

Upper Merion Township
Montgomery County, PA

NOTICE

Notice is hereby given that the Board of Supervisors of Upper Merion Township, at their regular Business meeting on June 13, 2024 at 7:00 PM in the Upper Merion Township Municipal Building, 175 W. Valley Forge Rd, King of Prussia, PA, will hold a public hearing on and after will consider and take action on the following proposed Ordinance summarized as follows:

Upper Merion Township
ORDINANCE NO. 2024-
(summary)

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF UPPER MERION AT PART II [GENERAL LEGISLATION], CHAPTER 165 [ZONING], BY AMENDING ARTICLE XXVII [SIGNS], TO PROVIDE STANDARDS FOR MURALS IN CERTAIN SPECIFIED LOCATIONS IN THE TOWNSHIP.

Section 1. Amends Chapter 165, Zoning, as follows:

- A. Amends Section 165-5, Definitions and Word usage, to add definitions for anchor store and sign
- B. Amends Section 165, Article XXVII, Signs, Section 168 M(3) to correct a typographical error to reference a correct subsection 165-168.
- C. Amends Section 165, Article XXVII, Signs, Section 168, Business signs to add a new subsection as follows:

S (1) Murals – permitted in a regional shopping center by conditional use:

- i. Located only on an anchor store
- ii. Commissioned and maintained by owner for occupants benefit only
- iii. Criteria on subject, color and theme of mural
- iv. Prohibition of written words
- v. Prohibition on trademarks or logos

- vi. Prohibition on certain themes
- vii. Prohibition on video, animation or changeable copy
- viii. Requirement for attachment of mural to structure
- ix. Limitation of mural extension from wall surface
- x. Requirement for Mural(s) separation distance
- xi. Limitation on mural wall coverage
- xii. Provisions for maximum number and size of murals per multi-façade building
- xiii. Requirement for a maintenance covenant.

S (2) Mural Conditional use application and review

- i. Requirement for Conditional Use approval
- ii. Application and submission requirements
- iii. Compliance with § 165-219.1, Conditional Use procedure

Section 2. Provides for a repealer clause

Section 3. Provides for a revision provision

Section 4. Provides for a severability provision

Section 5. Provides for an effective date.

The full text of the ordinance is available for review in the office of the Township Secretary, 175 W. Valley Forge Rd, King of Prussia, Pa., during normal business hours, M-F, 8:15 AM to 5PM; on the Township website: www.umtownship.org; at the Montgomery County Law Library, 2 East Airy Street, Norristown, and in the offices of the Times Herald, 390 Eagleview Boulevard, Exton, PA 19341

All interested persons may appear and be heard at the scheduled hearing. Any individual wishing to participate in the hearing and needing an auxiliary aid, service or other accommodation should contact the Township Administrative office at 610-265-2600 to determine how the Township can best provide assistance.

Anthony T. Hamaday
Township Secretary