

Notice of Intent to Consider and Adopt

Notice is hereby given by the Board of Supervisors of the Township of Derry, Dauphin County, Pennsylvania, that it is their intent to consider and, if approved by formal action, adopt Ordinance No. 705, which would amend Chapter 225 (Zoning) of the Code of the Township of Derry.

Principal provisions of Ordinance No. 705 include:

Amendments to Article III (Zoning Districts and Overlays), as follows: Amend §225-310, Table 19 (Planned Campus West Dimensions) to indicate the maximum height for a single-family or two-family dwelling to be 40 feet; amend §225-315, Table 29 (Hershey Mixed Use Dimensions) to allow non-residential uses permitted by-right within the base zoning district to have a maximum principal structure height of 50 feet, a maximum impervious coverage ratio of 60%, and a minimum vegetative coverage ratio of 30%, and to allow a maximum height for principal structures in the O8, O10, and O13 Overlay districts of 50 feet; and amend §225-317, Table 33 (Industrial Dimensions) to allow a principal structure height of 130 feet when in compliance with Section 225-418 of the Zoning Ordinance.

Amendments and additions to Article IV (Performance Standards and Supplementary Regulations), as follows: Amend §225-401.4.C.A regarding signs that are not visible from public ways; amend §225-401.4.C.Y to revise reference to §225-428; amend §225-401.4.D regarding signs that are not visible from public ways; amend §225-401.4.D.J to read "Billboards, unless authorized by the grant of a conditional use by the Township Board of Supervisors pursuant to §225-501.41"; amend §225-401.4.E by adding item C to read "Any sign which is erected within any street right-of-way, public utility right-of-way, or railroad right-of-way, except official traffic, government, utility, or railroad signs which have no advertising value, and except temporary and permanent directional signs, wayfinding signs, and banners advertising community events when specifically authorized by the Township Board of Supervisors"; amend §225-401.4.F.B.1, Table 36 regarding limits for dimensions and area of wall signs, to add considerations for Wayfinding Signs, and by adjusting requirements for projecting signs; amend §225-401.4.F.B.2.a and §225-401.4.F.B.2.b regarding sign area allowances for wall signs; amend §225-401.4.F.B.5.e and §225-401.4.F.B.5.f regarding illumination of signs; amend §225-401.4.F.C.1, Table 38 regarding limits for dimensions and area of wall signs, to add considerations for Wayfinding Signs, and by adjusting requirements for projecting signs; amend §225-401.4.F.C.2.a and §225-401.4.F.C.2.a.1 regarding sign area allowances for wall signs; amend §225-401.4.F.C.5.d, §225-401.4.F.C.5.e, and §225-401.4.F.C.5.f regarding sign color and illumination; amend §225-401.4.F.D.1, Table 40 regarding limits for dimensions and area of wall signs, to add considerations for Wayfinding Signs, and by adjusting requirements for projecting signs; amend §225-401.4.F.D.5.e regarding sign illumination; amend §225-401.4.H.D to correct reference to §225-401.4.F.D.5; amend §225-401.4.J.G regarding lighting of commercial entertainment identification signs; add §225-401.4.K providing requirements for Wayfinding Signs; and add §225-428 regarding regulations for Murals and Street Art.

Amendments to Article V (Conditional Uses and Special Exceptions), as follows: amend §225-501.55.A.6 regarding illumination methods of a highwall sign; and amend §225-501.56 by deleting the text related to Murals and Street Art.

Amendments to Article XI (Definitions), §225-1103, as follows: amend the definition of the term 'Sign' to also refer to Murals and Street Art as permitted by §225-428; amend the terms and/or definitions for 'Awning Sign', 'Blade Sign', 'Canopy Sign', 'Directional Sign', 'Highwall Sign', 'Not Readable', and 'Projecting Sign'; delete the terms and definitions for 'Marquee' and 'Nonstreet Fronting Sign'.

Amendments to Appendix A as follows: Revise the 'Letter Height' column title to read 'Letter/Logo Height' and revise the 'Maximum readable distance' column title to read 'Maximum readable distance from street or public way'.

Amendments to Appendix E, Table 1, to adjust the factors used to measure impact.

The Board of Supervisors intends to take such action at their meeting on Tuesday, July 10, 2018, which will commence at 7:00 p.m. in the meeting room of the Derry Township Municipal Complex, Administration Building, 600 Clearwater Road, Hershey, PA.

A copy of the full text of Ordinance No. 705 may be obtained at the Derry Township Department of Community Development, 600 Clearwater Road, Hershey, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday; or online at www.derrytownship.org, under 'Public Notices'. **(see next page)**

ORDINANCE NO. 705

AN ORDINANCE OF THE TOWNSHIP OF DERRY, DAUPHIN COUNTY, PENNSYLVANIA, AMENDING CHAPTER 225 (ZONING) OF THE CODE OF THE TOWNSHIP OF DERRY TO MAKE GENERAL REVISIONS, CORRECTIONS, AND CLARIFICATIONS RELATIVE TO REGULATIONS DESCRIBED IN ARTICLE III (ZONING DISTRICTS AND OVERLAYS); ARTICLE IV (PERFORMANCE STANDARDS AND SUPPLEMENTARY REGULATIONS); ARTICLE V (CONDITIONAL USES AND SPECIAL EXCEPTIONS); AND ARTICLE XI (DEFINITIONS)

BE IT ENACTED AND ORDAINED under the authority and procedures of the Pennsylvania Municipalities Planning Code, by the Board of Supervisors of the Township of Derry, Dauphin County, Pennsylvania, as follows:

SECTION 1: Chapter 225, Article III (Zoning Districts and Overlays), §225-310, Table 19¹ (Planned Campus West Dimensions) of the Code of the Township of Derry is hereby amended by revising the 'Max. Height, Principal Structure' row to add a footnote reference (²) after '60'. Table 19 is further amended by adding the following footnote: "2Maximum height for a single-family or two-family dwelling unit shall be 40 feet."

SECTION 2: Chapter 225, Article III (Zoning Districts and Overlays), §225-315, Table 29² (Hershey Mixed Use Dimensions) of the Code of the Township of Derry is hereby amended by revising the second column of the 'Max. Height, Principal Structure' row to add a footnote reference (⁴) after '35'; by revising the second column of the 'Maximum Impervious Coverage' row to add a footnote reference (⁴) after '40%'; and by revising the second column of the 'Minimum Vegetated Coverage' row to add a footnote reference (⁴) after '50%'. Table 29 is further amended by adding the following footnote: "4Non-residential uses permitted by-right within the base zoning district shall be permitted to have a maximum principal structure height of 50 feet, a maximum impervious coverage ratio of 60%, and a minimum vegetative coverage ratio of 30%." Lastly, Table 29 is further amended by revising the third, fifth, and sixth columns of the 'Max. Height, Principal Structure' row to change the maximum height for principal structures in the O8, O10, and O13 Overlay districts to 50 feet.

SECTION 3: Chapter 225, Article III (Zoning Districts and Overlays), §225-317, Table 33³ (Industrial Dimensions) of the Code of the Township of Derry is hereby amended by adding the following footnote: "1130' permitted when in compliance with Section 225-418."

SECTION 4: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.C.A of the Code of the Township of Derry is hereby amended to read as follows:

¹ Table 19, as amended, is provided in its entirety at the end of this document.

² Table 29, as amended, is provided in its entirety at the end of this document.

³ Table 33, as amended, is provided in its entirety at the end of this document.

- A. Signs that contain messaging or logos that are not readable from any public street or public way, including, but not limited to, public trails, as determined by using Appendix A (Letter Visibility Chart).

SECTION 5: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.C.Y of the Code of the Township of Derry is hereby amended to read as follows:

- Y. Murals and other street art subject to § 225-428.

SECTION 6: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.D of the Code of the Township of Derry is hereby amended by revising the introductory paragraph to read as follows: “The following signs are only permitted if they are non-street fronting signs or are not readable from a public street or public way, including, but not limited to, public trails, as determined by using Appendix A (Letter Visibility Chart).”

SECTION 7: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.D.J of the Code of the Township of Derry is hereby amended to read as follows:

- J. Billboards, unless authorized by the grant of a conditional use by the Township Board of Supervisors pursuant to §225-501.41.

SECTION 8: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.E of the Code of the Township of Derry is hereby amended by adding the following:

- C. Any sign which is erected within any street right-of-way, public utility right-of-way, or railroad right-of-way, except official traffic, government, utility, or railroad signs which have no advertising value, and except temporary and permanent directional signs, wayfinding signs, and banners advertising community events when specifically authorized by the Township Board of Supervisors.

SECTION 9: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.B.1, Table 36⁴ of the Code of the Township of Derry is hereby amended by revising the ‘Maximum Sign Face Dimension, Vertical/Horizontal’; ‘Maximum Height’; and ‘Maximum Area’ columns of the ‘Wall Sign’ row to read as follows: “**Option 1** – Wall signs may contain any sign area that is permitted within maximum requirements, provided that one of the sign face dimensions (either vertical or horizontal) does not exceed 3 feet. **Option 2** – Any sign where both dimensions exceed 3 feet shall be permitted, provided the sign area does not exceed 45 square feet.” Table 36 is further amended by adding a new row at the bottom of the table for ‘Wayfinding Sign’ and by adding ‘17’ in the ‘Special Notes’ column of the ‘Wayfinding Sign’ row. Lastly, Table 36 is further amended by revising item number 3 and adding item number 17 to the ‘Special Notes’ section of the table to read as follows:

⁴ Table 36, as amended, is provided in its entirety at the end of this document.

3. *Signs may extend a maximum of six feet from the building surface.*

17. *See requirements at §225-401.4.K.*

SECTION 10: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.B.2.a and §225-401.4.F.B.2.b of the Code of the Township of Derry are hereby amended to read as follows:

- a. The total allowable sign area for all applicable signs shall not exceed one square foot for each linear foot of building front, per street frontage, not to exceed a total of 150 square feet. All signs, except for those exempted from permit requirements in § 225-401.4.C, information signs, directional signs, drive-through menu reader boards, and commercial entertainment identification signs shall be counted in calculating the allowable sign area. Wall signs on those properties abutting a public street or public streets, other than alleys, for a distance in excess of 300 feet or wall signs on a building containing multiple businesses operating on a single property shall not be counted in calculating total sign area.
- b. On multistreet frontage locations, the allowable sign area for all applicable signs on each additional street frontage, other than the principal street frontage, shall be located only on that street frontage and shall not exceed one square foot for each linear foot of building front on the additional street frontage, not to exceed a total of 100 square feet. All signs, except for those exempted from permit requirements in §225-401.4.C, information signs, directional signs, drive-through menu reader boards, and commercial entertainment identification signs shall be counted in calculating the allowable sign area. Wall signs on those properties abutting a public street or public streets, other than alleys, for a distance in excess of 300 feet or wall signs on a building containing multiple businesses operating on a single property shall not be counted in calculating total sign area.

SECTION 11: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.B.5.e of the Code of the Township of Derry is hereby amended to read as follows:

- e. Signs shall only be illuminated as follows:
 - i. A white, steady, internal or external stationary light directed at the sign.
 - ii. Halo-lighting containing a steady, stationary white or colored light source.
 - iii. Neon-style lights only when located inside a window or door.
 - iv. External, stationary lights for all awnings.

SECTION 12: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.B.5.f of the Code of the Township of Derry is hereby added to read as follows:

- f. Illumination of signs shall be of reasonable intensity with the light source directed at the sign, without causing glare for motorists, pedestrians, or neighboring properties. Reasonable intensity shall be considered a maximum luminance level of 750 cd/m² or Nits at least one-half hour before Apparent Sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA), US Department of Commerce, for the specific geographic location and date.

SECTION 13: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.C.1, Table 38⁵ of the Code of the Township of Derry is hereby amended by revising the 'Maximum Sign Face Dimension, Vertical/Horizontal'; 'Maximum Height'; and 'Maximum Area' columns of the 'Wall Sign' row to read as follows: "**Option 1** – Wall signs may contain any sign area that is permitted within maximum requirements, provided that one of the sign face dimensions (either vertical or horizontal) does not exceed 3 feet. **Option 2** – Any sign where both dimensions exceed 3 feet shall be permitted, provided the sign area does not exceed 36 square feet." Table 38 is further amended by adding a new row at the bottom of the table for 'Wayfinding Sign' and adding '17' in the 'Special Notes' column of the 'Wayfinding Sign' row. Lastly, Table 38 is further amended by revising item number 3 and adding item number 17 to the 'Special Notes' section of the table to read as follows:

3. *Signs may extend a maximum of six feet from the building surface.*
17. *See requirements at §225-401.4.K.*

SECTION 14: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.C.2.a of the Code of the Township of Derry is hereby amended to read as follows:

- a. The total allowable sign area for all applicable signs shall not exceed one square foot for each linear foot of building front, per street frontage, not to exceed a total of 100 square feet, except that residential structures converted to a commercial use, in whole or in part, shall not exceed a total of 75 square feet. All signs, except for those exempted from permit requirements in § 225-401.4.C, information signs, projecting signs, window signs less than 2 square feet, and directional signs shall be counted in calculating the allowable sign area. Wall signs on those properties abutting a public street or public streets, other than alleys, for a distance in excess of 300 feet or wall signs on a building containing multiple businesses operating on a single property shall also not be counted in calculating total sign area.

SECTION 15: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.C.2.a.1 of the Code of the Township of Derry is hereby amended to read as follows:

1. On multistreet frontage locations, the allowable sign area for all applicable signs on each additional street frontage other than the principal street frontage shall be located only on that street frontage and shall not exceed one square foot for each

⁵ Table 38, as amended, is provided in its entirety at the end of this document.

linear foot of building front on the additional street frontage, not to exceed a total of 75 square feet. All signs, except for those exempted from permit requirements in §§ 225-401.4.C, information signs, window signs less than 2 square feet, and directional signs shall be counted in calculating the allowable sign area. Wall signs on those properties abutting a public street or public streets, other than alleys, for a distance in excess of 300 feet or wall signs on a building containing multiple businesses operating on a single property shall also not be counted in calculating total sign area.

SECTION 16: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.C.5.d, §225-401.4.F.C.5.e, and §225-401.4.F.C.5.f of the Code of the Township of Derry are hereby amended to read as follows:

- d. Sign supporting structures, other than buildings, shall be only one color, excluding any variations in color of natural elements such as brick, stone, or wood.
- e. Signs shall only be illuminated as follows:
 - i. A white, steady, stationary external light directed at the sign. No internal illumination shall be permitted.
 - ii. Halo-lighting containing a steady, stationary white or colored light source.
 - iii. Neon-style lights only when located inside a window or door.
 - iv. External, stationary lights for all awnings.
- f. Illumination of signs shall be of reasonable intensity with the light source directed at the sign, without causing glare for motorists, pedestrians, or neighboring properties. Reasonable intensity shall be considered a maximum luminance level of 750 cd/m² or Nits at least one-half hour before Apparent Sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA), US Department of Commerce, for the specific geographic location and date.

SECTION 17: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.D.1, Table 40⁶ of the Code of the Township of Derry is hereby amended by revising the 'Maximum Sign Face Dimension, Vertical/Horizontal'; 'Maximum Height'; and 'Maximum Area' columns of the 'Wall Sign' row to read as follows: "**Option 1** – Wall signs may contain any sign area that is permitted within maximum requirements, provided that one of the sign face dimensions (either vertical or horizontal) does not exceed 3 feet. **Option 2** – Any sign where both dimensions exceed 3 feet shall be permitted, provided the sign area does not exceed 16 square feet." Table 40 is further amended by adding a new row at the bottom of the table for 'Wayfinding Sign' and adding '12' in the 'Special Notes' column of the 'Wayfinding Sign' row. Lastly, Table 40 is further amended by revising item number 3 and adding item number 12 to the 'Special Notes' section of the table to read as follows:

⁶ Table 40, as amended, is provided in its entirety at the end of this document.

3. *Signs may extend a maximum of five feet from the building surface.*

12. *See requirements at §225-401.4.K.*

SECTION 18: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.F.D.5.e of the Code of the Township of Derry is hereby amended to read as follows:

- e. Signs shall be illuminated only by a white, steady, and stationary external light of reasonable intensity directed at the sign, without causing glare for motorists, pedestrians, or neighboring properties. Awnings may only be externally illuminated. Colored stationary lighting may be utilized for halo-lit type signs. Reasonable intensity shall be considered a maximum luminance level of 750 cd/m² or Nits at least one-half hour before Apparent Sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA), US Department of Commerce, for the specific geographic location and date.

SECTION 19: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.H.D of the Code of the Township of Derry is hereby amended to read as follows:

- D. Neighborhood identification signs shall meet the material, illumination, color, and shape requirements of §225-401.4.F.D.5.

SECTION 20: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.J.G of the Code of the Township of Derry is hereby amended to read as follows:

- G. An electronic message board may be presented for approval as a part of a commercial entertainment identification sign, provided this portion of the sign complies with the following requirements:
 - 1. Changing messages shall not exceed one change per ten seconds.
 - 2. The electronic message board shall not exceed a luminance of 5,000 nits (candela per square meter) during daylight hours between sunrise and sunset and shall not exceed a luminance of 250 nits at all other times, nor shall the electronic message board produce an illuminance exceeding 0.3 footcandles above ambient light conditions at night. The applicant/installer shall demonstrate compliance with this Section to the Zoning Officer. The measurement standards to determine electronic message board illuminance are cited in Appendix C.
 - 3. The electronic message board shall include automatic dimming capabilities to ensure that the brightness required by this Section is maintained.
 - 4. The applicant/owner of an electronic message board shall be required to coordinate with local authorities to display, when appropriate, emergency

information important to the traveling public, including Amber Alerts, Silver Alerts, and weather or other emergency information.

5. In the case of malfunction, the electronic message board is required to contain a default design to freeze the sign message in one position.

SECTION 21: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-401.4.K of the Code of the Township of Derry is hereby added to read as follows:

§225-401.4.K. Wayfinding Signs.

Wayfinding signs shall be permitted in all sign overlay districts, provided the following requirements are met.

- A. Wayfinding signs shall meet the material, illumination, color, and shape requirements of the sign overlay district in which the sign will be located.
- B. Signage shall be limited to the name of the destination/landmark, directional arrows, distance, maps, or similar information necessary to direct motorists or pedestrians to a specific location. No individual business or product advertising shall be permitted on the signs, except for the name or logo of the campus, district, or development for where the sign is located.
- C. Wayfinding signs shall comply with the following dimensional criteria:

Table 40.A: Maximum dimensional criteria for wayfinding signs.

<u>Number of Destinations</u>	<u>Maximum Sign Area (sf)</u>	<u>Maximum Height (ft)</u>	<u>Max. Vertical Sign Face (ft)</u>	<u>Max Horizontal Sign Face (ft)</u>
1-4	45	10	10	10
5-9	65	15	12	12
10 or more	75	20	13	13

- D. As part of a Master Plan approval under §225-501.58, modifications to the dimensional criteria in Subsection C above may be approved as part of the conditional use process for Master Plan approval, provided that it can be demonstrated to the Board of Supervisors that such modifications are necessary to safely move traffic and pedestrians through the development site.

SECTION 22: Chapter 225, Article IV (Performance Standards and Supplementary Regulations), §225-428 of the Code of the Township of Derry is hereby added to read as follows:

§225-428. Murals and Street Art.

- A. Murals and/or street art are subject to review by the Township Board of Supervisors. Within 30 business days after plans are submitted to

the Township, the Board shall determine, by a majority vote of all of the members at any regular meeting or special meeting called for the purpose, whether it agrees with the desirability of the mural or street art as proposed, and whether the mural or street art is fitting and appropriate to the function and location of the structure. If the mural and/or street art is not recommended, the plans shall not be approved. If the Board approves the plans as submitted, the Board shall so indicate by returning the plans duly approved.

- B. Plans must include a full color rendering of the mural or street art, dimensions, and the location on the building, structure, or property where it will be located. A narrative or cover letter shall also be submitted with the plans to provide a description of the project.
- C. A review fee shall be provided upon submission of the mural or street art plans. The fee shall be as established by the Township fee schedule.

SECTION 23: Chapter 225, Article V (Conditional Uses and Special Exceptions), §225-501.55.A.6 of the Code of the Township of Derry is hereby amended in its entirety to read as follows:

- 6. Illumination methods of a highwall sign shall comply with the sign overlay district in which the sign will be located.

SECTION 24: Chapter 225, Article V (Conditional Uses and Special Exceptions), §225-501.56 of the Code of the Township of Derry is hereby amended to delete the text related to Murals/Street Art and read as follows:

§225-501.56. Reserved.

SECTION 25: Chapter 225, Article XI (Definitions), §225-1103 of the Code of the Township of Derry is hereby amended by revising the definition for the term 'Sign' to read as follows:

SIGN - Any advertisement, announcement, direction, communication, or outdoor advertising device produced in whole or in part by constructing, erecting, affixing, or placing a structure on land or on any other structure, or produced by painting, pasting, or otherwise placing any printing, lettering, picture decoration, symbol, trademark, figured object, colored material, or any other device on any building, structure, or surface, including those of vending machines and fuel dispensing devices, which is employed to announce, direct attention to, identify, or make known. Vegetation arranged or shaped in such a manner to depict a symbol or lettered communication shall not be considered a sign. Street lights and bollard lights having shades which resemble or depict Hershey's Kisses, or any Hershey legacy-related artwork that is used as part of a sign, or any attraction branding affixed to the attraction within the confines of Hersheypark, shall not be considered signs. In addition, non-advertising signs specifically highlighting the heritage of the Hershey community, stained glass windows or doors which depict religious messages or themes, and murals/street art, as permitted by §225-428, shall not be considered signs so long as they contain no commercial messaging.

SECTION 26: Chapter 225, Article XI (Definitions), §225-1103 of the Code of the Township of Derry is hereby amended by revising the following 'Sign' subterms and/or definitions to read as follows:

AWNING SIGN - A sign that is printed, placed, or otherwise mounted on a fixed or retractable awning and that is completely flush with the surface of the awning.

BLADE SIGN - See Projecting Sign.

CANOPY SIGN – A sign displayed on a structure made of fabric, plastic, metal, or similar material that is supported by posts, columns, another structure and/or building, including, but not limited to, structures over fuel-service and dispensing stations, drive-through businesses, porte-cocheres, or similar structures.

DIRECTIONAL SIGN – A sign providing necessary information to facilitate safe and efficient traffic flow that is located on a site other than the site of the facility or event to which the sign directs.

HIGHWALL SIGN - A sign located on the face of and toward the top of a principal building on a lot where said sign is geared to two-dimensional display for identifying non-retail, non-food-service, non-residential, and non-industrial uses to a regional audience.

NOT READABLE – A sign which has text and/or logos at a size that is not readily readable from the closest viewing point from a public street or public way. Appendix A shall be used to determine readability.

PROJECTING SIGN - A sign mounted on a building surface (excluding roofs) and extending with the exposed face of the sign perpendicular to the plane of such surface. These signs are typically oriented to pedestrian foot traffic coming to the building and as such, the location of the sign should coincide with the location of entry to a business, unless a more suitable location is necessary to improve pedestrian access. Includes a blade sign.

SECTION 27: Chapter 225, Article XI (Definitions), §225-1103 of the Code of the Township of Derry is hereby amended by deleting the following 'Sign' subterms and definitions:

MARQUEE - any type of permanent construction cantilevered from the wall of a building above an entrance and extending over a street or sidewalk, or part thereof, and not supported by ground posts.

NONSTREET FRONTING SIGN – A sign erected on the premises where the activity or business is being conducted and which are not visible from outside the lot.

SECTION 28: Chapter 225, Appendix A of the Code of the Township of Derry is hereby amended by revising the 'Letter Height' column title to read 'Letter/Logo Height', and

by revising the 'Maximum readable distance' column title to read 'Maximum readable distance from street or public way'.⁷

SECTION 29: Chapter 225, Appendix E, Table 1 of the Code of the Township of Derry is hereby amended as follows:

<u>1. Demographics:</u>		
<u>Dwelling Type</u>	<u>Residents</u>	<u>Students</u>
1 Bedroom Unit	1.25	0.01
Active-Adult Unit	1.60	0.01
2 Bedrooms	1.60	0.25
3 Bedrooms	2.30	0.55
4 Bedrooms	3.00	0.85
5 or more Bedrooms	3.75	1.25

SECTION 30: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 31: If any section, subsection, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

SECTION 32: The Board of Supervisors finds that this ordinance is consistent with the overall goals of the Derry Township Comprehensive Plan.

ORDAINED AND ENACTED into law this _____ of _____, 2018, to become effective five days from the date hereof.

ATTEST

BOARD OF SUPERVISORS
TOWNSHIP OF DERRY
DAUPHIN COUNTY, PENNSYLVANIA

BY: _____
Secretary

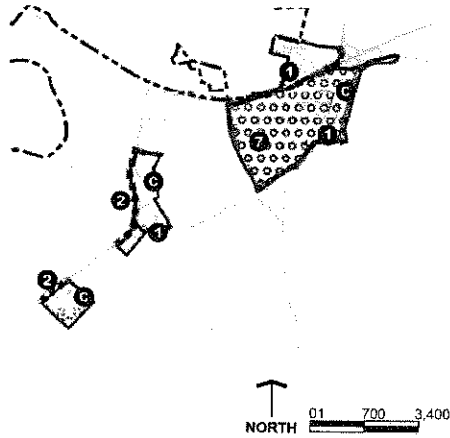
BY: _____
Chairman

(Seal)

⁷ Appendix A, as amended, is provided in its entirety at the end of this document.

§ 225-310 Planned Campus West

Map 12: Zoning District - Planned Campus West



Overlays

- Environmental Overlays
- Community Heritage Buffer
- Middletown Road
- Planned Campus West Future Development Area

Approval Areas

- West Master Plan Approval Area

Table 19: Planned Campus West Dimensions
[Amended 11-14-2017 by Ord. No. 692]

A	Minimum Lot Width (FT)	100	
B	Minimum Lot Depth (FT)	150	
C	Minimum Non-res. Lot Area	N/A	
SETBACKS (FT)	PRINCIPAL STRUCTURE	D Front ¹	Min 25
		E Side	Min 15
		F Rear	Min 35
	ACCESSORY (minimum)	Front	50
		Side	5
		Rear	10
MAX HEIGHT (FT)	G Principal Structure	60 ²	
	H Accessory Structure	20	
Maximum Impervious Coverage		60%	
Minimum Vegetated Coverage		30%	
RESIDENTIAL DENSITY	SFDD, TFDD, SFAD, SFSD	5 DU/ NDA	
	Apartments	12 DU/ NDA	
	Active-Adult Communities	15 DU/ NDA	

¹Properties fronting on Middletown Road shall provide an additional 15 foot front setback - see Section 225-401.2

²Maximum height for a single-family or two-family dwelling unit shall be 40 feet.

Figure 7: Planned Campus West Lot Dimensional Diagram

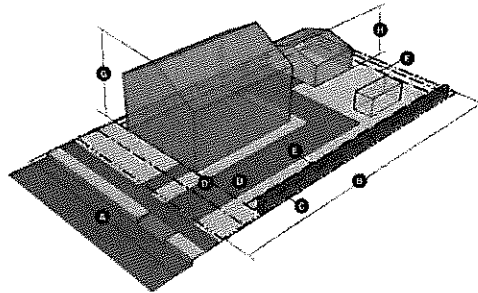


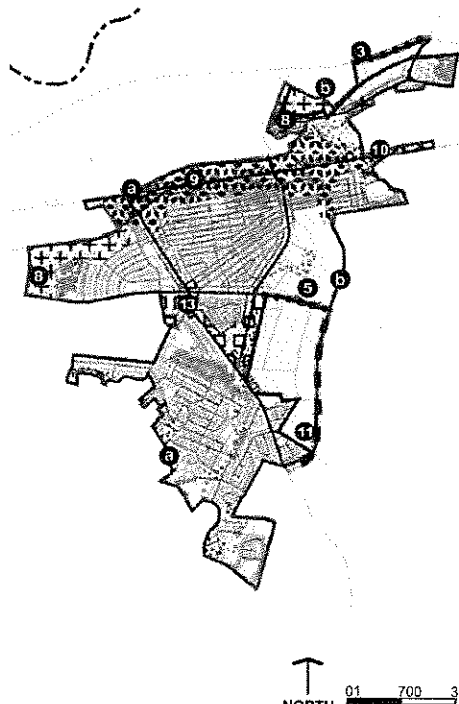
Table 18: Planned Campus West Uses

Residential Uses		
Single-family Detached Dwelling	C	§501.4
Single-family Semidetached Dwelling	C	§501.4
Single-family Attached Dwelling (Townhouse)	C	§501.4
Two-family Detached Dwelling	C	§501.4
Multifamily Apartment Dwellings	C	§501.4
Farm Home Occupation	SE	§502.2
Family Child Care Home	SE	§502.3
Private Community Facilities/Recreation Areas	P	
Home Occupations	P	
No-Impact Home Based Business	P	
Accessory Dwelling Units	SE	§502.9
Commercial Uses		
Automotive Car Wash/Lubrication Facilities	C	§501.6
Bakery Retail	P	
Business Professional Office	P	
Communications Antenna, Building-mounted	P	
Communications Antenna, Utility-mounted	P	
Communications Antenna, Towers ≤ 50 ft	P	
Communications Antenna, Co-located/Replacement	P	
Dry Cleaning Service, Retail	P	
Financial Institutions	P	
Food Catering	C	§501.11
Food Services Without Drive-Through	P	
Food Services With Drive-Through	C	§501.9
Fuel Service - Minor	C	§501.18
Funeral Home	C	§501.49
Healthcare Practitioners Office	P	
Hotels and Motels	C	§501.50
Landscaping and Garden Center - retail	C	§501.15
Laundromat	P	
Membership Club	C	§501.16
Micro-distilleries/Breweries	P	
Mixed Use Building	C	§501.47
Outpatient Medical Treatment Facilities	O7	
Personal Service Establishments	P	
Pat Grooming Facilities	P	
Photocopy Service	P	
Private Parking Lot or Structure	P	
Recreational, Sports and Entertainment Facilities		
<i>Bowling Alleys</i>	C	§501.24
<i>Exercise & Fitness Centers</i>	P	
Research/Technology Business Incubator	C	§501.36
Residence Hotels and Motels	C	§501.50
Retail, Large-Scale	C	§501.29
Retail, Small-Scale	P	

Commercial Uses		
Studios/Gallery for Teaching, Dancing, Art, Music or Similar Cultural Pursuits	P	
Theater and Auditorium	C	§501.57
Veterinary Office	P	
Winery	P	
Life Care Facilities	C	§501.34
Group Child Care Facilities	C	§501.52
Medical-related Research Facilities	O7	
Museums	P	
Other Scientific Research, Development and Training Facilities	O7	
Place of Worship/Place of Assembly	P	
Schools	P	
Skilled Nursing	C	§501.34
Municipal/Public Uses		
Administrative Offices of County, State or Federal Government (Office)	P	
Libraries	P	
Municipal Buildings and Uses	P	
Fire/Emergency Services	P	
Parks, Playgrounds & Recreation	P	
Utility Service Structures	P	
Agricultural/Conservation Uses		
Agricultural Uses	P	
Natural Conservation Areas	P	
Miscellaneous		
Forestry	P	
Uses similar to specified permitted uses	C	§501.40
Unique Buildings	C	§501.44

§ 225-315 Hershey Mixed Use

Map 17: Zoning District - Hershey Mixed Use



Overlays

- Environmental Overlays
- Hersheypark Drive/Route 39
- Governor Road
- Compact Development
- Downtown Core
- East Chocolate Avenue
- Homestead/Fishburn Roads
- Southern Core

Approval Areas

- Central Master Plan Approval Area
- North/South Master Plan Approval Area

Figure 12: Hershey Mixed Use Lot Dimensional Diagram

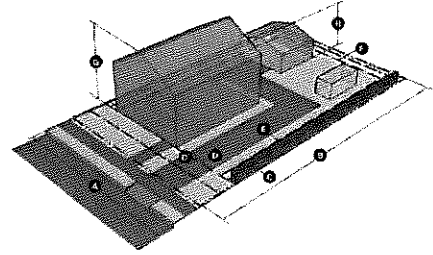


Table 29: Hershey Mixed Use Dimensions [Amended 11-14-2017 by Ord. No. 692]

		O8	O9 ³	O10	O13		
A	Minimum Lot Width (FT)	40	40	40	100		
B	Minimum Lot Depth (FT)	100	100	100	125		
C	Minimum Non-res. Lot Area	N/A	N/A	N/A	N/A		
SETBACKS (FT)	PRINCIPAL STRUCTURE	D Front	Min 20 ²	20	Variable ¹	20	25
		E Side	Min 5	5	5	5	5
		F Rear	Min 5	5	5	5	5
	ACCESSORY (minimum)	Front	50	50	50	50	50
		Side	5	5	5	5	5
		Rear	5	5	5	5	10
MAX HEIGHT (FT)	G Principal Structure	35 ⁴	50	60	50	50	
	H Accessory Structure	20	20	20	20	20	
Maximum Impervious Coverage		40% ⁴	60%	85%	60%	60%	
Minimum Vegetated Coverage		50% ⁴	30%	5%	30%	30%	
RES DENSITY	SFDD/SFSD/TFDD	5 DU/ NDA	7 DU/ NDA	7 DU/ NDA	7 DU/ NDA	5 DU/ NDA	
	Apartments & Mixed Use Buildings	8 DU/ NDA	25 DU/ NDA	48 DU/ NDA	12 DU/ NDA	8 DU/ NDA	

¹(1) Front: 6 feet. However, this distance may be adjusted for portions of the building as follows:

- (a) 4 feet for up to 75% of the building and attachments to the building.
 - (b) 2 feet for up to 50% of the building and attachments to the building.
 - (c) 0 feet for up to 50% of the building greater than 14 feet from the adjacent sidewalk or adjacent ground level, whichever is higher.
- ² No principal building shall have a yard area greater than 12 feet for 100% of its frontage unless physical constraints of the property prohibit a lesser yard area.

³ Front yard setback from Elm Avenue shall be 30 feet for principal structures.

⁴ Residential Uses (SFDDs, SFSDs, and TFDDs) within the O9 Overlay district that contain no frontage along Chocolate Avenue shall comply with all dimensional criteria of the underlying Hershey Mixed Use zoning district rather than the O9 Overlay district dimensional criteria.

⁵ Non-residential uses permitted by-right within the base zoning district shall be permitted to have a maximum principal structure height of 50 feet, a maximum impervious coverage ratio of 60%, and a minimum vegetative coverage ratio of 30%.

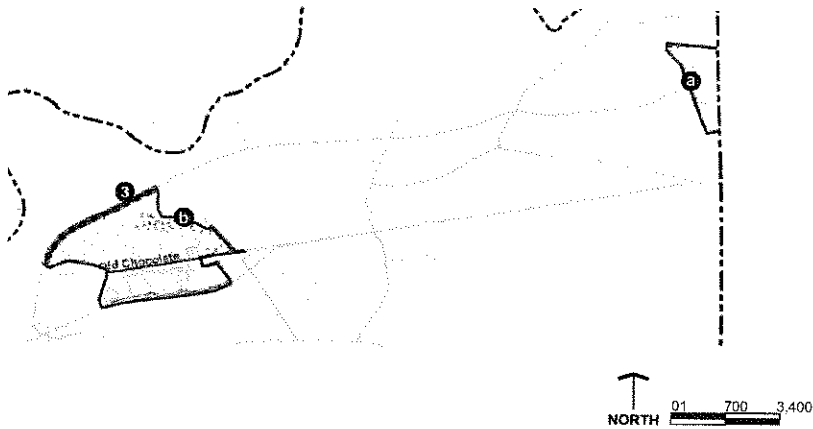
§ 225-315 Hershey Mixed Use

Table 28: Hershey Mixed Use Uses [Amended 11/14/2017 by Ord. No. 692]

Residential Uses		
Single-family Detached Dwelling	P	
Single-family Semidetached Dwelling	P	
Single-family Attached Dwelling (Townhouse)	C	\$501.3
Single Family Conversion	C	\$501.1
Two-family Detached Dwelling	P	
Multifamily Apartment Dwellings	C	\$501.2
Bed and Breakfast Home	SE	\$502.1
Farm Home Occupation	SE	\$502.2
Family Child Care Home	SE	\$502.3
Private Community Facilities/Recreation Areas	P	
Home Occupations	P	
No-Impact Home Based Business	P	
Accessory Dwelling Units	SE	\$502.9
Commercial Uses		
Automotive Car Wash/Lubrication Facilities	C	\$501.6
Bakery, Retail	O8, O9, O10, O13	
Business and Professional Offices	O8, O9, O10, O13	
Commercial Parking Lot or Structure	O9, O10	
Communications Antenna, Building-mounted	P	
Communications Antenna, Utility-mounted	P	
Communications Antenna, Towers ≤ 50 ft	P	
Communications Antenna, Co-located/Replacement	P	
Dry Cleaning Service, Retail	O8, O9, O10, O13	
Financial Institutions	O8, O9, O10, O13	
Food Catering	C	\$501.11
Food Services Without Drive-Through	O8, O9, O10, O13	
Fuel Service - Minor	C	\$501.18
Fuel Service - Major	C	\$501.19
Funeral Homes	C	\$501.49
Guest Lodging, Dining and Conference Facilities	C	\$502.7
Healthcare Practitioners Office	O8, O9, O10, O13	
Hotels and Motels	O9, O10, O13	C in O8 per \$501.50
Laundromat	O8, O9, O10, O13	
Membership Club	C	\$501.16
Micro-distilleries/Breweries	O9, O8	
Mixed Use Building	O8, O9, O10, O13	
Personal Service Establishments	P	
Pet Grooming Facilities	O8, O9, O10, O13	
Commercial Uses		
Photocopy Service	O8, O9, O10, O13	
Private Parking Lot or Structure	O8, O9, O10, O13	
Recreational, Sports and Entertainment Facilities		
Country Club	P	
Exercise & Fitness Centers	O8, O9, O10, O13	
Retail, Large-Scale	C	\$501.29
Retail, Small-Scale	O8, O9, O10, O13	
Specialty Home	C	\$501.20
Studios/Gallery for Teaching, Dancing, Art, Music or Similar Cultural Pursuits	O8, O9, O10, O13	
Theater and Auditorium	O9, O10, O13	
Veterinary Office	O8, O9, O10, O13	
Visitor Center	O8, O9, O10, O13	
Institutional Uses		
Life Care Facilities	C	\$501.34
Group Child Care Facilities	C	\$501.52
Museums	P	
Place of Worship/Place of Assembly	P	
Schools	P	
Skilled Nursing	C	\$501.34
Municipal/Public Uses		
Administrative Offices of County, State or Federal Government (Office)	P	
Libraries	P	
Municipal Buildings and Uses	P	
Fire/Emergency Services	P	
Parks, Playgrounds & Recreation	P	
Utility Service Structures	P	
Utility Buildings	P	
Agricultural/Conservation Uses		
Agricultural Uses	P	
Natural Conservation Areas	P	
Miscellaneous		
Affordable Housing Density Option	C	\$501.45
Forestry	P	
Uses similar to specified permitted uses	C	\$501.40
Unique Buildings	C	\$501.44

§ 225-317 Industrial Use

Map 19: Zoning District - Industrial

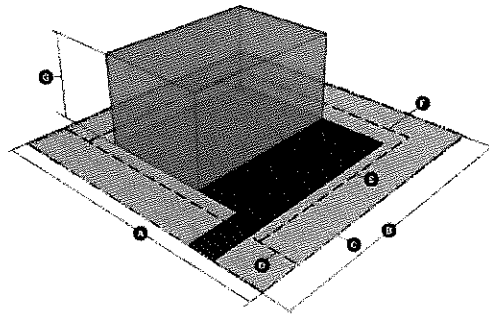


- Overlays**
- Environmental Overlays
 - Hersheypark Drive/Route 39
- Approval Areas**
- Central Master Plan Approval Area
 - North/South Master Plan Approval Area

Table 33: Industrial Dimensions

A	Minimum Lot Width (FT)	125
B	Minimum Lot Depth (FT)	175
C	Minimum Non-res. Lot Area	1 ac
SETBACKS (FT)	PRINCIPAL STRUCTURE	D Front Min 40
		E Side Min 40
		F Rear Min 40
MAX HEIGHT (FT)	G Principal Structure	95'
	Accessory Structure	40
	Maximum Impervious Coverage	60%
	Minimum Vegetated Coverage	30%

Figure 14: Industrial Use Lot Dimensional Diagram



¹ 130' permitted when in compliance with Section 225-418.

§ 225-317 Industrial Use

Table 32: Industrial Uses

Residential Uses		
Farm Home Occupation	SE	§502.2
Private Community Facilities/Recreation Areas	P	
No-Impact Home Based Business	P	
Accessory Dwelling Units	SE	§502.9
Commercial Uses		
Automobile and Truck Leasing/Rental	P	
Automotive Car Wash/Lubrication Facilities	P	
Business and Professional Offices	P	
Commercial Laundry	P	
Communications Antenna, Building-mounted	P	
Communications Antenna, Utility-mounted	P	
Communications Antenna, Towers ≤ 50 ft	P	
Communications Antenna, Towers > 50 ft	SE	§502.5
Communications Antenna, Co-located/Replacement	P	
Food Catering	P	
Fuel Service - Minor	P	
Fuel Service - Major	P	
Heliport	C	§501.14
kennel	P	
Landscape and Garden Service - non-retail	P	
Motor Vehicle Fuel, Wholesale	P	
Private Parking Lot or Structure	P	
Recreational, Sports and Entertainment Facilities		
Recreation Facilities for Employees, Faculty & Students	P	
Rental and Leasing Businesses	P	
Research/Technology Business Incubator	C	§501.36
Service and Repair Facilities	P	
Taxidermy	P	
Industrial Uses		
Assembling	P	
Crematory	C	§501.54
Production Bakery	P	
Commercial/Industrial Laundering and Dry-Cleaning Facilities	P	
Grain Milling	P	
Importing & Exporting Establishments	P	
Industrial Equipment Sales & Repair	P	
Laboratories	P	
Machine Shop	P	
Manufacturing	P	
Mineral Extraction	C	§501.31
Printing and Publishing	P	
Processing	P	
Self-storage facilities	P	
Solid, Liquid or Gas Fuel Dealers	P	
Solid or Liquid Waste Transfer Stations	P	

Industrial Uses		
Storage, including Fuel Storage	P	
Warehousing	P	
Welding Shop	P	
Wholesale Trade Establishments	P	
Wood Millworks	P	
Institutional Uses		
Incinerators and Crematoriums	C	§501.54
Medical-related Research Facilities	P	
Museums		
Other Scientific Research, Development and Training Facilities	C	§ 501.53
Municipal/Public Uses		
Administrative Offices of County, State or Federal Government (Office)	P	
Municipal Buildings and Uses	P	
Fire/Emergency Services	P	
Parks, Playgrounds & Recreation	P	
Utility Service Structures	P	
Utility Buildings	P	
Sewage Treatment Plants	C	§501.38
Agricultural/Conservation Uses		
Agricultural Uses	P	
Natural Conservation Areas	P	
Miscellaneous		
Billboard	C	§501.41
Forestry	P	
Solar Panel Arrays (Principal Use)	P	
Unique Buildings	C	§501.44
Uses similar to specified permitted uses	C	§501.40
Wind Energy Conversion Systems (Principal Use)	P	

Table 36: General Sign Overlay District [Amended 11-14-2017 by Ord. No. 692]

SIGN TYPES REQUIRING A PERMIT	GENERAL SIGN OVERLAY DISTRICT							
	PERMITTED NUMBER	MAXIMUM SIGN FACE DIMENSION (FEET)		MAXIMUM HEIGHT (FEET)	MAXIMUM AREA (SQ. FT.)	PERMITTED MATERIALS	ILLUMINATION	SPECIAL NOTES
		VERTICAL	HORIZONTAL					
FREE-STANDING SIGN	1/ street frontage w/o pole sign	8	8	8	32	wood, metal, brick, stone, plastic, and glass	steady white internal or external light	
GROUND SIGN	1/ street frontage	4	10	4	24	wood, metal, brick, stone, plastic, and glass	steady white internal or external light	
POLE SIGN	1/ street frontage w/o free-standing sign	7	8	15	25	wood, metal, brick, stone, plastic, and glass	steady white internal or external light	1
WALL SIGN	any number within allowable number of signs	Option 1 - Wall signs may contain any sign area that is permitted within maximum requirements, provided that one of the sign face dimensions (either vertical or horizontal) does not exceed 3 feet. Option 2 - Any sign where both dimensions exceed 3 feet shall be permitted, provided the sign area does not exceed 45 square feet.				wood, metal, brick, stone, plastic, and glass	steady white internal or external light	2
PROJECTING SIGN	any number within allowable number of signs	4	6	see special notes	15	wood, metal, brick, stone, plastic, and glass	steady white internal or external light	1, 2, 3
AWNING SIGN	any number within allowable number of signs	3	5	n/a	12 sq. ft. or 75% of vertical surface of awning	any permitted sign material or cloth or flexible fabric to match awning style	steady white external light	4
CANOPY SIGN	any number within allowable number of signs	3	10	18	20	any permitted sign material or cloth or flexible fabric to match canopy style	steady white external light	5
PERMANENT WINDOW SIGN	any number within allowable number of signs	n/a	n/a	n/a	15% of each window or door area	n/a	n/a	6
TEMPORARY WINDOW SIGN	any number within allowable number of signs	n/a	n/a	n/a	15% of each window or door area in addition to permanent window signs	n/a	n/a	6
INFORMATIONAL SIGN	as required	5	5	8	4	wood, metal, brick, stone, plastic, and glass	steady white internal or external light	7
DIRECTIONAL SIGN	as necessary	6	8	12	40	wood, metal, brick, stone, plastic, and glass	n/a	8, 9, 10
DRIVE-THROUGH MENU READER BOARD	1/ drive through lane	8	8	8	50	wood, metal, brick, stone, plastic, and glass	steady white internal or external light	11
SCOREBOARD	1/ athletic field	n/a	n/a	15	150	wood, metal, brick, stone, plastic, and glass	steady white internal or external light	12
MULTIUSE IDENTIFICATION SIGN	1/ street frontage w/o free-standing sign or pole sign	8 to 13	8 to 13	15	35 to 75	wood, metal, brick, stone, plastic, and glass	steady white internal or external light	13
HIGHWALL SIGN								14
LANDMARK SIGN								15
NEIGHBORHOOD IDENTIFICATION SIGN								16
WAYFINDING SIGN								17

SPECIAL NOTES

1. Minimum of eight feet of clearance from the bottom of sign to the ground.
2. Signs shall not exceed the height of the upper building face, extend above the roof eave or extend above the lower sill of any upper story window, whichever is lowest.
3. Signs may extend a maximum of six feet from the building surface.
4. The awning must have a minimum of seven feet of clearance to the ground where pedestrian traffic occurs below the awning.
5. Sign cannot extend above or below the roof structure.
6. Signs less than 2 square feet do not count in total permitted sign area or total number of permitted signs.
7. Signs do not count in total permitted sign area or total number of permitted signs.
8. Only directional signs for campuses, Master Plan area development, high traffic industrial uses, churches, shared parking facilities, and other tourist attractions are permitted.
9. Sign must contain only the name of the facility and the necessary arrows or information to reach the destination in a safe and efficient manner.
10. The sign shall not contain a message or symbols having advertising value.
11. May not contain advertising or print of a scale intended to bear advertising to the general off-premises public.
12. May contain a commercial message not to exceed 10% of the total sign area.
13. The maximum sign dimensional criteria for multi-use identification signs varies with the number of entities which exist on a single parcel of land and which advertise on the sign in accordance with Table 37.
14. See requirements at §225-401.4.G.
15. Sign not permitted in this overlay district.
16. See requirements at §225-401.4.H.
17. See requirements at §225-401.4.K.

SPECIAL NOTES

1. Minimum of eight feet of clearance from the bottom of sign to the ground.
2. Signs shall not exceed the height of the upper building face, extend above the roof eave or extend above the lower sill of any upper story window, whichever is lowest.
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7. Signs do not count in total permitted sign area or total number of permitted signs.
8. Only directional signs for campuses, Master Plan area development, high traffic industrial uses, churches, shared parking facilities, and other tourist attractions are permitted.
9. Sign must contain only the name of the facility and the necessary arrows or information to reach the destination in a safe and efficient manner.
10. The sign shall not contain a message or symbols having advertising value.
11. Sign not permitted in this overlay district
12. May contain a commercial message not to exceed 10% of the total sign area.
13. The maximum sign dimensional criteria for multi-use identification signs varies with the number of entities which exist on a single parcel of land and which advertise on the sign in accordance with Table 39.
14. See requirements at §225-401.4.G.
15. See requirements at §225-401.4.G.1.
16. See requirements at §225-401.4.H.
17. See requirements at §225-401.4.K

SPECIAL NOTES

1. Minimum of eight feet of clearance from the bottom of sign to the ground.
2. Signs shall not exceed the height of the upper building face, extend above the roof eave or extend above the lower sill of any upper story window, whichever is lowest.
3. Signs may extend a maximum of five feet from the building surface.
4. The awning must have a minimum of seven feet of clearance to the ground where pedestrian traffic occurs below the awning.
5. Signs less than 2 square feet do not count in total permitted sign area or total number of permitted signs.
6. Signs do not count in total permitted sign area or total number of permitted signs.
7. May contain a commercial message not to exceed 10% of the total sign area.
8. This type of sign, when used for nonresidential uses or for uses conducted within a dwelling, is permitted in accordance with the General Sign overlay regulations.
9. See requirements at §225-401.4.G.
10. Sign not permitted in this overlay district.
11. See requirements at §225-401.4.H.
12. See requirements at §225-401.4.K.

APPENDIX A

LETTER VISIBILITY CHART

Letter/Logo Height	Maximum readable distance from street or public way
5/8"	15'
3/4"	18'
7/8"	21'
1"	24'
1 1/4"	30'
1 1/2"	36'
1 3/4"	42'
2"	48'
2 1/2"	60'
3"	100'
4"	150'
6"	200'
8"	350'
9"	400'
10"	450'
12"	525'
15"	630'
18"	750'
24"	1000'
30"	1250'
36"	1500'
42"	1750'
48"	2000'
54"	2250'
60"	2500'

The distances shown will vary approximately 10% with various color combinations. Maximum distance in color would be red or black on white background.

Letter visibility chart from sign-source.com which notes that it was prepared by the California Institute of Technology.