

ORDINANCE NO. 2021-\_\_\_

AN ORDINANCE OF THE TOWNSHIP OF HAMPDEN, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING PART 17 OF CHAPTER 27 OF THE TOWNSHIP OF HAMPDEN CODE OF ORDINANCES (GENERAL REGULATIONS), SECTION 1721 (SIGN REGULATIONS), AS SUBSEQUENTLY AMENDED, REVISING REGULATIONS FOR BUSINESS OFFICE BUILDING SIGNS, AND ADDING NEW REGULATIONS FOR BUSINESS OFFICE COMPLEX SIGNS.

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

**SECTION 1:** Chapter 27, Part 17, Section 1721.2 of the Township of Hampden Code of Ordinances as originally enacted and ordained on August 27, 1998, and as subsequently amended, is hereby amended to include the following underlined language so that such definition reads as follows:

BUSINESS OFFICE COMPLEX – a group of business office buildings or condominium units located on single tracts of land, or separate business office buildings located on separate lots as part of the business office complex.

**SECTION 2.** Chapter 27, Part 17, Section 1721.3.C of the Township of Hampden Code of Ordinances as originally enacted and ordained on August 27, 1998, and as subsequently amended, is hereby amended to include the following underlined language so that such section reads as follows:

C. Limit on Number of Signs Per Premises. Notwithstanding anything else to the contrary in this regulation or elsewhere, no more than three signs may be erected or maintained on any zone lot at any one time, except when a building is located on a corner lot and has public entrances on two or more public ways, or where a building has both a front and rear public entrance, one additional sign may be erected; except in Business Office Complexes as provided in subsection 4(I) infra; and except in Industrial Business Centers as provided in subsection (4)(N) infra. A double faced sign shall count as a single sign, Signs enumerated in subsection (3)(A) and subsection (4)(J) infra shall not be included in calculating the total.

**SECTION 3.** Chapter 27, Part 17, Section 1721.3.E of the Township of Hampden Code of Ordinances as originally enacted and ordained on August 27, 1998, and as subsequently amended, is hereby amended to include the following underlined language so that such section reads as follows:

D. Limit of Sign Area. Notwithstanding anything else to the contrary in this regulation, the total sign area per zone lot shall not exceed 3 square feet per lineal front foot of that portion of the building occupied by the occupant of said zone lot, except that no premises shall be limited to less than 32 square feet of total sign area. In no case shall the total sign area of all signs on one zone lot exceed 250 square feet (including directional signs as provided in subsection (4)(F)(3), *supra*), except in shopping centers as provided in subsection (4)(H), and Business Office Complexes as provided in subsection (4)(I) *infra*, and subsection (4)(J) *infra* (temporary signs), and Hospital and Medical Campuses as provided in subsection (4)(M) *infra*, and Industrial Business Centers as provided in subsection (4)(N) *infra*. Notwithstanding anything else to the contrary in this Section, the total sign area for a basement premises shall not exceed 20 square feet.

**SECTION 4.** Chapter 27, Part 17, Section 1721.4.I of the Township of Hampden Code of Ordinances as originally enacted and ordained on August 27, 1998, and as subsequently amended, is hereby amended to exclude the following language in ~~strikeout~~ and to include the following underlined language so that such section reads as follows:

- I. Business Office Building Signs and Business Office Complex Signs. In addition to the general provisions of this regulation, the following specific regulations shall apply to business office building signs and business office complex signs:
- (1) Only one ground pole sign which bears the name of a business office building ~~together with~~ and/or the name of each one or more business occupants may be erected on the lands occupied by such use and shall be limited to the provisions of subsection (4)(C) *supra*.
  - (2) ~~Only one ground pole sign which bears the name of a business office complex together with the name of each business occupant may be erected on the lands occupied by such use and shall be limited to the provisions of subsection (4)(C) *supra*.~~

Only one ground pole sign advertising the Business Office Complex and/or individual businesses within the Business Office Complex may be erected along a public road adjoining the Business Office Complex at a location of said road access. When a Business Office Complex has more than one access onto a public road adjoining said Business Office Complex, then up to two ground pole signs are permitted at two locations of access to the said public road as long as there is a minimum separation distance of 300 feet measured along the property line abutting said public road and the Business Office Complex contains a minimum of two business office buildings with a minimum of 75,000 square feet of building floor area in the aggregate.

- (3) Each business occupant shall be limited to one wall sign in accordance with the provisions of subsection (4)(B) *supra*.
- (4) A ground pole sign permitted by this subsection (4)(I) shall have no more than two faces or advertising sides.
- (5) No single face or advertising side of any such ground pole sign shall have an area which exceeds the square footage calculated by multiplying 1 square foot times the product of ½ the number of lineal feet of the Business Office Complex adjoining a public road along which said sign may be located pursuant to subsection (4)(I) (1), but in no event shall any such face or side exceed 50 square feet.
- (6) Except as otherwise specifically allowed or limited in this subsection (I), the provisions of subsection (4)(C) *supra* pertaining to ground pole signs generally shall apply to ground pole signs allowed in a Business Office Complex.

**SECTION 5:** Except only as amended, modified and changed by the present Ordinance, the Hampden Township Zoning Ordinance as codified shall remain in all other respects in full force and effect.

**SECTION 6:** This Ordinance shall become effective in accordance with applicable law.

**DULY ENACTED AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
by the Board of Township Commissioners of the Township of Hampden.

HAMPDEN TOWNSHIP BOARD OF  
COMMISSIONERS

ATTEST:

\_\_\_\_\_  
(Vice) President

\_\_\_\_\_  
Township Secretary