



PLANNING DEPARTMENT
Cumberland County

Cumberland County Review Report

Cumberland County Planning Department
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Recommendation: *Approval With Comments*

<i>Name of Amendment:</i>				
Sign Regulations				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Upper Allen Township	6/26/2023	6/12/2023	SH, SW	KS
<i>Type of Amendment:</i>				
Zoning Text Amendment				

Explanation of Amendment:

Upper Allen Township has submitted an amendment to the zoning ordinance which was adopted on December 20, 2017. The proposed amendment will create new regulations for signs.

The proposed amendment is generally consistent with the Upper Allen Comprehensive Plan and the Cumberland County Comprehensive Plan.

Administrative Comments and Recommendations:

1. The existing zoning ordinance has a definition of 'sign' followed by several pages of sign type definitions (existing ordinance page 245-56). The township should consider removing these existing definitions as they will be replaced by the definitions in the proposed language.
2. Page 7, section 245-18.3. The definition of 'nonconforming sign' is already in the zoning ordinance.
3. Page 8, section 245-18.3. The definition of 'site' is already in the zoning ordinance.

Technical Comments and Recommendations:

4. page 20, section 245-18.11.D.3. The township should verify the language in this section. It appears that a 36 square foot wall or projecting sign is permitted per building in a residential subdivision.
5. Page 28, section 245-18.13.L.6. This section appears to be incomplete. There is no requirement indicated. Further, it appears that the vertical clearance requirement should be from the bottom of a light pole banner sign to the ground elevation.

"Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records."