

TOWNSHIP OF HAMPDEN

CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE TOWNSHIP OF HAMPDEN, CUMBERLAND COUNTY, PENNSYLVANIA AMENDING THE HAMPDEN TOWNSHIP ZONING ORDINANCE, CHAPTER 27, PART 17, SECTION 1721, AS SUBSEQUENTLY AMENDED, ADDING NEW SIGN REGULATIONS FOR OFFICE PARK COMMERCIAL USES.

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 1721.3.C of the Hampden Township Zoning Ordinance 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; and except in Industrial Business Centers as provided in subsection (4)(N) *infra*, and for office park commercial uses as provided in subsection (4)(O) *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 2: Chapter 27, Part 17, Section 1721.3.E of the Hampden Township Zoning Ordinance is hereby amended to include the following underlined language so that such section reads as follows:

- E. Limit of sign area. Notwithstanding anything else to the contrary in this regulation, the total sign area per zone lot shall not exceed three 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*, and for office park commercial uses as provided in subsection (4)(O) *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 3: Chapter 27, Part 17, Section 1721.4 of the Hampden Township Zoning Ordinance is hereby amended to add the following regulations as new subsection O:

O. Office park commercial use signs. In addition to the general provisions of this regulation, the following specific regulations shall also apply to signs for permitted office park commercial uses listed in Section 27-903.L(1) which are located within an office park as set forth in Section 27-903.L(2) and are located in the O-P District:

- (1) *Ground pole sign*. Notwithstanding anything else to the contrary in this regulation, the following specific regulations shall apply:
 - (a) Only one ground pole sign advertising one or more adjoining office park commercial uses shall be permitted to be located on a lot containing one of the office park commercial uses. Alternatively, the sign shall be permitted to be erected on a different lot when said different lot is: (i) located within 1,000 lineal feet of a property line of one of the lots containing one of the office park commercial uses and (ii) along a state-owned roadway so as to direct vehicles or pedestrians to the office park commercial uses. If located on a different lot from the office park commercial uses, the ground pole sign shall be regulated as an on-premises advertising sign.
 - (b) If not located on one of the lots containing the office park commercial uses, written permission from the owner of the property where the sign will be placed, including a site plan showing the location of the ground pole sign, must be submitted with the sign permit application. A ground pole sign on a different lot shall not count against the maximum signage permitted on that lot.
 - (c) Such sign may not be erected in any public right-of-way.
 - (d) In no event shall any such face or side containing the names and/or logos of the office park commercial uses exceeds 50 square feet.
 - (e) In no event shall the height of any such sign exceed 20 feet as measured from the actual grade of the lot directly below the face of the sign or side of the sign (exclusive of any mounds or other additions to the grade level) to the highest part of the sign.
 - (f) A ground pole sign may incorporate the phrase "Welcome to Hampden Township" or alternative language conveying a similar message approved by the Township on each face, which shall not be subject to the area and

dimensional limitations of Subsections 4.C(1) and 4.C(4) *supra*. If the ground pole sign incorporates the phrase “Welcome to Hampden Township” or approved alternative language conveying a similar message which has an area of no less than 16 square feet, the ground pole sign may also incorporate the name of the office park, which shall neither be subject to the area and dimensional limitations of Subsections 4.C(1) and 4.C(4) *supra*, nor the requirements of Subsection 4.K *supra*, as long as no such face or side containing the name of the office park exceeds 30 square feet.

SECTION 4: Except only as amended, modified and changed by this Ordinance, the Township of Hampden Code of Ordinances as codified and amended shall remain in all other respects in full force and effect.

SECTION 5: The provisions of this Ordinance shall be severable. If any of its provisions shall be held to be unconstitutional, illegal, or otherwise invalid, the decision shall not affect the remaining provisions of this Ordinance or the Township of Hampden Code of Ordinances.

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

DULY ENACTED AND ORDAINED this 25th day of July, 2024, by the Board of Township Commissioners of the Township of Hampden in public session duly assembled.

TOWNSHIP OF HAMPDEN

By: 
President, Board of Commissioners

ATTEST:


Township Secretary

(Township Seal)

