

PART 18

SIGN REGULATIONS

Section 1800. Applicability

- A. Purpose. This Part is intended to: promote and maintain overall community aesthetic quality; establish time, place and manner of regulations for the exercise of free speech, without regulating content; promote traffic safety by avoiding distractions and sight distance obstructions; and 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:
 - 1. signs meeting the requirements of Section 1803; and
 - 2. (non-illuminated window signs constructed of paper, poster board or similar materials that are not of a permanent nature. Only types, sizes and heights 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 non-conformity with this Part.

Section 1801. General Regulations for All Signs

- A. Signs must be constructed of durable material and maintained in good condition.
- B. No sign shall be maintained within Highpsire in such a state of disrepair as to have the appearance of complete neglect, which is rotting or falling down, which is illegible, or has loose parts separated from original fastenings.
- C. Whenever a sign becomes structurally unsafe or endangers the safety of the building or premise, or endangers the public safety, the Zoning Officer shall give written notice to the owner of the premises on which the sign is located that such sign shall be made safe or removed within five (5) days.
- D. Signs, excluding Borough approved community murals, painted upon or displayed upon a building or structure shall be regarded as a flat wall sign and the regulations pertaining thereto shall apply.
- E. Each sign shall be removed when the circumstances leading to its erection no longer apply.
- F. Signs in the MN/C, CBD, C-G, and I zoning districts may be illuminated by floodlights or spot lights that shall be so shielded, installed and aimed that they do not project their output into the windows of buildings on adjacent lots, past the sign being illuminated, skyward, onto adjacent properties or public rights-of-way.
- G. Directly illuminated signs, designed to give forth artificial light directly or through transparent or translucent material from a source of light within such sign, including, but not limited to neon, will be permitted within the CBD, C-G, and I zoning districts, provided that all such lighting emitted from the sign shall not cause a glare, nor emit direct light transmitted to other properties or public rights-of-way.

- H. Flashing, blinking, strobe, twinkling, animated, streaming or moving signs of any type shall be permitted in the C-G and I zoning districts. Otherwise, in the CBD and MN/C zoning districts signs may only change from one message to another message provided 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 the public right-of-way 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 this Part.
- I. No sign shall be located so as to interfere with visibility for motorists at street or driveway intersections.
- J. No sign located within three hundred (300) feet of any traffic light shall be illuminated with red, green, or yellow lights.
- K. All electrically illuminated signs shall be constructed to the standards of the National Board of Fire Underwriters.
- L. Signs must be positioned so that they do not interfere with any clear sight triangle as defined herein Part 4.
- M. No loud, vulgar, indecent, or obscene advertising matter shall be displayed in any manner, including, but not limited to:
 - 1. Any graphic illustration pertaining to specified sexual activities, specified anatomical areas, or both; and,
 - 2. Scenes wherein artificial devices are employed to depict, or drawings are employed to portray any of the prohibited signs, photographs or graphic representations described above;
- N. No sign shall be erected or located as to prevent free ingress or egress from any window, door or fire escape.
- O. No sign shall be placed in such a position that it will obscure light or air from a building or which would create a traffic danger.
- P. No sign shall be permitted attached to public utility poles or trees which are within the right-of-way of any street.
- Q. Within an area regulated by Part 15 of this Chapter relating to the Floodplain Overlay, no freestanding sign shall be permitted and no wall mounted sign shall exceed six (6) square feet.
- R. In the event that a symbol, trademark or other such figure is used as a sign post or standard which could be constructed to indicate or identify a particular use or business, that symbol, trademark or figure is to be computed as part of the total allowable sign area.
- S. Only those signs referring directly to services, materials or products made, sold, or displayed on the premises shall be permitted, except as otherwise provided in this Part.
- T. Unless otherwise specific stated in this Chapter, no point of any sign, including trim, border and supports, shall be located within ten (10) feet of any property line or street right-of-way.
- U. No sign shall emit smoke, visible vapors or particles, sound or odors.
- V. No sign shall contain information that states or implies that a lot may be used for any purpose not permitted under the applicable provisions of this Chapter.

- W. No signs shall be 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.
- X. No sign shall display words or images that are obscene or pornographic.
- Y. Any sign attached to a building shall not be placed on the roof, be higher than the wall to which it is attached, or located on a parapet wall.
- Z. No point of a wall projecting sign shall be located less than eight and one-half (8 ½) feet above the grade directly below the sign.
- AA. No sign shall be affixed to any motor vehicle or trailer in such a manner that the carrying of such sign is no longer incidental to the vehicle's primary purpose of transporting persons and goods.
- BB. No sign or sign structure shall constitute a hazard to public safety or health, including a sign which fails in the determination of the Zoning Officer to properly shield its light source from providing unacceptable glare to a neighboring property or the public street.
- CC. No sign shall by reason of size, location, content, coloring or manner of illumination, obstruct the vision of drivers, either when leaving or entering a roadway from another roadway or driveway, or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets and roads.
- DD. No signs shall make use of words such as "stop", "look", "one-way," "danger," "yield" or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead or confuse traffic.
- EE. No sign located on public property or a public right-of-way shall bear any commercial advertising or announcement.
- FF. No sign shall be painted on, attached to or supported by a tree, stone, cliff or other natural object.
- GG. Nothing in these regulations shall be construed as prohibiting signs intended for viewing principally from within a building or signs temporarily attached to the inside face of a display window, announcing a sale or similar feature, provided that the latter shall not occupy more than thirty-three and one-third (33 1/3) percent of the total display window area for a period not to exceed ten (10) days.

Section 1802. Determination of Size of Sign Area

- A. The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, including any border framing or decorative attachments, but not including any supporting framework or bracing incidental to the display itself. Where the sign consists of individual letters or symbols attached to a building, wall or window, the area of the sign shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols.
- B. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the area of the sign; provided, however, for a double-face sign, if the interior angle formed by the two faces of the double-face sign is less than forty-five degrees (45°) and the two faces are at no point no more than three (3) feet from one another, the area of only the larger face shall be used to determine the sign area.

Section 1803. Miscellaneous Signs Not Requiring Permits

See footnotes at the end of the table.

Type and Definition of Signs Not Requiring Permits	Max. No. of Signs per Lot	Max. Sign Area per Sign* on a Residential Lot (Sq. Ft.)	Max. Sign Area per Sign* on a Non-Residential Lot * (Sq. Ft.)	Other Requirements
<u>Athletic Field Signs</u> – Such as those commonly found on the inside side of outfield walls / fences of baseball fields	N/A	N/A	N/A	Signs shall only be placed facing the ballfield.
<u>Christmas Tree Sign</u> – Advertises the seasonal sale of Christmas trees	2	8	20	Shall only be posted during seasons when such products are actively offered for sale
<u>Charitable Event Sign</u> – Advertises a special event that primarily is held to benefit an established tax-exempt nonprofit organization	2	4	20	Shall be placed a maximum of 14 days prior to event and removed a maximum of 4 days after event
<u>Contractor's Sign</u> – Advertises a building tradesperson, engineer or architect who is actively conducting significant work on a particular lot that is not such person's place of business	1 per company working on the site	4	20	Shall only be permitted while such work is actively and clearly underway and a maximum of 4 days afterward. Shall not be illuminated.
Apartment numbers or parking courts in a development, fire lanes, parking or closely similar information regarding the same lot as the sign is on, and that does not include advertising				
<u>Flag</u> – A banner or pennant made of fabric or materials with a similar appearance that is hung from a pole in such a way to flow in the wind and that includes the words "Open" or some type of advertising message.	1	15	20	Governmental flags and flags without an advertising message are not regulated by this Part. Also, a corporate flag may be displayed on a flag pole.
<u>Home Occupation Sign</u> – Advertises a permitted home occupation	1	4	4	Shall not be illuminated if within a residential district. Shall be attached to the principal building or within a building window and shall not be freestanding.
<u>Identification Sign</u> – Only identifies the name and/or occupation of the resident/occupant and/or the name, street address and/or use of a lot, but that does not include other advertising	1	1	1	No freestanding sign permitted

Type and Definition of Signs Not Requiring Permits	Max. No. of Signs per Lot	Max. Sign Area per Sign* on a Residential Lot (Sq. Ft.)	Max. Sign Area per Sign* on a Non-Residential Lot * (Sq. Ft.)	Other Requirements
<u>Open House Sign</u> – Advertises the temporary and periodic open house of a property for sale or rent	2 per event	4	4	Shall be placed maximum of 4 days before open house begins, and be removed max.of 24 hours after open house ends.
<u>Political Sign</u> – Advertises a person or party seeking political office or a political cause or opinion on a referendum or matter of political concern	Max. of 1 sign per candidate or issue	4	32	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. If a political sign does not meet these requirements, then it shall be regulated as an “off-premises sign.”
<u>Public Services Sign</u> – Advertises the availability of restrooms, telephone or other similar public convenience.	No max.	2	2	
<u>Real Estate Sign</u> – Advertises the availability of property on which the sign is located for sale, rent or lease.	1 per street that the lot abuts	4	15	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.
<u>Roadside Stand Sign</u> – for the sale of agricultural products grown and sold upon the same property	2 per property	6	6	
<u>Service Organization/Place of Worship Sign</u> – An off-premises sign stating name of a recognized incorporated service organization or place of worship and that states the place and times of meetings or services and/or an arrow directing persons to such location	1	2	2	
<u>Special Sale Signs</u> – Temporary banners, flags and other signs that advertise a special sales event or grand opening at a lawful principal commercial business.	2 per lot	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. Such signs shall not flash or obstruct safe sight distances.

Type and Definition of Signs Not Requiring Permits	Max. No. of Signs per Lot	Max. Sign Area per Sign* on a Residential Lot (Sq. Ft.)	Max. Sign Area per Sign* on a Non-Residential Lot * (Sq. Ft.)	Other Requirements
Time and Temperature Sign – With a sole purpose to announce the current time and temperature and any non-profit public service messages	1	Not permitted	20	Shall not include advertising. If includes advertising see signs permitted by zoning district.
Trespassing Sign – Indicating that a road is private, that trespassing is prohibited on a lot, or controlling certain activities such as hunting and fishing on the lot	No max.	2	2	

Abbreviations: “max.” = maximum; “min.” = minimum; “hrs.” = hours

* A “Non-residential Lot” shall be considered a lot occupied by a lawful principal commercial, industrial, public/semi-public/institutional, or mixed (commercial/residential) use.”

Section 1804. Signs Not Regulated by This Part

- A. Historic Sign. A sign that memorializes an important historic place, event or person and that is specifically authorized by the Borough of Highspire or Dauphin County, State or Federal agency.
- B. Holiday Decorations. Decorations that commemorate a holiday recognized by the Borough of Highspire, County, State or Federal Government and that does not include advertising.
- C. Not Readable Sign. A sign that is not readable from any public street or any exterior lot line.
- D. Official Sign. A sign erected by the State, Dauphin County, Borough of Highspire or other legally constituted governmental body, or specifically authorized by the Borough of Highspire ordinance or resolution, and which exists for public purposes, such as but not limited to, identifying public transit stops.
- E. Required Sign. A sign that only includes information required to be posted outdoors by a government agency or Borough of Highspire.
- F. Right-of-Way Sign. A sign posted within the existing right-of-way of a public street and officially authorized by the Borough of Highspire or PennDOT.

Section 1805. Freestanding, Wall and Window Signs

- A. The following signs are permitted within the specified zoning districts, in compliance within the following regulations. In addition signs set forth in Sections 1803, 1804, and “Temporary Signs” listed herein this Part, are permitted in all districts by other provisions of this Part. See definitions of the types of signs in Part 2.

See footnotes at the end of the table.

Zoning District or Type of Use	Freestanding Signs		Maximum Area of Wall Signs	Maximum Area of Window Signs
	Maximum Area and Number of Freestanding Signs	Maximum Total Height of Freestanding Signs		
R-L and R-M Zoning Districts, with these signs limited to allowed principal non-residential uses.	One 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 square feet for a place of worship, primary or secondary school, fire station, post office, or name of residential development	5 feet	10 sq. ft.	May be used in place of a wall sign with the same restrictions. Such signs shall be on the inside of windows or printed on the window itself.
MN/C* and CBD *	When the front of the building is setback 25 feet or more from the public right-of-way line, then only one sign per lot with a maximum area of 12 sq. ft.** shall be permitted. Otherwise, freestanding signs shall not be permitted.	6 feet	15 sq. ft. per business	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.
C-G District*	One sign per lot with a maximum area of 24 sq. ft.** ,*** ,****	20 feet	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.
I-1 District*	One sign per street that the lot abuts, each with a maximum area of 24 sq. ft.** ,*** ,****	20 feet	5% of the vertical area of the building side on which the signs are attached, up to 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.
PR/OS District*	One sign per street that the lot abuts, each with a maximum area of 20 sq. ft.**	8 feet	20 sq. ft. per use	Temporary non-illuminated window signs are not regulated. Other window signs are regulated as wall signs.

*In the MN/C, CBD, C-G, and I Zoning Districts, the following additional signs shall be allowed:

1. A maximum of one projecting sign shall be permitted per business, provided:

- a. Such sign has a minimum clearance over the sidewalk of eight and one half (8 ½) feet (unless a differing standard is established Chapter 5 relating to buildings of the Codified Ordinances of the Borough of Highspire).
 - b. Has a maximum sign area of twelve (12) square feet for one (1) side (but permitted to a projecting sign have two (2) sides, with no one side exceeding twelve (12) square feet).
 - c. Is securely attached to the building.
2. A maximum of one additional wall or projecting sign shall be permitted per business, provided:
- a. The business is located in a building within the MN/C or CBD zoning district.
 - b. The lot upon which the business is located, is provided with lot access at the rear of lot from an alley, and parking is provided at the rear of the principal building in which the business is located.
 - c. The total maximum sign area shall be one half (1/2) of the total permitted sign area for the applicable sign type in the respective zoning district.
 - d. Such sign shall only be located on the rear of the principal building in which the business is located, facing the parking lot.
 - e. Such sign shall comply with all other sign standards provided herein this Part.
3. A maximum of one Sidewalk Sign (or “sandwich board sign”) shall be permitted per business provided:
- a. Such sign has a maximum sign area of eight (8) square feet on each of two (2) sides, has a maximum separation width of three (3) feet, and has a maximum height of four (4) feet.
 - 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 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.
 - d. Such sign is attractive, well-maintained and durably constructed.
 - e. Such sign is only allowed for a restaurant or retail sales use.
- ** If the permitted freestanding sign area is not used, such sign area may be added to the permitted wall sign area. In the C-G Zoning District, an auto service station may also include an additional twenty-four (24) square feet of sign area to display fuel prices.
- *** If a lot includes three (3) or more distinct non-residential establishments, then along a single street, the maximum freestanding sign area may be increased to 40 square feet.
- **** If a lot includes ten (10) or more distinct non-residential establishments and is adjacent to two or more public streets, then one additional freestanding sign shall be permitted on each of the streets, each 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. This shall not prevent the placement of a wall sign on a building side that faces onto an abutting public right-of-way.
 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 sign may be placed on canopy over gasoline sales, however, the square footage of such sign shall be included as permitted wall sign area.
- C. Portable Signs (Including “Signs on Mobile Stands”) and Other Temporary Signs
1. Portable signs are prohibited in all districts, except as a temporary Charitable Event sign complying with this Part and except for a sandwich board sign meeting the requirements of this Part.

Section 1806. Construction of Signs

- A. 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 of Highspire may repair or remove such sign at the expense of such owner or lessee.

Section 1807. Definitions of Signs

- A. See Part 2.

Section 1808. 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 of Highspire 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 offered to new tenants or for purchase.

Section 1809. 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 Borough of Highspire or PennDOT. The Borough of Highspire Police Department, Zoning Officer, his/her designee or the owner of a pole or tree shall have the authority to remove and dispose of signs attached to a utility pole or tree. The Borough Council of Highspire Borough may approve a temporary banner over a street cartway to advertise a charitable event.
 2. Unless specifically stated otherwise, a freestanding sign shall be setback a minimum of five (5) feet from the street right-of-way. Unless specifically stated otherwise, a freestanding sign shall be setback a minimum of ten (10) 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 of this Chapter.

C. Off-Premises

No signs except permitted Off-Premise, 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.

Section 1810. Off-Premise Signs (Including Billboards)

A. Purposes: Off-premise signs are controlled by this Part for the following purposes, to:

1. ensure that a physical environment is maintained that is attractive to desirable types of development, especially light industrial and office parks;
2. prevent visual pollution in Highspire and protect property values, especially in consideration of the fact that most commercial areas of Highspire are within close proximity to existing residences;
3. prevent glare on adjacent property and streets;
4. avoid the creation of additional visual distractions to motorists, especially along busy arterial streets that involve complex turning movements and numerous traffic hazards;
5. recognize the numerous alternative forms of free speech are available in Highspire, including existing nonconforming off-premise signs, on-premise signs and temporary signs and printed and electronic media.

B. Nonconforming Off-Premise Signs

This section is not intended to require the removal of an existing lawfully-placed off-premise 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-Premise Signs

1. Zoning Districts. An off-premise sign is only permitted in the C-G and I zoning districts.
2. Location. An off-premise sign shall be setback a minimum of:
 - a. twenty-five (25) feet from all non-residential lot lines and street rights-of-way
 - b. two hundred (200) feet of a lot line for a residential zoning district or existing dwelling.
3. Maximum Sign Area. Eight (8) feet high by twenty (20) feet in length, but not more than one hundred sixty (160) square feet.

4. Spacing. Any off-premise sign shall be separated by a minimum of five hundred (500) feet from any other off-premise sign, including signs on either side of a street and including existing signs in other municipalities. No lot or structure shall include more than one off-premise sign.
5. Maximum Height. Whichever is less of the following:
 - a. Twelve (12) feet above the ground level upon which off-premise is located, or
 - b. Twelve (12) feet above the elevation of the centerline of pavement of the adjacent street at the point nearest the sign.
6. Attached. No off-premise sign or sign face shall be attached in any way to a building. Additionally, no off-premise sign or sign face shall be attached in any way any other off-premise sign, except that a sign may have two (2) sign faces if they are placed approximately back-to-back.
7. No off-premise sign shall be illuminated.
8. Landscaping Requirements:
 - a. A decorative landscaped strip shall be located immediately adjoining the supporting structure of the off-premise sign in all directions;
 - b. A hedge or other desirable planting of at least two (2) feet in height shall extend the entire length and breadth of the required landscaped strip; and
 - c. The rear side of a single-faced off-premise sign shall be of one (1) color and screened by existing or natural landscaping materials or by a planting or evergreen trees at least six (6) feet tall.
9. The sign shall be maintained in a good and safe condition. The area around the sign shall be kept free of debris.

Section 1811. Permits to Build New Permanent Signs or Alter or Move Existing Permanent Signs

- A. No permanent sign shall hereafter be erected, structurally altered or moved until the person proposing to erect, alter or move such sign shall have obtained a permit from the Zoning Officer. Such permit shall be issued only when the Zoning Officer is satisfied that such sign will, in every respect, comply with all the applicable provisions of this Chapter. The fee for granting such a permit shall be as per the schedule of officially approved fees.
- B. Any person desiring such a permit shall file an application on a form which shall contain or have attached thereto the following information:
 1. The name, address and telephone number of the applicant.
 2. A map showing the location of the building, structure or lot to which the sign is to be attached or erected and showing the position of the sign in relation to nearby buildings and thoroughfares; such a map must be to scale.
 3. A plan showing the design of the sign, materials used and method of construction and means of attachment to the building or the ground; such plans must be to scale.

4. The name of the person, firm, corporation or association erecting, altering or moving said sign.
5. The written consent of the owner of the land on which the sign is to be erected, altered or relocated.
6. Any electrical or building permit required and issued for said sign under the Borough of Highpsire Building Code or other ordinance.
7. Any other information as the Zoning Officer shall require in order to show full compliance with this Chapter and all other applicable laws of the Borough of Highpsire

Section 1812. Permits for Temporary Signs

- A. All temporary signs as they are defined in this Chapter, except those signs enumerated in Section 1803 must have a permit.
- B. Application for a permit for a temporary sign shall be made on a form provided by the Zoning Officer. A permit for temporary signs must be kept on the premises where signs are displayed and must be shown to the Zoning Officer at request.
- C. The size, content and location of a temporary sign may be varied at any time so long as the variations remain within the overall restrictions of this Chapter.
- D. Permits for temporary signs are valid for sixty (60) days but may be renewed for one (1) additional period for thirty (30) days.

Section 1813. Nonconforming Signs

- A. Unless otherwise provided in Part 5 of this Chapter, signs legally existing at the time of enactment of this Part and which do not conform to the requirements of this Chapter shall be considered nonconforming signs. A nonconforming sign shall not be expanded or extended in any manner that would make it more nonconforming.
- B. An existing lawful nonconforming sign may be replaced with a new sign, provided that the new sign is not more nonconforming in any manner than the previous sign.