point within fifteen (15) feet in a circle around the base of the supporting monopole for the Billboard.

h. All Billboards shall be setback a minimum distance of forty (40) feet from any property line or utility easement line.

i. All Billboards shall be located not less than forty (40) lineal feet from the legal right-of-way of any existing street, road or highway or from the dedicated right-of-way line of any street, road or highway as shown on a subdivision or land development plan approved by the Township.

j. No Billboard shall be located at a lesser distance than one thousand (1000) lineal feet from the following features:

(1) the District boundary line of any adjoining residential Zoning District; or

(2) any building used for residential purposes, including individual dwelling units and other buildings used for residential purposes such as but not limited to apartment houses, boarding houses, convalescent homes, group homes, hotels, lodging houses and motels.

k. The minimum distance required between all Billboards shall be two thousand six hundred and forty (2640) feet (1/2 mile) as measured along the centerline of the abutting roadway. Signs located on the opposite sides of the road or in an adjacent Municipality are subject to this distance requirement. In addition, no Billboard or off-premises sign shall be erected within two hundred and fifty (250) feet of any existing freestanding on-premises sign.

l. The maximum area for any one Billboard face shall be three hundred (300) square feet (inclusive of any border or trim, but excluding the base or apron, supports and other structural members), except in said Zoning Districts where the Billboard is located adjacent to and intended to be seen by vehicular traffic on the limited access highways known as "Interstate 81" and "The Pennsylvania Turnpike", in which latter locations said Billboard face shall not exceed fourteen (14) feet in vertical measurement or forty-eight (48) feet horizontally and in no event to exceed 672 square feet per facing (inclusive of any border, trim or embellishment, which embellishment shall not exceed twenty-eight (28) square feet of area, but excluding the base or apron, supports and other structural members). The terms "face" and "facing" as used in this Section 14.16 shall mean the surface area or surface areas of the structure containing the message of the Billboard or Billboards.

(1) The Billboard face area shall be measured by the smallest square, rectangle, triangle, circle or combination thereof which will encompass the entire Billboard face above ground level.

(2) A Billboard structure shall contain not more than two (2) facings with only one advertising message per face which facings may be placed only back-to-back or V-shaped at an interior angle of less than ninety (90) degrees.

J. Sign Permits

Sign permits documenting compliance with this Section 14.16 shall be required for permanent and temporary signs as noted in the tables in Section 14.16.H. In addition to the Sign Permit, a Building Permit is required for certain signs in accordance with the duly adopted Township building code. Application shall be made on forms to be provided by the Zoning Officer. Permits must be kept on the premises (except for off-premise signs) where the sign is displayed and must be produced and exhibited to the Zoning Officer upon request.

1. Permits to erect new signs or to alter or move existing signs:

a. No sign hereafter shall be erected, structurally changed, altered or moved until a permit has been obtained from the Zoning Officer. Such permit shall be issued only after the Zoning officer is satisfied that such sign will comply with all of the applicable provisions of this Ordinance.

b. An application for a sign permit shall be made on the forms provided above and shall contain or have attached thereto the following information and documentation:

(1). The name(s), address(es) and telephone number(s) of the applicant:

(2). Name and address of the owner of the land on which the sign is to be erected, altered or relocated, together with the owner's written consent;

(3). A site plan drawn to scale, showing the location of the building, structure or lot to which the sign is to be attached or erected, and showing the position of the sign with reference to the adjoining buildings, property lines and streets;

(4). A drawing to scale, showing the design of the sign, materials to be used, colors, lighting, lettering, method of construction and means of attachment to the building or the ground. For a directional sign or an on-premise sign advertising activities being conducted on the real property, the drawing shall also contain an accurate representation of the advertising or informative contents of the sign;

(5) Name of the person, firm, corporation or association erecting, altering or moving said sign;

(6) A landscaping plan for any freestanding signs shall be provided in accordance with Section 14.16.F.18; and

(7) Any other information as the Zoning Officer shall require in order to show full compliance with this and all other applicable ordinances of the Township.

2. After a sign permit has been issued, the owner of the sign shall promptly notify the Zoning Officer within 30 days of the completion of the permitted activity and provide a photograph of the completed sign. The Zoning Officer shall inspect the sign and, if it is finished in accordance with permit, the permit shall be validated by signature of the Zoning Officer.

3. Permits for Existing Signs – All owners of signs in existence at the time of the effective date of this part of the Ordinance who do not hold permits, shall make application for a sign permit within ninety (90) days of said effective date. After receipt of an application to permit an existing sign, the Zoning Officer shall inspect the sign. If the sign is safe and in good repair, the permit shall be issued to the applicant.

4. Permit Fees – Every applicant for a permit hereunder shall pay to the Township a fee regulated by this part in accordance with a fee schedule adopted by Resolution of the Board of Supervisors.

5. If there is any change in location or dimensions of any sign, or in advertising or informative contents of a sign, a new permit shall be required. The following operations shall not be considered as creating a sign and shall not require a permit:

a. Replacing copy. The changing of the advertising copy or message on an approved painted or printed sign or on approved signs that are specifically designed for the use of replaceable copy.

b. The sign face (gross surface area portion of the sign) may be changed as long as the new sign face is equal to or reduced in height, sign area, and/or projection.

c. Maintenance, painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure, unless structural change is made or would otherwise render the sign contrary to any ordinance, code or regulation.

6. Revocation of Permits:

a. All permits shall be subject to revocation upon fifteen (15) days written notice for violation of any provision or upon change of information provided in the application; and,

b. Revocation of a permit shall not be cause for refund of the permit fee.

7. Expiration of Sign Permit

a. If the sign authorized by any sign permit has not been erected or completed within one hundred twenty (120) days from the date of issuance of that permit, the sign permit shall be deemed expired.

b. An expired sign permit may be renewed within thirty (30) days from the expiration date for good cause shown and upon payment of a permit extension fee, as established by resolution of the Supervisors.

K. Protection of First Amendment Rights

Any sign, display or device allowed under this Ordinance may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated

for profit or to a commodity or service for sale, and that complies with all other requirements of this Ordinance.

L. Abandoned Signs

1. "Abandoned Sign" Defined - An abandoned sign shall mean:
 - (a) A sign which has remained without bonafide advertising for a period of six (6) months, and for which the sign owner has not made application for a current permit as provided hereinbelow, or which is without a current lease or license from the landowner, or as to which the sign owner has ceased to attempt to lease the advertising space; or
 - (b) A sign which requires maintenance or repair in excess of twenty-five percent (25%) of the replacement cost of the sign as determined by the Zoning Officer after consultation with the sign owner if said owner can be identified from the permit previously issued for such sign.
2. Removal of Abandoned Signs - Signs that are abandoned shall be removed by the persons responsible for the erection and/or maintenance thereof within thirty (30) days after notice of the abandonment to such persons by the Zoning Officer. If such persons fail or refuse to remove such abandoned signs after the notice aforesaid, the Zoning Officer may remove the signs at the expense of the persons responsible for the erection and/or maintenance thereof.

M. Enforcement

1. Zoning Officer
 - (a) Appointment - The Board of Supervisors by resolution shall appoint the Zoning Officer and any assistants to enforce the provisions of this part.
 - (b) Duties of the Zoning Officer -
 - (1) The Zoning Officer shall examine all applications for permits to erect and/or maintain signs and shall issue permits for signs which conform to the requirements of this part. The Zoning Officer, or his designees, shall record and file all applications, conduct an inspection of all signs and

make such reports as the Board of Supervisors may require.

(2) When the Zoning Officer finds that any sign has been constructed, structurally changed, altered or erected, or is being maintained in violation of the provisions of this part, he shall notify promptly the owner, lessee or lessor thereof in writing. If the owner, lessee or lessor fails to remove or alter the sign so as to comply with the provisions of this part within ten (10) days of the mailing of written notice, the Zoning Officer shall commence enforcement proceedings as provided in This Ordinance.

(3) When the Zoning Officer shall find any sign which is in immediate peril to persons or property, he shall be empowered to order it to be removed and the costs of such removal shall be borne by the owner or lessor and shall constitute a lien upon the premises.

2. Sign Permits -

(a) General Provisions for All Signs - All applications for sign permits shall be made on forms supplied by the Zoning Officer. Permits must be kept on the premises (except for off-premises signs) where the sign is displayed and must be produced and exhibited to the Zoning Officer upon request.

(b) Permits to Erect New Signs or to Alter or Move Existing Signs -

(1) No sign hereafter shall be erected, structurally changed, altered or moved until a permit has been obtained therefor from the Zoning Officer. Such permit shall be issued only when the Zoning Officer is satisfied that such sign will comply with all of the applicable provisions of this part.

(2) An application for a sign permit shall be made on the forms provided above and shall contain or have attached thereto the following information:

- a. Name, address and telephone number of applicant.
- b. A site plan drawn to rules showing the location

of the building, structure or lot to which the sign is to be attached or erected, and showing the position of the sign in relation to nearby buildings and thoroughfares.

- c. A plan drawn to scale showing the design of sign, materials to be used, colors, lighting, lettering, method of construction, and means of attachment to the building or ground.
- d. Name of person, firm, corporation or association erecting, altering or moving said sign.
- e. Name and address of the owner of the land on which the sign is to be erected, altered or relocated, together, with the owner's written consent.
- f. Any other information as the Zoning Officer shall require in order to show full compliance with this and all other applicable ordinances of this Township.

(3) After a sign permit has been issued, the owner of the sign shall promptly notify the Zoning Officer of the completion of the permitted activity who shall inspect the sign. If the sign is finished in accordance with the permit, the permit shall be validated by signature of the Zoning Officer.

- (c) Permits for Existing Signs - All owners of signs in existence at the time of the effective date of this part who do not hold permits, shall make application for a sign permit within ninety (90) days of said effective date. After receipt of an application to permit an existing sign, the Zoning Officer shall inspect the sign. If the sign is safe and in good repair, a permit shall be issued to the applicant.

3. Permit Fees -

- (a) Every applicant for a permit hereunder shall pay to the Township a fee for each sign regulated by this part in accordance with a fee schedule adopted by the Board of Supervisors.

N. Non-Conforming Signs

1. Any sign lawfully existing or under construction before the date of enactment of these sign regulations or upon any date on which these regulations are amended, which does not conform to one (1) or more of the applicable portions of this ordinance, and any sign which is accessory to a nonconforming use, shall be deemed a nonconforming sign. Permits for these signs shall be requested from the Township Zoning Officer within ninety (90) days after the adoption of this ordinance. Permits for these signs shall be marked as "Non-Conforming Sign Permits."
2. All such nonconforming signs will be required to conform at such time as seventy-five percent (75%) or greater of the sign area is changed in any way, including, but not limited to, relocation, design, lighting and/or material composition.
3. Modifications. Nonconforming signs shall not be enlarged, extended, structurally reconstructed or altered in any manner as provided in Section 15.01 C.1, except that the sign face (gross surface area portion of the sign) may be changed as long as the new sign face is equal to or reduced in height, sign area, and/or projection. A sign permit is not needed for a new sign face or changing of the advertising copy or message on an approved painted or printed sign or on approved signs that are specifically designed for the use of replaceable copy.
4. Removal. Nonconforming signs may remain, provided they are maintained in good repair, except for the following:
 - a. As provided in Section 15.01, a nonconforming sign or the structure supporting the sign which is damaged or destroyed to the extent of fifty percent (50%) or more of the replacement value shall not be altered, replaced or reinstalled unless it is in conformance with these regulations.
 - b. If the damage or destruction is less than fifty percent (50%) of the replacement value, the sign must be under repair within sixty (60) days and all repairs must be completed within six (6) months. The sign shall not be enlarged in any manner.
5. Upon approval of a Special Exception, a non-conforming sign may be upgraded to bring it closer into compliance with the requirements of this ordinance without the need to bring the sign completely into compliance as stated in paragraph 14.16.N.2. above.

O. Revocation of A Sign Permit

1. The Zoning Officer shall revoke any sign permit if the sign, whether new or pre-existing, is moved or otherwise altered, either intentionally or by natural forces, in a manner which causes the sign not to be in conformity with this Ordinance. Signs must be properly maintained, properly painted and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the Zoning Officer shall give written notice specifying the violation to the current owner of the sign and the current owner of the land

upon which the sign is erected to conform or to remove the sign. The sign shall be made to conform to the permit requirements within thirty (30) days from the date of the notice, or, the Zoning Officer shall revoke the sign permit and the subject sign shall be removed by the owner of the sign or the owner of the premises.

2. Removal of the Violating Sign - After issuing an enforcement notice that complies with the Municipalities Planning Code Section 616.1, as amended, the Zoning Officer shall have the power to, and may remove, cause to be removed, or order the removal of signs that are in violation of this Ordinance. The Zoning Officer has the option of waiving the removal of a sign if the business is for sale. The removal will be completed at the expense of the owner of the sign or the owner of the premises, or both. Removal shall take place in the following instances.

a. When any sign constructed after the adoption of this Ordinance or any amendment to it is not in conformance with the provisions of this Ordinance.

b. If the Zoning Officer finds a sign that presents immediate peril to persons or property, the sign shall be removed.

c. When any sign, whether existing on, or erected on or after the effective date of this Ordinance, is declared obsolete for any of the following reasons:

(1) Any directional or off-premises sign which refers or pertains to a business or facility, the affairs of which are discontinued for a period of six (6) months or more.

(2) Any sign which pertains to a time, event or purpose that no longer exists or applies.

(3) On premises signs for any businesses or facilities which have been vacant, unoccupied or not actively being offered for sale for a period of six (6) months or more.

SECTION 6: Article XIV, Sections 14.39, 14.40, 14.41, 14.42 and 14.44 of the Middlesex Township Zoning Ordinance are hereby amended as follows:

A. Section 14.39D.5 is hereby deleted and the subsequent subparagraphs of Section 14.39D, being subparagraphs D.6, D.7 and D.8 are hereby designated as subparagraphs D.5, D.6 and D.7, respectively.

B. Section 14.40E.3 is hereby deleted and the subsequent subparagraphs of Section 14.40E, being subparagraphs E.4 and E.5 are hereby designated as subparagraphs E.3 and E.4, respectively.

C. Section 14.41A.3 is hereby deleted and the subsequent subparagraphs of Section 14.41A, being subparagraphs A.4, A.5 and A.6 are hereby designated as subparagraphs A.3, A.4 and A.5, respectively.

D. Section 14.42H is hereby deleted.

E. Section 14.44A.2 is hereby deleted and the subsequent subparagraphs of Section 14.42A, being subparagraphs A.3, A.4 and A.5 are hereby designated as subparagraphs A.2, A.3 and A.4, respectively.

SECTION 7: Article XVI, Section 16.07B.7 of the Middlesex Township Zoning Ordinance is hereby deleted and the following provisions are hereby added in place thereof:

7. Signs for non-residential uses are permitted, subject to the following restrictions:

a. All signs shall conform to Article XIV, Section 14.16 of the Middlesex Township Zoning Ordinance.

b. A single freestanding sign is permitted. Such sign shall be limited to a height of twelve (12) feet and shall otherwise conform to one-fourth (25%) of the dimensional requirements for freestanding signs as detailed in Article XIV, Section 14.16 H. of the Middlesex Township Zoning Ordinance.

c. Flat wall signs or wall projecting signs in accordance with Article XIV, Section 14.16 of the Middlesex Township Zoning Ordinance shall be permitted on a structure for individual use and shall otherwise conform to the dimensional requirements for flat wall or wall projecting signs in Section 14.16 H. of the Middlesex Township Zoning Ordinance.

SECTION 8: Except only as amended, modified and changed herein, the Middlesex Township Zoning Ordinance as originally enacted and as previously amended shall remain in all other respects in full force and effect.

SECTION 9: If any section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not effect or impair the validity of this or the Middlesex Township Zoning Ordinance as a whole, or any other section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of this or the Middlesex Township Zoning Ordinance. The Board of Township Supervisors hereby declares that it would have adopted this Ordinance and each section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase and word thereof, irrespective of the fact that any one or more of the sections, sub-sections, provisions, regulations, limitations, restrictions, sentences, clauses, phrases or words may be declared illegal, unconstitutional or invalid.

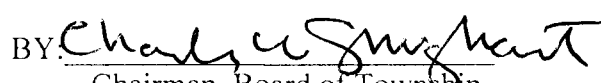
SECTION 10: This Ordinance shall become effective in accordance with applicable law.

ORDAINED AND ENACTED this 5th day of April, 2006.

ATTEST:

TOWNSHIP OF MIDDLESEX


Township Secretary
(SEAL)

BY: 
Chairman, Board of Township
Supervisors