

**PART 8**  
**SIGN REGULATIONS**

**Section 801. Applicability.**

- A. Purposes. This Part is intended to:
1. Promote and maintain overall community aesthetic quality;
  2. Establish reasonable time, place and manner of regulations for the exercise of free speech, without regulating content;
  3. Promote traffic safety by avoiding distractions and sight distance obstructions; and
  4. Protect property values and ensure compatibility with the character of neighboring uses.
- B. Permit required. A zoning permit shall be required for all signs except for signs meeting the requirements of Part 8 of this Chapter relating to *Miscellaneous Signs Not Requiring Permits* and non-illuminated window signs constructed of paper, posterboard or similar materials and that are not of a permanent nature. Only types, sizes and heights of signs that are specifically permitted by this Part within the applicable zoning district shall be allowed.
- C. Changes on signs. Any lawfully existing sign (including legally nonconforming signs) may be painted or repaired or changed in logo or message without a new permit under this Part, provided that the changes do not increase the sign area or otherwise result in noncompliance or an increased nonconformity with this Part or an increased non-conformity with this Part and Part 10 of this Chapter, provided, however, that changes and/or modifications to an existing Off-Premise Sign (i.e., billboard) shall require a sign permit application approved by the Borough Codes/Zoning Officer; and otherwise be reviewed as required in this Chapter. The Borough Codes/Zoning Officer shall annually inspect Off-Premise Signs (i.e., billboard) to ensure safety and adherence to this Chapter.

**Section 802. Miscellaneous Signs Not Requiring Permits.**

- A. See Table 8-1 herein this Section for the list of signs that shall be permitted by right within all zoning districts within the following regulations and shall not be required to have a permit under this Part:

**TABLE 8-1  
 SIGNS NOT REQUIRING PERMITS**

TYPE OF SIGNS NOT REQUIRING PERMITS	MAXIMUM NUMBER OF SIGNS PER LOT	MAXIMUM SIGN AREA* PER SIGN NOT INVOLVING A NON-RESIDENTIAL LOT (SQUARE FEET)	MAXIMUM SIGN AREA PER SIGN* ON A NON-RESIDENTIAL LOT** (SQUARE FEET)	OTHER REQUIREMENTS
Charitable Event Sign	2	4 sq. ft.	30 sq. ft.	Shall be placed a maximum of 14 days prior to event and removed a maximum of 4 days after event.
Christmas Tree Sign	2	8 sq. ft.	20 sq. ft.	Shall only be posted during seasons when such products are actively offered for sale.
Contractor's Sign	1 per company working on the site	4 sq. ft.	20 sq. ft.	Shall only be permitted while such work is actively and clearly underway and a maximum of 4 days afterward. Such signs shall not be placed on the lot for more than one year. Shall not be illuminated.
Directional Sign	No maximum	2 sq. ft., in addition to signs painted on pavement	2 sq. ft., in addition to signs painted on pavement	Directional signs within a residential development shall not be illuminated.
Flag	1	Not permitted	20 sq. ft.	Governmental flags and flags without an advertising message are not regulated by this article. Also, a corporate flag may be displayed on a flagpole.

TYPE OF SIGNS NOT REQUIRING PERMITS	MAXIMUM NUMBER OF SIGNS PER LOT	MAXIMUM SIGN AREA* PER SIGN NOT INVOLVING A NON-RESIDENTIAL LOT (SQUARE FEET)	MAXIMUM SIGN AREA PER SIGN* ON A NON-RESIDENTIAL LOT** (SQUARE FEET)	OTHER REQUIREMENTS
Garage Sale Sign	2 per event	2 sq. ft. per sign	2 sq. ft. per sign	Shall be placed a maximum of 2 days before permitted garage sale or auction begins and be removed a maximum of 24 hours after event ends.
Home Occupation Sign	1	2 sq. ft.	2 sq. ft.	Shall not be illuminated if within a Residential Zoning District. Shall be attached to the principal building or within a building window and shall not be freestanding. Maximum total height of 6 feet.
Identification Sign	1	1 sq. ft.	4 sq. ft.	Maximum height of 6 feet if freestanding.
Open House Sign	2 per event	4 sq. ft.	4 sq. ft.	Shall be placed a maximum of 4 days before open house begins and be removed a maximum of 24 hours after the open house ends.

TYPE OF SIGNS NOT REQUIRING PERMITS	MAXIMUM NUMBER OF SIGNS PER LOT	MAXIMUM SIGN AREA* PER SIGN NOT INVOLVING A NON-RESIDENTIAL LOT (SQUARE FEET)	MAXIMUM SIGN AREA PER SIGN* ON A NON-RESIDENTIAL LOT** (SQUARE FEET)	OTHER REQUIREMENTS
Political Sign	Maximum of 1 sign per candidate or issue	6 sq. ft. per sign	Maximum total of 60 sq. ft.	<p>Shall be placed a maximum of 30 days prior to any election or scheduled vote or referendum to which the sign may relate and removed a maximum of 7 days after such election, vote or referendum.</p> <p>Persons posting political signs shall maintain a written list of locations of such signs, unless posting signs on their own property. Political signs shall not be placed on property without the prior consent of the owner.</p> <p>If a political sign does not meet these requirements, then it shall be regulated as an "off-premises sign."</p>
Public Services Sign	No maximum	2 sq. ft.	2 sq. ft.	N/A
Real Estate Sign	1 per street that the lot abuts	6 sq. ft.	15 sq. ft.	<p>Shall only be placed on the property while it is actively for sale, lease or rent and shall be removed a maximum of 7 days after settlement or start of lease</p>

TYPE OF SIGNS NOT REQUIRING PERMITS	MAXIMUM NUMBER OF SIGNS PER LOT	MAXIMUM SIGN AREA* PER SIGN NOT INVOLVING A NON-RESIDENTIAL LOT (SQUARE FEET)	MAXIMUM SIGN AREA PER SIGN* ON A NON-RESIDENTIAL LOT** (SQUARE FEET)	OTHER REQUIREMENTS
Service Organization/ Place of Worship Sign	1	2 sq. ft.	2 sq. ft.	Maximum of 4 such signs within the Borough for each such organization or place of worship. Religious symbols, when not accompanied by lettering, shall not be restricted by the sign heights of this Part when attached to a tower or spire of a place of worship.
Special Sale Sign	2	Not permitted	Total of 30 sq. ft. for all such banners, flags and other temporary signs	Shall be displayed a maximum of 7 days per event, with a maximum of 2 events per lot per year. Such signs shall not flash, be internally illuminated, or obstruct safe sight distances. Additionally, the display of five (5) or more plastic flags on a string shall only be allowed if approved under this provision.
Temporary Award Sign	1	4 sq. ft.	4 sq. ft.	Shall be placed on the property for a maximum of 2 months
Time and Temperature Sign	1	Not Permitted	30 sq. ft.	N/A
Trespassing Sign	No Maximum	2 sq. ft.	2 sq. ft.	N/A

**NOTES:**

\* Maximum sign areas are for each of two (2) sides of each permitted sign, measured in square feet.

**\*\* A nonresidential lot shall be considered a lot occupied by a lawful principal commercial, industrial or institutional use.**

B. In addition, the following types of signs are not regulated by this Part:

1. Historic Signs.
2. Holiday Decorations.
3. Not-Readable Signs.
4. Official Signs.
5. Required Signs.
6. Right-of-Way Signs.

**Section 803. Freestanding, Wall and Window Signs.**

A. See Table 8-2 herein this Section for the list of signs that are permitted within the applicable zoning districts, in compliance within the following regulations. In addition, exempt signs and temporary signs are permitted in all zoning districts by other provisions of this Part. See the definitions of the types of signs in Part 8 of this Chapter relating to Measurement and Major Types of Signs.

**TABLE 8-2  
 FREESTANDING, WALL AND WINDOW SIGNS**

ZONING DISTRICT OR TYPE OF USE	MAXIMUM TOTAL HEIGHT OF FREESTANDING SIGNS	MAXIMUM AREA OF WALL SIGNS, LIMITED TO A MAXIMUM OF 2 BUILDING SIDES	MAXIMUM AREA OF WINDOW SIGNS	MAXIMUM AREA AND NUMBER OF FREESTANDING SIGNS <sup>4</sup>
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ZONING DISTRICT OR TYPE OF USE	MAXIMUM TOTAL HEIGHT OF FREESTANDING SIGNS	MAXIMUM AREA OF WALL SIGNS, LIMITED TO A MAXIMUM OF 2 BUILDING SIDES	MAXIMUM AREA OF WINDOW SIGNS	MAXIMUM AREA AND NUMBER OF FREESTANDING SIGNS <sup>4</sup>
Residential Zoning Districts, MDRO Zoning District or HDRO Zoning District, with these signs limited to allowed principal nonresidential uses. Other types of signs are addressed in Part 8 of this Chapter relating to <i>Miscellaneous Signs Not Requiring Permits</i> , including home occupation signs. New signs in these zoning districts shall not be internally illuminated.	6 ft.	20 sq. ft. on each side of 2 sides of a principal building.	May be used in place of wall sign with the same restrictions. Such signs shall be on the inside of windows or printed on the window itself.	1 sign on each street the lot abuts, each with a maximum sign area of 8 sq. ft., except that the sign area may be increased to 15 sq. ft. for a place of worship or a primary or secondary school.
DT Zoning District <sup>1</sup> or CN Zoning District. New signs in these zoning districts shall not be internally illuminated.	8 ft.	50 sq. ft. on each of 2 sides of a principal building. <sup>1</sup>	Temporary non-illuminated window signs are not regulated. Other window signs are regulated under wall signs. Such signs shall be on the inside of windows or printed on the window itself.	1 sign per lot with a maximum area of 8 sq. ft. <sup>2</sup>
CG Zoning District and CHO Zoning District	8 ft.	5% of the vertical area of the building side on which the signs are attached, but in no case exceeding a maximum total of 175 square feet per building.	Temporary non-illuminated window signs are not regulated. Other window signs are regulated as wall signs.	1 sign per lot with a maximum area of 24 sq. ft. <sup>2,3</sup> If the freestanding sign is a monument sign with a maximum total height of 5 ft. and with the sign face on a decorative masonry wall, the sign area may be increased to 30 sq. ft.

ZONING DISTRICT OR TYPE OF USE	MAXIMUM TOTAL HEIGHT OF FREESTANDING SIGNS	MAXIMUM AREA OF WALL SIGNS, LIMITED TO A MAXIMUM OF 2 BUILDING SIDES	MAXIMUM AREA OF WINDOW SIGNS	MAXIMUM AREA AND NUMBER OF FREESTANDING SIGNS <sup>4</sup>
CS Zoning District	25 ft.	5% of the vertical area of the building side of each establishment, but in no case exceeding a maximum total of 175 sq. ft. per establishment for all walls combined. In addition, 1 sign with a maximum sign area of 20 sq. ft. per establishment may be placed to be visible to pedestrians under a canopy or arcade.	Temporary non-illuminated window signs are not regulated. Other window signs are regulated as wall signs.	1 sign per each detached principal building, each with a Maximum area of 16 sq. ft. <sup>2,5</sup>
LIN Zoning District	8 ft.	5% of the vertical area of the building side on which the signs are attached, up to a maximum total of 175 sq. ft. per building.	Temporary non-illuminated window signs are not regulated. Other window signs are regulated as wall signs.	One sign per street that the lot abuts, each with a maximum area of 24 sq. ft.

**NOTES:**

- 1 In the DT Zoning District, the following additional signs shall be allowed:
  - a A maximum of one (1) projecting sign shall be permitted per lot, provided:
    - (1) Such sign has a minimum clearance over the sidewalk of nine (9) feet (unless a differing standard is established by the Building Code);
    - (2) The sign face is constructed from wood or materials with an appearance similar to wood (in addition to any metal fasteners) and is not internally illuminated;
    - (3) Has a maximum sign area on each of two (2) sides of eight (8) square feet; and
    - (4) Is securely attached to the building.
  - b A maximum of one (1) sidewalk sign (or "sandwich board sign") shall be permitted per lot, provided that:

- (1) Such sign has a maximum sign area of eight (8) square feet on each of two (2) sides and a maximum width of three (3) feet and has a maximum height of four (4) feet;
- (2) Such sign is taken indoors during all hours when the business is not open to the public;
- (3) Such sign is not in a location that would interfere with pedestrian traffic, emergency access or parking spaces and retains a four (4) feet wide minimum clear path for pedestrians, and such sign is kept as close to the building as is feasible;
- (4) Such sign is attractive, well-maintained and durably constructed; and
- (5) Such sign is only allowed for a restaurant or retail sales use.

2 If the permitted freestanding sign area is not used, such sign area may be added to the permitted wall sign area. An auto service station may also include an additional twenty-four (24) square feet of sign area to display fuel prices.

3 If a lot includes three (3) or more distinct commercial establishments, then along a single street the maximum freestanding sign area may be increased to forty (40) square feet.

4 See sign bonus in note subsection 5. below. See Section 804.A. relating for setbacks for freestanding signs.

5 If a lot includes ten (10) or more distinct commercial establishments and is adjacent to two (2) public streets, then one (1) additional freestanding sign shall be permitted on each of the two (2) streets, one (1) with a maximum sign area of four hundred (400) square feet and a second (2nd) with a maximum sign area of two hundred (200) square feet.

B. Placement and Maximum Height of Wall Signs.

1. A wall sign shall not be placed upon a wall that faces onto a Residential Zoning District if another wall is available that does not face onto a Residential Zoning district. This Subsection B.1. shall not prevent the placement of a wall sign on a building side that faces onto an abutting public street.
2. The maximum height of wall signs shall be equal to the top of a structural wall to which the sign is attached. A sign shall not be attached to a parapet wall or to a pitched or mansard roof and shall not extend above a roof.
3. A wall sign shall not be attached to a canopy over gasoline sales, unless the sign would be outside of the minimum front yard.

C. Portable Signs (including signs on mobile stands) and other temporary signs.

1. Purpose. These standards recognize portable signs as a particular type of sign that has the characteristics of a temporary sign but that has been inappropriately used as a permanent sign. This section is based on the policy that if a use desires to regularly display a sign for regularly changing messages, that it erect a permanent sign within all of the requirements of this Part.

2. Portable signs are prohibited in all zoning districts, except as a temporary charitable event sign complying with Part 8 of this Chapter relating to *Miscellaneous Signs Not Requiring Permits* and except for a sandwich board sign meeting the requirements in Section 803.A.
- D. Signs on Walls. A freestanding sign may be attached to a decorative masonry or stone wall with a maximum height of five (5) feet and a maximum length of ten (10) feet, without being regulated by the wall setback regulations of this Chapter and with the sign area only, and not the entire wall, counting towards the maximum sign area.

**Section 804. Abandoned or Outdated Signs.**

- A. Signs advertising a use no longer in existence shall be removed within ninety (90) days of the cessation of such use. If the owner of a property does not remove such sign within thirty (30) days after receiving a written notice from the Zoning Officer, the sign may be removed by the Borough at the expense of the property owner.
- B. These time limits shall not apply to a sign intended to be reused with a new sign face serving a building that is clearly temporarily vacant and being actively marketed to new tenants or for purchase.

**Section 805. Location of Signs.**

The following shall regulate the location of signs:

- A. Setbacks.
  1. A sign shall not intrude into or project over an existing street right-of-way, unless specifically authorized by a permit from the Borough or PennDOT. The Borough Police Department, Zoning Officer, his/her designee or the owner of the pole or tree shall have the authority to remove and dispose of signs attached to a utility pole or tree. Borough Council may approve a temporary banner over a street cartway to advertise a charitable event.
  2. Unless specifically stated otherwise, a freestanding business sign shall be set back a minimum of five feet from the street right-of-way. Unless specifically stated otherwise, a freestanding business sign shall be set back a minimum of five feet from a lot occupied by a primarily residential use.
  3. These setbacks shall not apply to official signs, identification signs on mailboxes, public service signs and directional signs.
- B. Sight Clearance. No sign shall be so located that it interferes with the sight clearance requirements in accordance with Part 9 in this Chapter relating to *Driveways and Access Drives* shall be maintained at all street intersections and at all points where access drives and driveways intersect public streets.
- C. Off-Premises. No sign, except permitted off-premises, official, political or public service signs, shall be erected on a property to which it does not relate.
- D. Permission of Owner. No sign shall be posted on any property or sign pole or public utility pole unless permission has been received from the owner.
- E. Utility Poles and Trees. No sign shall be attached to a utility pole, except by a utility or government agency. No sign shall be attached to a tree. The Borough Police Department, Zoning Officer, his/her

designee or the owner of the pole or tree shall have the authority to remove and dispose of signs attached to a utility pole or tree.

**Section 806. Illumination of Signs.**

See Part 7 of this Chapter relating to *Performance Standards for All Uses* for standards regulating glare and outdoor lighting and provisions in Part 8 of this Chapter relating to *Freestanding, Wall and Window Signs* within Residential Zoning Districts. The lighting of signs shall comply with Chapter 79 relating to buildings and Chapter 90 relating to construction code, uniform.

**Section 807. Vehicles Functioning as Signs.**

Any vehicle or trailer displaying a sign area greater than twenty (20) square feet that is being used in such a manner that the carrying of sign(s) no longer is incidental to the primary purpose of the vehicle or trailer but becomes a primary purpose in itself shall be considered a freestanding sign and shall be subject to all of the requirements for freestanding signs. This shall include, but not be limited to, a vehicle that is parked in the front yard of a business within clear view of a street and that is not moved at least once a week.

**Section 808. Prohibited Signs.**

- A. Any sign, banner or flag that does not meet the requirements of this Part shall be prohibited.
- B. Flashing, blinking, strobe, twinkling, animated, streaming or moving signs of any type shall be prohibited. A sign may only change from one message to another message, provided that the message does not change more than once every hour, except that displays of time and temperature may change more frequently. In addition, flashing lights visible from a street shall not be used to attract attention to a business. This restriction specifically includes window signs but does not prohibit seasonal Christmas lighting or displays that comply with Part 8 of this Chapter relating to *Miscellaneous Signs not Requiring Permits*.
- C. Signs which emit smoke, visible vapors or parts, sound or odor shall be prohibited.
- D. Signs which contain information that states or implies that a lot may be used for any purpose not permitted under the applicable provisions of this chapter.
- E. Signs shall be prohibited that are of such character, form, shape or color that they imitate or resemble any official traffic sign, signal or device or that have any characteristics which are likely to confuse or distract the operator of a motor vehicle on a public street (such as prominent use of the word "danger").
- F. Signs or displays visible from a lot line that include words or images that are obscene or pornographic shall be prohibited.
- G. Balloons of greater than thirty (30) cubic feet that are tethered to the ground or a structure for periods of twelve (12) hours or greater per week shall be prohibited.
- H. Floodlights and outdoor lasers used for advertising purposes shall be prohibited.

**Section 809. Construction of Signs.**

Every sign (except allowed temporary signs) shall be constructed of durable materials. Every sign shall be kept in good condition and repair. The Zoning Officer shall, by written notice, require a property owner or lessee to repair or remove a damaged, dilapidated or unsafe sign within a specified period of time. If such order is not complied with, the Borough may repair or remove such sign at the expense of such owner or lessee.

**Section 810. Off-Premises Signs (including Billboards).**

- A. Purposes. Off-premises signs are controlled by this Part for the following purposes:
1. To ensure that a physical environment is maintained that is attractive to desirable types of development, especially light industrial and office parks.
  2. To prevent visual pollution in the Borough and protect property values, especially in consideration of the fact that most commercial areas of the Borough are within close proximity to existing residences.
  3. To prevent glare on adjacent property and streets.
  4. To avoid the creation of additional visual distractions to motorists, especially along busy arterial streets that involve complex turning movements and numerous traffic hazards.
  5. To recognize the numerous alternative forms of free speech available in the Borough, including existing nonconforming off-premises signs, on-premises signs and temporary signs and printed and electronic media.
  6. To carry out the purposes listed in Part 8 of this Chapter relating to *Applicability*.
- B. Nonconforming Off-Premises Signs. This section is not intended to require the removal of an existing lawfully placed off-premises sign that is in structurally sound condition.
- C. PennDOT Signs. Signs erected and maintained by PennDOT are permitted by right in all zoning districts.
- D. Permitted Off-Premises Signs. Except for signs allowed by Part 8 of this Chapter relating to *Miscellaneous Signs Not Requiring Permits*, an off-premises sign is only permitted if it meets the following requirements:
1. Zoning Districts. An off-premises sign is only permitted in the LIN Zoning District.
  2. Location. An off-premises sign shall be set back a minimum of ten (10) feet from all lot lines and street rights-of-way.
  3. Maximum Sign Area: The maximum area for any off-premises sign shall be two hundred (200) square feet; inclusive of any border and trim, but excluding the base or apron, supports and other structural members. Extensions, projections, and/or add-ons beyond the rectangular parameter face of the sign are prohibited.
  4. Spacing. Any off-premises sign shall be separated by a minimum of one thousand (1,000) feet from any other off-premises sign, including signs on either side of a street and including existing signs in other municipalities. No lot shall include more than one (1) off-premises sign.
  5. Maximum Height: Twenty-five (25) feet above the elevation of the adjacent street or highway, measured at the street or highway center line or the land upon which the sign is situated, whichever is less.
  6. Attached. No off-premises sign or sign face shall have more than one (1) side or be attached in any way to any other off-premises sign, except that a sign may have two (2) sign faces of two hundred (200) square feet each if they are positioned parallel back-to-back with a maximum separation of five (5) feet between sign faces.

7. See Part 7 of this Chapter relating to *Performance Standards for All Uses*, for standards regulating glare and outdoor lighting. In addition, all off-premises signs, including digital and electronic display billboards shall meet the following requirements:
  - a. Brightness (Billboard Luminance): The illumination and/or intensity of the display shall be controlled so as to not create glare, hazards, or nuisances. Such signs shall have a maximum nits level of seven thousand (7,000) nits; provided the brightness of the digital billboard does not exceed three tenths (0.3) foot-candles of light above the normal ambient light levels. Such signs shall be equipped with automatic dimming technology which automatically adjusts the sign's brightness based on ambient light conditions. Signs shall be turned off between one half (1/2) hour past sundown and one half (1/2) hour before sunrise.
    - (1). The billboard luminance specification shall be determined by a foot-candle metering device held at a height of five (5) feet and aimed towards the billboard, from a distance of one hundred fifty (150) feet.
    - (2). The metering device shall be at a location perpendicular to the billboard center, as seen from plain view, as this angle has the highest luminance.
    - (3). This check shall include the measurement of an all-white image displayed by the billboard to evaluate the worst case condition.
    - (4). If the difference in illuminance between the billboard-on and the billboard-off conditions is three tenths (0.3) foot-candles or less, then the billboard luminance is in compliance.
8. Applicants shall be required to coordinate/permit message access for local, regional, state, and national emergency services during emergency situations. Emergency messages are not required to conform to the message standards listed herein.
9. An engineering certificate shall accompany any application of a digital billboard. The certification shall indicate under seal of a professional engineer licensed in the Commonwealth of Pennsylvania that the sign has been designed in accordance with acceptable engineering practices.
10. The applicant shall provide financial security, in a form acceptable to the Borough, sufficient to secure to the Borough the removal of any digital billboard upon which no advertising is located or otherwise ceases to be used for a period of three (3) consecutive months. The applicant shall further provide, in a form acceptable to the Borough, proof that the record owner and the licensee or other person in control of the signage consents to the removal of the sign for reasons as set forth in this subsection, which said consent shall be in a form so as to be recorded of record with the Cumberland county Recorder of Deeds.
11. Audio or Pyrotechnics: Audio speakers and/or any form of pyrotechnics are prohibited.
12. Message Default Mechanism: All signs must be equipped with a properly functioning default mechanism that will stop the sign in one (1) position, should a malfunction occur.
13. When applicable, such signs shall be located, constructed, and maintained in accordance with all applicable PennDOT regulations, in addition to all other regulations of Camp Hill Borough. Where there is conflict between regulations, the more restrictive regulation shall apply.

14. Residences. No off-premises sign greater than thirty (30) square feet in sign area shall be located within two hundred (200) feet from a lot line of an existing dwelling.
  15. No off-premises sign shall face a residential neighborhood or residence.
  16. Condition. The sign shall be maintained in a good and safe condition. The area around the sign shall be kept free of debris, weeds, and other noxious vegetation.
- E. Video Billboard. No video billboard shall be permitted in Camp Hill Borough.