

ORDINANCE NUMBER 1073

AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING BOROUGH ZONING ORDINANCE 922 AT SECTION 402, REGARDING SIGHT LINE OBSTRUCTIONS AT CORNER BUILDING LOTS; AMENDING ORDINANCE 1022, LIGHTING, ALLOWING TASK-SPECIFIC LIGHTING IN CERTAIN DRIVE-THROUGH OR CASH MACHINE TRAFFIC LANES; AMENDING ORDINANCE 1053, ALLOWING THE MAIN ENTRANCE ON A CORNER LOT TO BE PLACED ALONG THE LONGER OF A LOT'S TWO SIDES WHERE THE FRONTAGE IS AT LEAST TWICE THE LENGTH OF THE SHORTER SIDE; AND AMENDING ORDINANCE 922 CODIFIED AT 27-2007(c)(6), ALLOWING A SINGLE -SIDED GATEWAY SIGN TO BE MOUNTED ON ONE END OF AN OTHERWISE ELIGIBLE BUILDING ; AMENDING ORDINANCE 922, CODIFIED AT TITLE 27 SECTION 2007 OF THE CODIFIED ORDINANCES , INCREASING THE NUMBER OF ALLOWABLE WALL MOUNTED SIGNS AND TOTAL ALLOWABLE SIGNAGE FOR PROPERTIES WITH GREATER THAN FIFTY FEET OF FRONTAGE IN NON-RESIDENTIAL ZONING " ; LEAVING THE REMAINDER OF THE ORDINANCE IN FULL FORCE AND EFFECT; EFFECTIVE UPON ADOPTION.

WHEREAS, it is the determination of Borough Council that the Borough zoning ordinance requires amendment from time to time in order to reflect ever-changing circumstances consistent with the growth and improvement of the Borough as a community, and

WHEREAS, certain of the requirements of the zoning ordinance require amendment to allow improvements and upgrades to existing structures on parcels that would otherwise be stymied from making changes that are ultimately for the Borough's overall benefit,

NOW THEREFORE Borough Council does ORDAIN to modify certain provisions in the zoning ordinance in the following particular respects.

1. Ordinance 922, section 402, codified at 27-403 in the Borough codified ordinances, "Obstruction of Vision at Intersections" shall be amended by

adding the following language: "It is the intention of this section that vehicular traffic coming from either direction to the intersection of the streets that meet to create the subject corner lot not be subject to any sight line or visual obstruction greater than that created by the structure on the lot, and objects or plantings that do not extend into the sight line in either direction, where the length of the parcel in either direction so allows, are not in violation of this section.

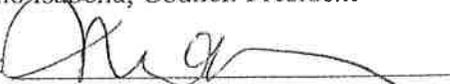
2. Ordinance 1022, Codified at 27-412, "Lighting Criteria Applicable in All Zoning Districts", is amended at sections "4.A(1)" and "4.C(6)" as follows. Section 4.A (1) shall have the following language added: "the average-to-minimum uniformity ratio shall apply to the entire parcel being illuminated, except however, the ratio shall not apply to task-specific lighting for areas of the site devoted to a drive-through traffic lane or cash withdrawal machine, provided there is no greater spillover at the edge of the parcel." Section 4.c(6) shall be amended by adding the following language: "Projection onto adjacent properties is permissible when the adjoining parcel is non-residential, the spillover does not impact any third or other parcel, and the adjoining parcel owner consents in writing to the spillover."
3. Ordinance 1053, codified at 27-416, "Design Standards for Nonresidential Buildings", at section 416.A.(3), the first sentence shall be deleted and replaced with the following new language: " When a building is located on a corner, the primary customer entrance shall be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar building feature. When one frontage of the building is at least twice as long as the other building frontage, the primary customer entrance may be centered along the longer frontage, provided that the corner of the building includes windows, design breaks such as changes in material or texture, or other features that soften the visual bulk of the corner of the structure."
4. Ordinance 922, codified at 27-2007, "Signs in Nonresidential Zoning Districts", shall be modified at section 2007(C)(6), "Gateway Message Signs", by adding the following language to 2007(C)(6)(a): "In lieu thereof, the gateway sign may be mounted on the side of the primary structure of the same parcel, provided that it meets all of the requirements for a gateway sign other than design features specifically applicable to freestanding signs and provided that mounting the sign on the building does not diminish the safe visibility of the public service announcements included in the sign text.
While a freestanding sign may have two sides, only one single-sided sign may be mounted on the building if such option is selected. Such single side shall meet the size and other requirements applicable to one of the sides of a

freestanding sign. If a gateway sign is mounted on a building, it shall not be permissible for a second "side" or similar sign to be affixed to another building in that gateway area and the 1,000 linear foot limitation set forth elsewhere herein shall be applied to the single building-mounted sign just as though such building-mounted sign were freestanding. Ordinance 922, codified at 27-2007, "Signs in Nonresidential Zoning Districts", shall be modified at section 2007(C) Business or related signs, except as modified herein, signage shall comply with Part 20 and the following:

- a. For building frontage 50 feet or more: three signs per façade shall be permitted; and
- b. Wall Signs. The total sign area of all wall signs placed on any one premise shall not exceed two square feet for the first 15 linear feet of building frontage, plus one and one-quarter (1.25) square feet of signage area for each additional linear foot of building frontage, up to a maximum sign area of 260 square feet. Signage may be placed on any building façade that is visible from a public street, parking lot, or parking lot access driveway. The maximum sign area on any side shall not exceed 65 square feet. No wall sign shall exceed a sign height of 17 feet above the existing grade or project above any cornice, parapet or building façade.
- c. When a building has frontage on more than one street, the sign area of all wall signs along each street shall be limited by the amount of the frontage along that street.

SO ORDAINED this 15th day of October, 2013.
Effective upon adoption.


Anna Isabella, Council President

Attest: 
Mary Aversa, Secretary