

ORDINANCE NO. 26-07

AN ORDINANCE OF MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA AMENDING CHAPTER 500, ARTICLE XXVIII, SIGN REGULATIONS, OF THE MIDDLETOWN TOWNSHIP CODE OF ORDINANCES

WHEREAS, Section 66601 of the Pennsylvania Second Class Township Code, 53 P.S. §§ 65101, et seq., provides the Middletown Township Board of Supervisors (the “Board of Supervisors”) with the authority to adopt ordinances in which the general or specific powers of Middletown Township (the “Township”) may be exercised, and that, by the enactment of subsequent ordinances, it may amend, repeal, or revise existing ordinances;

WHEREAS, Sections 10601 and 10604 of the Pennsylvania Municipalities Planning Code (the “MPC”), 53 P.S. §§ 10101, et seq., authorizes the Board of Supervisors to make and adopt ordinances necessary to provide for promote, protect, and facilitate the public health, safety, morals, and general welfare, preserve the natural, scenic and historic values in neighborhoods, and to prevent danger and congestion in travel and transportation within the Township;

WHEREAS, the Board of Supervisors declares that the reasonable regulation of temporary signs in the Township is necessary to promote the public health, safety and welfare, protect property values and the natural and scenic value of neighborhoods, and to provide support to local businesses and the economy;

WHEREAS, the proposed amendments to the temporary sign regulations in the Township will provide clarity and firm guidance to residents, civic organizations, and local businesses on the use of temporary signs throughout the Township, while respecting free speech, promoting the health, safety, and general welfare, preserving property values and the natural, scenic, and historic values in neighborhoods, and preventing danger and congestion in travel and transportation within the Township; and

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Middletown Township, Bucks County, Pennsylvania, that the Township’s Code of Ordinances is **AMENDED** as follows:

I. Chapter 500, Article XXVII, Sign Regulations, is hereby AMENDED as follows:

A. Section 500-2803, General Sign Regulations, is **AMENDED** by **DELETING** and **STRIKING** the following terms from the existing, alphabetical list of defined terms at Section 500-2803.A.:

OPINION SIGN — Any sign that expresses or declares the personal belief, idea or conviction of the citizen(s) residing on the premises as protected under the First Amendment of the United States Constitution.

POLITICAL SIGN — Any temporary sign pertaining to political views, an individual seeking election or appointment to a public office, or a forthcoming public election or referendum.

B. Section 500-2803, General Sign Regulations, is **AMENDED** by **ADDING** the following term, in alphabetical order, to the list of defined terms at Section 500-2803.A.:

TEMPORARY SIGN — Any sign that is intended to be displayed for a limited time only, including, by way of example and not limitation, those pertaining to: holiday celebrations; the sale, lease, or rental of real estate; political elections or appointments; new construction projects and developments; yards sales; community, civic, or special events; grand openings; and contractors, mechanics, artisans, engineers, financiers, architects, and the like; and the performance of temporary work. Temporary signs must be temporary, meaning they cannot be permanently affixed to the ground or a structure.

C. Section 500-2805, Exempted signs, is **AMENDED** by **DELETING** and **STRIKING** Subsections A. through Q. in their entirety and **REPLACING** them with new Subsections A. through E. as follows:

- A. Official highway route number signs, street name signs, directional or other traffic signs may be erected on public roads and highways in the interest of public safety.
- B. Signs displaying the name and address of the occupant of the premises, provided that the area of any such sign shall not exceed 120 square inches and not more than one such sign shall be erected for each occupant of a premises.
- C. Public service and informational signs advertising the availability of rest rooms, telephones, historic locations, and no-trespassing signs, signs indicating the prohibition or control of fishing, hunting, or the private nature or prohibited use of property or roads, or similar signs for the public safety, direction, or convenience, provided the area of any such sign does not exceed 120 square inches.
- D. Signs which are a permanent architectural feature of a building or structure, such as a cornerstone, or identifying letters carved into or embossed on a building, provided the letters are not made of a reflective material nor contrast in color with the building.
- E. Window signs measuring less than two square feet.
- F. Temporary On-Premises sign or Temporary Off-Premises sign, provided it is in compliance with and erected in accordance with, as applicable, §500-2809.B.(2) or §500-2809.C.(1).

D. Section 500-2807, Prohibitions, is **AMENDED** by **DELETING** and **STRIKING** Sections 500-2807.B.(1) and B.(5) in their entirety and **REPLACING** them with new Sections 500-2807.B.(1) and B.(5) as follows:

- (1) Any sign suspended between poles, which spins, blows in the wind, is lighted by a series of lights, or any sign that extends across a public street, right-of-way, or property, except for such signs which are approved by the Board of Supervisors, as a Conditional Use, because the sign benefits, or is necessary for, the public health, safety, and welfare. No application for such Conditional Use shall be granted unless such application includes written approval for the installation of such sign from the owner of the public street, right-of-way or private property and the owner of any utility poles or streetlight poles located within the public street, right-of-way or private property, and, if temporary, a specified date for removal of the sign.
- (5) Any sign erected on a utility pole, street identification sign, traffic control sign or device, streetlight pole, traffic signal pole, tree or other natural feature is prohibited.

E. Section 500-2807, Prohibitions, is **AMENDED** by **STRIKING** and **DELETING**, existing Sections 500-2807.B.(6) and B.(7) in their entirety and **RECODIFYING** existing Sections 500-2807.B.(8) through B.(13) as Sections 500-2807.B.(6) through B.(11).

F. Section 500-2809, Signs permitted in residential districts, Section 500-2809.A., General regulations, is **AMENDED** by **DELETING** and **STRIKING** Section 500-2809.A.(1) in its entirety and **REPLACING** it with new Section 500-2809.A.(1) as follows:

- (1) Freestanding signs are permitted in accordance with the provisions of this section; provided, however, that no such sign shall exceed a height of five feet.

G. Section 500-2809, Signs permitted in residential districts, Section 500-2809.B., On-premises signs, is **AMENDED** by **DELETING** and **STRIKING** Sections 500-2809.B.(1) through B.(6) in their entirety and **REPLACING** them with new Sections 500-2809.B.(1) through B.(4), as follows:

- (1) Freestanding signs, provided that:
 - (a) The size of any such sign to be placed on a single lot shall not exceed six square feet with an aggregate area limitation per single lot of 12 square feet.
 - (b) Such sign shall not be illuminated.
 - (c) Setbacks shall be in compliance with the provisions of **§500-2804**.

- (2) Temporary Signs (e.x., Real Estate and Construction/Development Signs), provided that:
 - (a) The size of any such sign placed on a single lot shall not exceed 12 square feet with an aggregate area limitation per single lot of 24 square feet.
 - (b) Such signs shall not be posted earlier than thirty (30) days prior to the activity or event to which such signs relate and must be removed no later than ten (10) days after such event or activity. By way of example: (a) for a Construction/Development Sign, the date of work completion, or, if applicable, of the satisfactory inspection of the last structure for Building Code compliance by the Township; or (b) for a Real Estate Sign, the date of the sale, lease, or rental of the real estate to which the sign relates.
 - (c) Setbacks shall be in compliance with the provisions of **§500-2804**.
- (3) Directional signs, such as entrance signs or exit signs, provided that such signs do not advertise any commercial establishment, activity, organization, product, goods or services. Such sign shall not exceed two square feet in size and eight feet in height.
- (4) One nonilluminated or indirectly illuminated sign at the principal access street or access drive to a residential development or complex, indicating the name of such area or complex and, in the case of a rental complex, the name of the owner or management organization, subject to the following requirements:
 - (a) The size of any such sign shall not exceed 24 square feet.
 - (b) Such a sign may be located on lands of the rental complex or on common open lands, provided all other setback or location restrictions are observed.

H. Section 500-2809, Signs permitted in residential districts, Section 500-2809.C., Off-premises signs, is **AMENDED** by **DELETING** and **STRIKING** Sections 500-2809.C.(1) through C.(2) in their entirety and **REPLACING** them with new Section 500-2809.C.(1) as follows:

- (1) Off-Premises, Temporary Signs are permitted, provided that:
 - (a) The size of any such sign to be placed on a single lot shall not exceed 12 square feet with an aggregate area limitation per single lot of 24 square feet.
 - (b) No such sign is permitted in the road right-of-way, and shall not otherwise be located in such a way as to constitute a hazard to

motorists or pedestrians and shall be set back an appropriate distance from the edge of pavement or curb so as not to obstruct the vision of motorists or pedestrians.

- (c) No such sign shall be erected on a utility pole, street identification sign, traffic control sign or device, streetlight pole, traffic signal pole, tree or other natural feature.
- (d) Such signs shall not be posted earlier than thirty (30) days prior to the event to which such signs relate and must be removed no later than ten (10) days after such event. By way of example: (a) for a Community Special Event Sign, the beginning and end of the community event; (d) for Political Signs, the date of the referendum or election to which the sign relates.

II. Partial Repealer.

All other provisions of the Ordinances of Middletown Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinances inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

III. Severability.

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

IV. Effective Date.

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

{Enactment and Signatures on the Following Page}

ORDAINED AND ENACTED this 14th day of September 2026.

BOARD OF SUPERVISORS OF MIDDLETOWN
TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA



Bernadette Hannah, Chair

Attest:



Christian Gallardo, Secretary

I hereby certify that the foregoing is a true and correct copy of Ordinance No. 26-07, enacted by the Board of Supervisors of the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, on the 14th day of September 2026.



Christian Gallardo, Secretary

[SEAL]