

TOWNSHIP OF MOORESTOWN

ORDINANCE NO. 6-2015

AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN AMENDING CHAPTER 180, ARTICLE XXV, SECTION 180-80.4 CONTAINING GENERAL SIGNAGE REGULATIONS TO DELETE SECTION 180-80.3.B.(1) SETTING FORTH SIGN SIZE CALCULATION PROCEDURES AND SUBSTITUTING IN ITS PLACE A NEW METHOD OF CALCULATION, AMENDING SECTION 180-80.8 REGULATING SIGNAGE IN THE (SRI) SPECIALLY RESTRICTED INDUSTRIAL AND (SRC, SRC-1 AND SRC-2) SPECIALLY RESTRICTED COMMERCIAL DISTRICTS TO DELETE SECTION 180-80.8.B.(3) AND (3).(a) AND SUBSTITUTE IN ITS PLACE PROVISIONS INCREASING THE SIZE OF PERMITTED EXTERIOR WALL SIGNAGE IN THE (SRI) SPECIALLY RESTRICTED INDUSTRIAL AND (SRC-1 AND SRC-2) SPECIALLY RESTRICTED COMMERCIAL DISTRICTS ONE AND TWO, AND ADDING SECTION 180-80.8.B.(4) INCREASING THE SIZE OF PERMITTED EXTERIOR WALL SIGNAGE IN THE (SRC) SPECIALLY RESTRICTED COMMERCIAL DISTRICT, WITH RELIEF BY VARIANCE FROM THE AFORESAID STANDARDS BEING LIMITED TO THE ZONING BOARD OF ADJUSTMENT

WHEREAS, the Township of Moorestown has previously adopted a Zoning Ordinance pursuant to the provisions of the Municipal Land Use Law set forth at N.J.S.A. 40:55D-1, et. seq.; and,

WHEREAS, said Ordinance, inter alia, regulates at Article XXV signage within the Township and contains provisions for the manner in which sign size is computed at Section 180-80.3.B.(1) which computations include background areas and result in many signs exceeding ordinance standards because of the background inclusions; and,

WHEREAS, said ordinance regulates the size of exterior wall signs applicable to individual enterprises within an industrial or office building development at Section 180-80.8.B.(3) in the (SRI) Specially Restricted Industrial District and (SRC) Specially Restricted Commercial Districts unduly limiting the size of exterior wall signage to 50 square feet with provision for conditional use relief from the Planning Board; and,

WHEREAS, the Moorestown Township council desires to revise the manner in which sign size is calculated to eliminate the inclusion of dead space, to increase the permitted size of exterior wall mounted signage on individual enterprises within an industrial or office building development in the (SRI) Specially Restricted Industrial Districts, (SRC-1) Specially Restricted Commercial One and (SRC-2) Specially Restricted Commercial Two Districts, to increase the permitted size of the exterior wall mounted signage for enterprises conducted within a shopping center or mall in the (SRC) Specially Restricted Commercial District and to eliminated an application for a conditional use to the Planning Board as a procedure for relief from the aforesaid standards thereby requiring the Zoning Board of Adjustment approval for relief from applicable standards; and,

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, that Chapter 180, Article XXV, Section 180-80 of the Moorestown Zoning Ordinance be amended as follows:

Section 1: Article XXV, Section 180-80.3.B.(1) is hereby deleted in its entirety and replaced with the following language:

B. Computation of sizes.

(1) The size of any sign shall be computed by multiplying its greatest height by its greatest length, exclusive of supporting structures, unless such supporting structure is illuminated or is in the form of a symbol or contains identifications copy, but for the purpose of making such determination, the applicant may block off portions of the sign into not more than three (3) rectangles in order to exclude large areas of open space caused by the particular design or shape of the sign.”

Section 2: Article XXV, Section 180-80.8.B.(3) and (3)(a) is hereby deleted in its entirety and replaced with the following language:

(3) Applicable only to the(SRI) Specially Restricted Industrial District, (SRC-1) Specially Restricted Commercial District One and (SRC-2) Specially Restricted Commercial District Two. Only signs relating to an individual enterprise conducted within an industrial or office building development may be erected as follows:

(a) One sign may be located on each outside or exterior face of the building housing the enterprise, provided that the total area of one side of any such sign shall not exceed whichever is the smaller of the following: (i) an area equal to or less than fifteen percent (15%) of the principal façade area (including window and door area) on which they are displayed; or, (ii) a maximum of 100 square feet. In no case shall the overall sign height exceed 45 feet, nor shall the area on any one side of the sign exceed 100 square feet without bulk variance relief from the Zoning Board of Adjustment.”

Section 3: Article XXV, Section 180-80.8.B is hereby supplemented to include Section 180-80.8.B.(4) as follows:

(4) Applicable to the Specially Restricted Commercial District only, signs relating to an individual enterprise conducted within a shopping center or mall may be erected as follows:

(a) one sign may be located on each outside or exterior face of the building housing the enterprise, provided that the total area of any one side of any such sign shall not exceed whichever is the smaller of the following: (i) an area equal to or less than fifteen percent (15%) of the principal façade area (including window and door area) on which they are

displayed, or (ii) a maximum of one hundred and fifty (150) square feet. In no case shall the overall sign height exceed 45 feet, nor shall the area on any one side of the sign exceed 150 square feet without bulk variance relief from the Zoning Board of Adjustment.

Section 4: Effective Date. This ordinance shall take effect upon its final passage, adoption and publication on the earliest date permitted by law.

Section 5: Severability. If any section, paragraph, clause, phrase, term, provision or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, inhere or invalidate the remainder thereof, which shall be confined in its operation to the section, paragraph, clause, term, provision or part thereof directly involved in the controversy in such judgment shall be rendered.

Section 6: Short Title. This Ordinance may be cited as Ordinance No. 6-2015.