

**BOROUGH OF CAMP HILL  
CUMBERLAND COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2021 - \_\_  
AN ORDINANCE OF THE BOROUGH OF CAMP HILL,  
CUMBERLAND COUNTY, PENNSYLVANIA, ADOPTING THE Sign  
ORDINANCE**

**BE IT HEREBY ENACTED AND ORDAINED** by the Borough Council of the Borough of Camp Hill, Cumberland County, Pennsylvania, as follows:

Section 1. In accordance with the authority and requirements of the Borough Code, 8 Pa.C.S. §101, *et seq.*, as subsequently amended, the Borough Council hereby adopts the Sign Ordinance attached hereto and incorporated by reference herein as Exhibit “A.”

Section 2. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

Effective Date. This Ordinance shall be effective immediately following its legal enactment.

*[The remainder of this page has been intentionally left blank; signatures to follow]*

**DULY ENACTED AND ORDAINED** this \_\_\_ day of \_\_\_\_\_, 2021 by the Borough Council of the Borough of Camp Hill, Cumberland County, Pennsylvania, in lawful session duly assembled.

**ATTEST:**

**BOROUGH OF CAMP HILL**

\_\_\_\_\_  
Sara Gibson, Manager

\_\_\_\_\_  
Leigh Twiford, President

**APPROVED** this \_\_\_ day of \_\_\_\_\_, 2021

By: \_\_\_\_\_  
Mark Simpson, Mayor

# **EXHIBIT “A”**

**REDLINE VERSION INDICATING CHANGES**

**PART 8  
SIGN REGULATIONS**

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| <b>§ 801. Applicability.</b>                         | <b>§ 806. General Sign Regulations.</b>          |
| <b>§ 802. Sign Regulation Purpose and Intent.</b>    | <b>§ 807. Regulations by Sign Type.</b>          |
| <b>§ 803. Definitions.</b>                           | <b>§ 808. Regulations of Signs by Districts.</b> |
| <b>§ 804. Prohibited Signs.</b>                      | <b>§ 809. Sign Permits and Applications.</b>     |
| <b>§ 805. Signs Exempt from Permit Requirements.</b> | <b>§ 810. Violations.</b>                        |

**[HISTORY: Adopted by the Borough Council of the Borough of Camp Hill XX-XX-20XX by Ord. No. XXX, approved XX-XX-20XX. Amendments noted where applicable.]**

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**GENERAL REFERENCES**

**Building Construction – See Chapter 79**

**Construction Code, Uniform – See Chapter 90**

**§ 801. Applicability.**

Any Sign erected, altered, or maintained after the effective date of this Ordinance shall conform to the following regulations.

**§ 802. Sign Regulation Purpose and Intent.**

This Part is intended to:

- A. Promote and maintain overall community aesthetic quality, safety, health, and general welfare and the assurance of protection of adequate light and air within the Borough by regulation of the posting, displaying, erecting, use, and maintenance of Signs.
- B. Set standards and provide uniform controls that permit reasonable use of Signs and preserve the character of the Borough.
- C. Establish reasonable time, place, and manner regulations without regulating content.
- D. Promote traffic safety by avoiding distraction or confusion to motorists and avoiding the impairment of motorists' ability to see pedestrians, other vehicles, obstacles, and traffic signs.
- E. Protect the public welfare and enhance the overall appearance and economic value of the landscape, while preserving the unique natural environment consistent with Article I, § 27 of the Pennsylvania Constitution.
- F. Establish a process for the review and approval of Sign permit applications.

### **§ 803. Definitions.**

Words and terms used in this Ordinance shall have the meaning given in this Article. Unless expressly stated otherwise, any pertinent word or term not defined herein but necessary to the interpretation of this Ordinance shall be construed to have its legal definition, or in the absence of a legal definition, its meaning as commonly accepted by practitioners, including civil engineers, surveyors, architects, landscape architects, and planners.

#### **ABANDONED SIGN**

A Sign that has not identified or advertised a current business, service, owner, product, or activity for a period of at least one hundred eighty (180) days, in the case of Off-Premises Signs, or at least three hundred sixty (360) days in the case of On-Premises Signs.

#### **ADDRESS SIGN**

A Sign that designates the Street number and/or Street name for identification purposes, as designated by the United States Postal Service.

#### **BANNER**

Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any Structure, staff, pole, rope, wire, or framing which is anchored on two (2) or more edges or at all four (4) corners. Banners are temporary in nature and do not include Flags.

#### **BILLBOARD**

A specific subset of Off-Premises Signs. The term "Billboard" applies to all physical parts of the Sign, including display faces, structure, support poles, attached ladders, attached catwalks, and appurtenant lighting systems, and visual display systems.

#### **BILLBOARDS, DIGITAL**

A specific subset of Billboards. Digital Billboards display electronic, static images, static graphics, or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequences are accomplished immediately or by means of fade. Digital Billboards shall include computer programmable, microprocessor controlled electronic or digital displays. Digital Billboards shall include projected images or messages with these characteristics onto Buildings or other objects.

#### **BILLBOARDS, VIDEO**

A specific subset of Billboards. A Video Billboard changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames that mimic the illusion of motion, including but not limited to moving objects, moving patterns or bands of light, or expanding and contracting shapes, and/or fade, dissolve, travel, or scrolling

features. Video Billboards include projected images or messages with these characteristics onto Buildings or other objects.

#### **BOROUGH**

The Borough of Camp Hill, Cumberland County, Pennsylvania.

#### **BOROUGH COUNCIL**

The current governing body of the Borough of Camp Hill.

#### **CODE ENFORCEMENT OFFICER**

The Person employed by the Borough of Camp Hill whose primary duties are the prevention, detection, investigation, and enforcement of violations of laws regulating public nuisance, public health, safety, and welfare, public works, business activities and consumer protection, Building standards, land-use, or municipal affairs.

#### **COMMERCIAL/INDUSTRIAL ZONING DISTRICT**

All of the following Borough Zoning Districts: 1) Commercial Neighborhood; 2) Regional Shopping Center; 3) General Commercial; and 4) Light Industrial.

#### **DIRECTIONAL SIGN**

Signs designed to provide direction to pedestrian and vehicular traffic into and out of, or within a Site.

#### **FLAG**

Any Sign printed, painted, stitched, or otherwise affixed to or on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one (1) edge or supported or anchored at only two (2) corners.

#### **FREESTANDING SIGN**

A Sign that is self-supporting upon the ground, or that is supported by means of poles, pylons, or standards in the ground. A “Freestanding Sign” is not attached to a Building except by secondary supports such as guy wires.

#### **GENERAL COMMERCIAL ZONING DISTRICT**

The General Commercial Zoning District as set forth in the Camp Hill Borough Zoning Ordinance.

#### **HOLIDAY DECORATION**

Signs, or displays including lighting, that are a non-permanent installation celebrating national, state, or local holidays, religious or cultural holidays, or other holiday seasons.

#### **MONUMENT SIGN**

A Sign supported by an internal structural framework or integrated into landscaping or solid structural features other than support poles.

#### **NONRESIDENTIAL LOT**

The Lot of any property that is not residential.

#### OFFICIAL SIGN

A Sign erected by the State, county, Borough, or other legally constituted governmental body, or specifically authorized by Borough ordinance or resolution, and that bears no commercial advertising, such as but not limited to traffic Signs, Signs identifying public transit stops, safety Signs, and Signs identifying public schools and playgrounds and the like.

#### OFF-PREMISES SIGN

An outdoor Sign whose message directs attention to a specific business, product, service, event, or activity, or other commercial or noncommercial activity, or contains a non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted on the premises upon which the Sign is located. This definition generally includes Billboards.

#### ON-PREMISES SIGN

A Sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the Sign is located.

#### PENNDOT

The Pennsylvania Department of Transportation.

#### PERSONAL EXPRESSION SIGN

An On-Premises Sign that expresses an opinion, interest, position, or other non-commercial message.

#### POLICE DEPARTMENT

The Borough of Camp Hill Police Department.

#### PORTABLE SIGN

A Sign designed to be transported or moved and not permanently attached to the ground, a Building, or other Structure.

#### PROJECTING SIGN

A Building-mounted, double-sided Sign with the two (2) faces generally perpendicular to the Building wall, not to include Signs located on a Canopy, Awning, or Marquee.

#### PUBLIC SERVICE SIGN

A Sign that advertises the availability of restrooms, telephones, or other similar public convenience facilities.

#### RESIDENTIAL LOT

The Lot of any property that is residential.

## RESIDENTIAL ZONING DISTRICT

All of the following Borough Zoning Districts: 1) Low Density Residential; 2) Medium Density Residential; 3) Medium Density Residential Office; and 4) Medium Density Residential Office 1.

## SANDWICH BOARD SIGN

A specific subset of Freestanding Signs, Portable Signs, and Temporary Signs, consisting of two (2) faces connected and hinged at the top and whose message is targeted to pedestrians—sometimes referred to as an “A-frame sign.”

## SECURITY/WARNING SIGN

An On-Premises Sign regulating the use of the premises, such as a “no trespassing,” “no hunting,” or “no-soliciting” Sign.

## SIGN

Any Billboard, poster, panel, display, illustration, Structure, or device used for visual communication which is affixed, painted, or represented directly or indirectly upon a Building or other outdoor surface.

## SIGN AREA

The total dimensions of the surface of a Sign used to display information, messages, advertising, logos, or symbols. See the standards set forth in Section 806(B).

## SIGN HEIGHT

The vertical dimension of a Sign. See the standards set forth in Section 806(C).

## TEMPORARY SIGN

A type of non-permanent Sign that is located on private property that can be displayed for no more than thirty (30) consecutive days at a time, unless stated otherwise herein.

## WALL SIGN

A Building-mounted Sign that is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A Sign installed on a false or mansard roof is also considered a Wall Sign.

## WINDOW SIGN

Any Sign that is applied, painted, or affixed to a window, or placed inside a window, within 3 ft. of the glass, facing the outside of the Building, and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered Signs.

## ZONING OFFICER

The Zoning Officer for the Borough of Camp Hill.

## **§ 804. Prohibited Signs.**



The following Signs are unlawful and hereby prohibited in the Borough:

- A. Any Sign, Banner, or Flag that does not meet the requirements of this Part shall be prohibited.
- B. Flashing, blinking, strobing, twinkling, animated, streaming, projected, or moving Signs of any type—such as Video Billboards—shall be prohibited due, in part, to the threat such Signs would pose to traffic. Similarly, a Sign shall not have a scrolling message. A Sign is permitted to change its message no more frequently than once every five (5) minutes. In addition, it shall be a violation of this section to use flashing lights visible from any Street to attract attention to a business. Such a restriction specifically includes Window Signs but does not prohibit Holiday Decorations that comply with Section 805 of this Part, “Signs Exempt from Permit Requirements.”
- C. Any Signs that imitate, resemble, interfere with, or obstruct official traffic lights, Signs, or signals shall be prohibited. Additionally, no Signs shall be of such character, form, shape, or color that imitates or resembles any official traffic Sign, signal, or device or have any characteristics that are likely to confuse or distract the operator of a motor vehicle on a public Street.
- D. Signs erected without the permission of the property owner—with the exception of those authorized or required by local, state, or federal government—are prohibited.
- E. Any Sign that promotes illegal activity is prohibited.
- F. Audio or pyrotechnics affixed to or related to any Signs are prohibited.
- G. Screens intended as television or computer monitors shall be prohibited for use as Signs.
- H. Signs which emit smoke, visible vapors or parts, sound, or odor shall be prohibited.
- I. Signs or displays that are visible from Lot Lines that include words or images that are obscene or pornographic shall be prohibited.

**§ 805. Signs Exempt from Permit Requirements.**

The following Signs shall be allowed without a Sign permit and shall not be included in the determination of the type, number, or area of permanent Signs allowed within a Zoning District, provided such Signs comply with the regulations in this Part, if any:

- A. Official Signs erected by a governmental body or under the direction of such a body.
- B. Address Signs subject to the following requirements:
  - 1. Residential Lots:

- a. Property owners may place one (1) Address Sign with a Sign Area of no larger than 1 sq. ft.
2. Nonresidential Lots:
  - a. Property owners may place one (1) Address Sign with a Sign Area of no larger than 2 sq. ft.
- C. Temporary Signs subject to the following requirements:
  1. Residential Lots:
    - a. A property owner may place no more than two (2) Signs, each with a Sign Area no larger than 6 sq. ft., on the property at any time.
    - b. A property owner may place one (1) Sign no larger than 8.5 in 2 ft. by 11 in 3 ft. in one (1) window on the property at any time.
    - c. Signs corresponding to a specific event must be removed within ten (10) days following the conclusion of that event.
  2. Nonresidential Lots:
    - a. A property owner may place no more than two (2) Signs, each with a Sign Area no larger than 15 sq. ft., on the property at any time.
    - b. A property owner may place one (1) Sign no larger than 8.5 in 2 ft. by 11 in 3 ft. in one (1) window on the property at any time.
    - c. Signs corresponding to a specific event must be removed within ten (10) days following the conclusion of that event.
  3. Personal Expression Signs subject to the following requirements:
    - a. Personal Expression Signs shall have a maximum Sign Area of 10 sq. ft. and a maximum Sign Height of 6 ft. above the ground.
    - b. Personal Expression Signs must be non-commercial in nature and must not be illuminated.
    - c. Personal Expression Signs shall not be allowed in public parks, public road Rights-of-Way, or on any property where the property owner has not provided permission.

- d. Personal Expression Signs relating to a singular event may be placed sixty (60) days prior to that event and must be removed within thirty (30) days after the conclusion of such event.

D. Security and Warning Signs subject to the following requirements (these limitations shall not apply to the posting of conventional “no trespassing” Signs in accordance with state law):

1. Residential Districts shall not allow Signs exceeding 2 sq. ft. in Sign Area.
2. Commercial and Industrial Districts shall have a maximum of one (1) large Sign per property, not to exceed 5 sq. ft. in Sign Area. All other posted Signs may not exceed 2 sq. ft. in Sign Area.

E. Flags subject to the following requirements:

1. Flags and flagpoles shall not be located within any Right-of-Way.
2. ~~Flags~~ No more than one (1) flagpole shall be allowed on each Lot and such flagpole shall have a maximum height of 230 ft.
3. Number.
  - a. No more than two (2) Flags per Lot shall be allowed in Residential Zoning Districts.
  - b. No more than three (3) Flags per Lot shall be allowed in all other Zoning Districts.
4. Size.
  - a. Residential Districts shall have a maximum Flag size of 24 sq. ft.
  - b. All other Zoning Districts shall have a maximum Flag size of 35 sq. ft.
5. Flags containing commercial messages may be used as permitted Freestanding Signs or Projecting Signs, and, if so used, the area of the Flag shall be included in, and limited by the computation of allowable Sign Area on the property.

F. Legal notices.

G. Holiday Decorations

1. Holiday Decorations shall be posted only during corresponding seasons when such related products are actively offered for sale.

2. Residential Lots shall have no Holiday Decorations with a Sign Area, if any, of greater than 8 sq. ft.
  3. Nonresidential Lots shall have no Holiday Decorations with a Sign Area, if any, of greater than 20 sq. ft.
- H. Directional Signs, provided they do not contain any commercial messaging and correspond with the following requirements:
1. No single Directional Sign shall exceed two (2) sq. ft. in Sign Area.
  2. Directional Signs shall not be illuminated.

**§ 806. General Sign Regulations.**

A. Sign location.

1. No Sign shall be placed in such a position as to endanger pedestrians, bicyclists, or traffic on a Street by obscuring the view or by interfering with official Street Signs or signals by virtue of position or color.
2. No Sign may occupy a sight triangle.
3. Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.
4. Setbacks.
  - a. 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 Police Department, Zoning Officer (including his/her designee), or the owner of the pole or tree shall have the authority to remove and dispose of Signs attached to the same. Borough Council may approve a temporary Banner over a Street Cartway to advertise a charitable event.
  - b. Unless specifically stated otherwise, a business Freestanding Sign shall be set back a minimum of 5 ft. from the Street Right-of-Way. Unless specifically stated otherwise, a business Freestanding Sign shall be set back a minimum of 5 ft. from a Lot occupied by a primarily residential Use.
  - c. These Setbacks shall not apply to Official Signs, Address Signs located on mailboxes, Public Service Signs, and Directional Signs.
5. No Sign shall be so located that it interferes with the sight clearance requirements in accordance with Part 9 in this Chapter relating to Lot Access, Parking And

Loading Regulations. Such Signs shall be maintained at all Street intersections and at all points where access drives and Driveways intersect public Streets.

6. No Signs—except permitted Off-Premises Signs, Official Signs, Personal Expression Signs, or Public Service Signs—shall be erected on a property to which it does not relate.
7. No Sign shall be posted on any property, Sign pole, or public utility pole, unless permission has been received from the owner.
8. 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 (including his/her designee), or the owner of the pole or tree shall have the authority to remove and dispose of Signs attached to the same.

B. Sign Area.

1. The area of a Sign shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a Sign shall not include any supporting framework, bracing or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols or is stated otherwise herein.
2. Where the Sign consists of individual letters, designs, or symbols attached to a Building, Awning, wall, or window, the area shall be that of the smallest rectangle that encompasses all the letters, designs, and symbols.
3. One (1) Freestanding Sign may include several Signs that are all attached to one (1) Structure, with the total Sign Area being the area of a common geometric form that could encompass all Signs.
4. If elements of a Sign are movable or flexible, such as a Flag or Banner, the measurement of the area is taken when the elements are fully extended and parallel to the plane of view.
5. The maximum Sign Area shall be for each of two (2) sides of a Sign, provided that only one (1) side of a Sign is readable from any location.
6. Unless otherwise specified herein, all square footages relating to Signs are maximum sizes.
7. The permitted maximum area for all Signs is determined by the Sign type and the Zoning District in which the Sign is located as stated herein.

C. Sign Height.

1. Sign Height shall be measured as the distance from the highest portion of the Sign to the mean finished grade of the Street closest to the Sign. In the case of a Sign located greater than 100 ft. from a public Street, height shall be measured to the mean grade at the base of the Sign.
2. Clearance for Freestanding Signs and Projecting Signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the Sign, including any framework or other structural elements.
3. The permitted maximum height for all Signs is determined by the Sign type and the Zoning District in which the Sign is located as stated herein.

D. Illumination of Signs.

1. No Sign within a Residential Zoning District, or within 150 ft. of a Residential Zoning District, may be illuminated between the hours of 12:00 AM and 6:00 AM.
2. Signs that are outdoors shall not be internally illuminated unless in the Regional Shopping Center or General Commercial Zoning Districts.
3. Signs that use neon or similar gases for illumination are not allowed.
4. If a property has an internally illuminated Sign, the Sign is not permitted at any time to have a blank panel. If the business is permanently closed, the Sign shall not be illuminated at any time and shall be removed within thirty (30) days of the last day of business.
5. Signs must also comply with Part 7 of this Chapter, regulating, in relevant part, standards of glare and outdoor lighting, where applicable. The lighting of Signs shall also comply with Chapter 79: "Buildings," and Chapter 90: "Construction Code, Uniform."
6. In relation to Off-Premises Signs and Billboards, the illumination and/or intensity of the display shall be controlled so as to not create glare, hazards, or nuisances. Such Off-Premises Signs and Billboards shall have a maximum nits level of 7,000 nits; provided the brightness of the Billboard does not exceed 0.3 foot-candles of light above the normal ambient light levels. Off-Premises Signs and Billboards shall be equipped with dimming technology that automatically adjusts the brightness based on ambient light conditions. Off-Premises Signs and Billboards shall be turned off between one-half (1/2) hour past sundown and one-half (1/2) hour before sunrise.
  - a. Luminance specifications shall be determined by a foot-candle metering device held at a height of 5 ft. and aimed toward the Off-Premises Sign or Billboard from 150 ft.

- b. The metering device shall be used at a location perpendicular to the Off-Premises Sign or Billboard center, as seen from plain view, because such angle has the highest luminance. This check shall include the measurement of a displayed all-white image to evaluate the worst-case condition.
- 7. If the difference in illuminance between the “on” and “off” conditions is 0.3 foot-candles or less, the luminance shall be considered in compliance.
- 8. All Signs with illumination must be equipped with a properly functioning default mechanism that will stop the Sign in a specified position, when appropriate, should a malfunction occur.

8.9. All externally illuminated Signs must be shielded to prevent the luminaire from being directly visible from a Sidewalk or Street.

E. Vehicles Functioning as Signs.

Any vehicle or trailer displaying a Sign Area greater than 20 sq. ft. that is being used in such a manner that the carrying of Signs 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 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 that is not moved at least once a week.

F. 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 Code Enforcement 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.

G. Removal of Unsafe, Unlawful, or Abandoned Signs.

1. Unsafe or unlawful Signs.

- a. Upon written notice by the Zoning Officer—the owner, Person, or firm maintaining a Sign shall remove the Sign when it becomes unsafe, is in danger of falling, becomes so deteriorated that it no longer serves a useful purpose of communication, is determined by the Borough to be a nuisance, is deemed by the Borough to be unsafe, or is unlawfully erected in violation of any provisions of this Article
- b. In the event of the owner, Person, or firm maintaining the Sign has not complied with the terms of the notice within thirty (30) days of the notice’s

date, the Borough may remove, or cause to be removed, the Sign at the expense of the owner and/or lessee.

- c. In the event of immediate danger, the Borough may remove the Sign immediately upon the issuance of notice to the owner, Person, or firm maintaining the Sign.

## 2. Abandoned Signs.

- a. It shall be the responsibility of the owner of any property upon which an Abandoned Sign is located to remove such Sign within ninety (90) days of the Sign becoming abandoned as defined in this Section. Removal of an Abandoned Sign shall include the removal of the entire Sign, including the Sign face, supporting structure, and structural trim.
- b. Where the owner of the property on which an Abandoned Sign is located fails to remove such Sign within thirty (30) days after receiving a written notice from the Zoning Officer, the Borough may remove such Sign. Any expense directly incurred in the removal of such Sign shall be charged to the owner of the property. Where the owner fails to pay, the Borough may file a lien upon the property for the purpose of recovering all reasonable costs associated with the removal of the Sign.

## H. Changes to Signs.

1. Signs that have received a permit under this Part may be painted, repaired, and/or changed in logo, color, or message without applying for a new permit—provided that the Sign remains in conformity with this Part.

## I. Preexisting Signs.

1. Any Sign lawfully in existence on the date this Part becomes effective (including legally nonconforming Signs) may be painted, repaired, and/or changed in logo, color, or message without a permit under this Part. These changes shall not increase the Sign Area of the Sign, shall not otherwise result in noncompliance, and shall not result in an increased nonconformity with this Part or Part 10 of this Chapter, relating to Non-Conformities Regulations. A change from a non-digital Sign to a digital Sign shall require a new permit and shall be allowed for a conforming Sign only. Changes and modifications to an existing Off-Premises Sign—including Billboards—shall require a Sign permit pursuant to this Part, approved by the Code Enforcement Officer or Zoning Officer of the Borough, and otherwise be reviewed as required in this Chapter.

## § 807. Regulations by Sign Type.

### A. Off-Premises Signs.



1. Off-Premises Signs, with the exception of Signs erected and maintained by PennDOT, are permitted only in Light Industrial Districts (“LN”) to ensure that a physical environment preventing glare, visual pollution, and reduction of property value in the Borough. Moreover, such Signs are confined to LN Districts to protect motorists by limiting additional visual distractions, particularly along busy arterial Streets that involve complex turning movements and numerous traffic hazards. However, lawfully existing Off-Premises Signs existing as of the effective date of this Part are not required to be removed if such Signs are in structurally sound condition. The Code Enforcement Officer or Zoning Officer shall annually inspect Off-Premises Signs—including Billboards—to ensure safety and adherence to this Chapter.
2. Off-Premises Signs are subject to the following requirements:
  - a. An Off-Premises Sign shall be set back a minimum of 30 ft. from all Lot Lines and Street Rights-of-Way.
  - b. The maximum Sign Area for any Off-Premises Sign shall be 200 sq. ft., 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 fact of the Off-Premises Sign are prohibited.
  - c. Any Off-Premises Sign shall be separated by a minimum of 1,000 ft. from any other Off-Premises Sign, including those on either side of a Street and including existing Off-Premises Signs in other municipalities. No Lot shall include more than one (1) Off-Premises Sign.
  - d. An Off-Premises Sign with more than 50 sq. ft. in Sign Area shall be set back a minimum of 300 ft. from any Lot Line of a Lot occupied by an existing Dwelling.
  - e. The maximum Sign Height shall be 25 ft. above the elevation of the Adjacent Street or highway, to be measured at the Street or highway center line or the land upon which the Off-Premises Sign is situated—whichever is less.
  - f. 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 an Off-Premises Sign may have two (2) Sign face with Sign Areas of 200 sq. ft. each if they are positioned parallel and back-to-back, with a maximum separation of 5 ft. between Sign faces.
  - g. No Off-Premises Sign with a Sign Area greater than 30 sq. ft. shall be located within 200 ft. from a Lot Line of an existing Dwelling.

- h. No Off-Premises Sign shall face a residential neighborhood or residence.
- i. All Off-Premises Signs shall be maintained in a good and safe condition. The area around such Sign shall be kept free of debris, weeds, and other noxious vegetation.
- j. Off-Premises Signs must also comply with Part 7 of this Chapter, regulating, in relevant part, standards of glare and outdoor lighting, where applicable.

B. Freestanding Signs.

- 1. Medium Density Residential Office Districts (“MDRO”) and Medium Density Residential Office 1 Districts (“MDRO1”).
  - a. Freestanding Signs shall have a maximum Sign Height of 6 ft.
  - b. One (1) Freestanding Sign shall be allowed on each Street that the Lot Abuts. A maximum Sign Area of 8 sq. ft. is permitted.
- 2. Downtown Zoning Districts (“DT”) and Commercial Neighborhood Zoning Districts (“CN”).
  - a. Freestanding Signs shall have a maximum Sign Height of 8 ft. The Sign Height may be increased by an additional 4 sq. ft. for each business establishment beyond the first business.
  - b. One (1) Freestanding Sign shall be allowed on each Street that the Lot Abuts. A maximum Sign Area of 8 sq. ft. is permitted.
  - b.c. Freestanding Signs that also qualify as Monument Signs shall be prohibited in Downtown Zoning Districts.
- 3. General Commercial Districts (“CG”).
  - a. Freestanding Signs shall have a maximum Sign Height of 8 ft.
  - b. One (1) Freestanding Sign shall be allowed per Lot. A maximum Sign Area of 24 sq. ft. is permitted. An additional 10 sq. ft. of Sign Area shall be allowed for each business establishment on the Lot beyond the first business. If the Freestanding Sign also qualifies as a Monument Sign with a maximum Sign Height of 5 ft. and with the Sign face on a decorative masonry wall, the Sign Area may be increased to 30 sq. ft.
- 4. Regional Shopping Center Districts (“CS”).

- a. Freestanding Signs shall have a maximum Sign Height of 25 ft.
  - b. One (1) Freestanding Sign shall be allowed per each detached Principal Building. Each such Sign shall have a maximum Sign Area of 16 sq. ft. One (1) Freestanding Sign with a Sign Area of 100 sq. ft. shall be allowed for a shopping center that includes five (5) or more businesses.
5. Light Industrial Districts (“LN”).
- a. Freestanding Signs shall have a maximum Sign Height of 8 ft.
  - b. One (1) Freestanding Sign shall be permitted per Street that the Lot Abuts. Each such Sign shall have a maximum Sign Area of 24 sq. ft.
6. A Freestanding Sign may be attached to a decorative masonry or stone wall with a maximum height of 5 ft. and a maximum length of 10 ft., without being regulated by the wall Setback regulations of this Chapter and with the Sign Area, and not the entire wall, counting toward the maximum Sign Area.

C. Wall Signs.

1. A Wall Sign shall not be placed upon a wall that faces and Abuts a Residential Zoning District if another wall is available that does not face and Abut a Residential Zoning District. This Subsection shall not prevent the placement of a Wall Sign on a Building side that faces onto an Abutting public Street.
2. The maximum Sign Height for Wall Signs shall be 1 ft. offset from the top of a structural wall to which the Sign is attached. A Wall Sign may not be placed on a parapet wall. A Wall Sign shall not be attached to a pitched or mansard roof and shall not extend above a roof. Where it may be necessary to use a fire ladder to reach a Building roof, the Wall Sign shall be at least 2 ft. below the top edge of the Building wall (not including a Sign on an Awning or Canopy).
3. A Wall Sign shall not be attached to a Canopy over gasoline sales, unless the Wall Sign would be outside of the required minimum Front Yard.
4. A Wall Sign shall be placed a minimum 12 in. from the roofline and corner of a Building.
5. Medium Density Residential Office Districts (“MDRO”) and Medium Density Residential Office 1 Districts (“MDRO1”).
  - a. Wall Signs shall have a maximum Sign Area of 20 sq. ft.

- b. Wall Signs are permitted on a maximum of two (2) sides of a Principal Building—no other Building may have Wall Signs.
- 6. Downtown Zoning Districts (“DT”) and Commercial Neighborhood Zoning Districts (“CN”).
  - a. Wall Signs shall have a maximum Sign Area of 30 sq. ft. The Sign Area may be increased by 10 sq. ft. for each additional business beyond the first business.
  - b. Wall Signs are permitted on a maximum of two (2) sides of a Principal Building—no other Building may have Wall Signs.
- 7. General Commercial Districts (“CG”).
  - a. The maximum Sign Area for a Wall Sign shall be five percent (5%) of the vertical area of the Building side on which the Wall Sign is attached—up to a maximum Sign Area of 175 sq. ft. per Building. The Wall Sign’s Sign Area may be allocated to the Canopy of a gasoline station in lieu of on the Building.
  - b. Wall Signs are permitted on a maximum of two (2) sides of a Principal Building—no other Building may have Wall Signs.
- 8. Regional Shopping Center Districts (“CS”).
  - a. The maximum Sign Area for a Wall Sign shall be five percent (5%) of the vertical area of the Building side of each Establishment—up to a maximum Sign Area of 175 sq. ft. per Establishment for all walls combined. Additionally, one (1) Wall 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.
  - b. Wall Signs are permitted on a maximum of two (2) sides of a Principal Building—no other Building may have Wall Signs.
- 9. Light Industrial Districts (“LN”).
  - a. The maximum Sign Area for a Wall Sign shall be five percent (5%) of the vertical area of the Building side on which the Wall Signs are attached—up to a maximum Sign Area of 175 sq. ft. per Building.
  - b. Wall Signs are permitted on a maximum of two (2) sides of a principal Building—no other Building may have Wall Signs.

D. Window Signs.

1. Medium Density Residential Office Districts (“MDRO”) and Medium Density Residential Office 1 Districts (“MDRO1”).
  - a. Window Signs may be used as a substitute to a property’s allotment of Wall Signs, which may be used on a maximum of two (2) sides of a Principal Building. Window Signs similarly shall have a maximum Sign Area of 20 sq. ft.
  - b. Window Signs must be located on the inside of windows or printed on the window itself.
2. Downtown Zoning Districts (“DT”) and Commercial Neighborhood Zoning Districts (“CN”).
  - a. Temporary non-illuminated Window Signs are not regulated.
  - b. All other Window Signs shall have a maximum Signs Area of 30 sq. ft. The Sign Area may be increased by 10 sq. ft. for each additional business beyond the first business. Window Signs are permitted on a maximum of two (2) sides of a Principal Building and may be used as substitutes for Wall Signs. Window Signs must be located on the inside of windows or printed on the window itself.
3. General Commercial Districts (“CG”).
  - a. Temporary non-illuminated Window Signs are not regulated.
  - b. All other Window Signs are regulated in the same manner as Wall Signs in the General Commercial District.
4. Regional Shopping Center Districts (“CS”).
  - a. Temporary non-illuminated Window Signs are not regulated.
  - b. All other Window Signs are regulated in the same manner as Wall Signs in the Regional Shopping Center District.
5. Light Industrial Districts (“LN”).
  - a. Temporary non-illuminated Window Signs are not regulated.
  - b. All other Window Signs are regulated in the same manner as Wall Signs in the Light Industrial District.

E. Portable Signs.

1. Portable Signs (including Signs on mobile stands) shall only be allowed in the form of Sandwich Board Signs and Official Signs.

F. Flags.

1. Flags less than [or equal to](#) 5 ft. in length and 3 ft. in width may only be used if its flag holder is physically attached to the front of a Building.

**§ 808. Regulations of Signs by Districts.**

A. In the Downtown Districts, Commercial Neighborhood Districts, Regional Shopping Center Districts, General Commercial Districts, Medium Density Residential Office Districts, and Medium Density Residential Office 1 Districts, the following Signs shall be allowed:

1. A maximum of one (1) permanent Freestanding Sign shall be permitted per Lot, provided:
  - a. Such Sign has a minimum clearance over the sidewalk of 9 ft. (unless a differing standard is established by the Uniform Construction Code).
  - b. The Sign face is constructed from wood or materials with an appearance similar to wood (in addition to any metal fasteners).
  - c. The Sign is illuminated externally, ~~and~~ attached to the Sign or signpost, [and is in compliance with the external illumination requirements set forth in Section 806\(D\)\(9\)](#).
  - d. The Sign has a maximum Sign Area on each of two (2) sides of 8 sq. ft.
  - e. The Sign is securely attached to the Building.
2. A maximum of one (1) Sandwich Board Sign shall be permitted per Lot, provided that:
  - a. Such Sign has a maximum Sign Area of 6 sq. ft. on each of two (2) sides and a maximum width of 3 ft. and has a maximum Sign Height of 4 ft.
  - b. Such Sign is taken indoors during all hours when the business is not open to the public.
  - c. Such Sign is not in a location that would interfere with pedestrian traffic, emergency access, handicap access, bus stops, or Parking Spaces and retains a 4 ft. wide minimum clear path for pedestrians and wheelchairs, and

such Sign is kept on the same Lot as the business that is served by the Sign and be set at least 5 ft. behind the rear edge of the sidewalk.

- d. Such Sign shall be well-maintained and durably constructed.
- e. A second Sandwich Board Sign meeting the requirements of this Section shall be allowed to be displayed for a maximum of thirty (30) days per calendar year, such as for special sales before a holiday.
- f. Portable Signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.
- g. Manual changeable copy Signs are permitted when integrated into a Sandwich Board Sign. Commercial messages shall advertise only goods and services available on the premises.

B. In the Regional Shopping Center Districts and the General Commercial Districts, the following Signs shall be allowed:

- 1. A maximum of one (1) permanent internally illuminated Freestanding Sign shall be permitted per Lot.

C. If the permitted Sign Area for Freestanding Signs, allotted above is not used, such Sign Area may be added to the Sign Area permitted for Wall Signs. An auto service station may also include an additional 24 sq. ft. of Sign Area to display its fuel prices.

D. If a Lot includes three (3) or more distinct commercial Establishments, then the maximum Sign Area for Freestanding Signs may be increased to 16 sq. ft. along a single Street.

E. 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) public Streets—one (1) with a maximum Sign Area of 200 sq. ft. and a second with a maximum Sign Area of 100 sq. ft. For the purposes of this Section, public Streets shall not include alleys.

### **§ 809. Sign Permits and Applications.**

A. Applications for Digital Billboards.

- 1. 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.
- 2. An engineering certificate shall accompany any application for 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.

3. 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.

**§ 810. Violations.**

Any Person violating any provision of this Part shall, upon conviction thereof in a summary proceeding, be sentenced to pay a fine of no more than \$1,000.00 per violation, plus court costs and reasonable attorney's fees incurred by the Borough in enforcement proceedings. Each applicable Section and each day during which any Person violates any provision of this Part shall constitute a separate offense. This Part may be enforced by the Camp Hill Borough Police Department or the Camp Hill Borough Code Enforcement Department. The Borough may also enforce the provisions of this Part in equity in the Cumberland County Court of Common Pleas.