

ARTICLE 13 - SIGN REGULATIONS

Section 1300 Intent

The sign regulations, controls and provisions set forth in this Article are established in accordance with an overall plan and program for the provision of public safety, land development, preservation of property values and the general welfare of the Borough of Mount Holly Springs and are intended to: aid in traffic control and safety, protect property values, lessen congestion of land and air space, avoid concentrations of signs that distract and endanger traffic safety and establish reasonable standards for commercial and business advertising signs in order to maintain and encourage business activity and development.

Section 1301 Permitted Permanent Signs

- A. Subject to all other provisions of this Article, only the following types of permanent signs are permitted **(See Table A)**:
1. P-1: All signs and signals owned or operated by the Borough, the Authority or other governmental agencies.
 2. P-2: Identification signs for public and for semi-public facilities such as schools, churches, hospitals, libraries, clubs and public utilities.
 3. P-3: Nameplate identifying the owner or resident of a private property. Such sign may be in addition to normal name and address on or attached to a mailbox, which signs are not subject to the regulations of this Article.
 4. P-4: Memorial or historical markers or tablets.
 5. P-5: Signs indicating the private nature of a road, driveway or other premises, and signs controlling the use of private property, such as the prohibition of hunting, fishing or trespassing.
 6. P-6: On site directional signs.
 7. P-7: Freestanding business signs, excluding Shopping Center, Shopping Plaza, or Mall.
 8. P-8: Freestanding signs for residential subdivision and outdoor recreation areas.
 - a. One sign may be permitted at each entrance with a maximum area of thirty-two (32) square feet and a maximum height often (10) feet.
 - b. P-8A: Freestanding signs for identification of home occupations. One sign may be permitted with a maximum area not to exceed two (2) square feet.
 9. P-9: Freestanding Commercial Sign for Shopping Center, Shopping Plaza or Mall, or Commercial Center. Note: Individual stores are prohibited from individual freestanding signs.
 - a. P-9A: Attached Commercial Signs for individual stores within a Shopping Center, Shopping Plaza or Commercial Center.
 10. P-10: Off premises advertising signs as provided in Table A.

11. P-11: Portable freestanding signs as provided for by special exception pursuant to Section 1303.B.

Section 1302 Permitted Temporary Signs

- A. Subject to all other provisions of this Article, only the following types of temporary signs are permitted **(See Table B)**:
1. T-1: Signs identifying architects, engineers, contractors, tradesmen or others engaged in construction work on premises wherein their work is proceeding. Such signs shall be removed as soon as the work ceases or is completed.
 2. T-2: Real Estate signs on individual properties of less than three acres that are for sale, rent or lease or which have been sold, rented or leased. Signed to be removed within one week of sale, rent or lease completion/settlement.
 3. T-3: Real Estate signs on properties of three acres or more, offering for sale, rent, lease or subdivision for commercial, residential or industrial use. Signs to be removed within one week of date of sale, rent or lease completion/settlement.
 4. T-4: Signs announcing proposed housing development, apartments or office complexes. Signs to be removed upon ninety percent (90%) completion of development.
 5. T-5: Signs announcing proposed commercial, industrial or other nonresidential development. Signs to be removed by project completion.
 6. T-6: Signs announcing grand openings, new ownership or change of use on the site of the permitted use. Signs shall be removed thirty (30) days after erection.
 7. T-7: Signs advertising the temporary sale of agricultural products. Signs to be displayed only when products are on sale.
 8. T-8: Temporary signs announcing a special event. (Does not include Yard/Garage Sales and temporary reduction in prices). Sign shall not exceed thirty (30) consecutive days at any site within the Borough nor exceed two special events per year. Special event signs for charitable or non-profit organizations shall be exempt from requirements limiting signs to two special events per year but shall be subject to all other requirements for T-8 signs.
 9. T-9: Yard Sale and Garage Sale Signs. Signs shall be erected only during the days of the sale.
 10. T-10: Political posters, banners, signs, etc. about candidates, political parties and ballot issues.

Section 1303 General Regulations for All Signs

- A. The following regulations shall apply to all sign uses:
1. Signs must be constructed of durable material and maintained in good condition.
 2. Whenever a sign becomes structurally unsafe or endangers the safety of any structure, premises or the public, the Zoning Officer shall give written notice to the owner of the premises on which the sign is located that such sign must be made safe or removed within five (5) days.

3. Advertising painted upon or displayed upon a barn, building or structure shall be regarded as a wall sign and all regulations shall apply thereto.
4. Each sign shall be removed when the circumstances leading to its erection no longer apply.
5. An obsolete sign which no longer advertises a bona fide business conducted, product sold or service provided is prohibited.
6. No sign may be placed on public property or in public street rights-of-way except official street or traffic signs or other signs required to be located by order of a governmental body.
7. Signs which make use of the words "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 are prohibited.
8. Any sign or sign structure which constitutes a hazard to public safety or health is prohibited.
9. No sign may obstruct free ingress to or egress from any building entrance or exit, fire escape, door or window.
10. No vulgar, indecent or obscene advertising, messages or items shall be displayed.
11. Signs shall not be affixed to trees or utility poles using any form of metallic fastener. Signs may only be attached to a tree or utility pole using tape or string.
12. Animated, blinking or flashing lights, lights that change in intensity or color, rotating or oscillating signs or signs with moving parts are not permitted.
13. No sign may be placed on a roof or be higher than the vertical walls of any structure.
14. Lighted signs shall be either interior lighted with non-glaring lights or be illuminated by shielded flood lights or spotlights shielded so that no direct light is transmitted to other properties or public rights-of-way.
15. A sign mounted parallel to a wall shall not project more than eight inches from the wall.
16. A projecting sign shall have a minimum clearance over the sidewalk of 8 feet. A projecting sign shall be setback a minimum of 5 (five) feet from the street cartway.

B. Portable Freestanding Signs.

1. Portable freestanding signs or any sign located on the public sidewalk in front of or beside the business premises to which the sign pertains are permitted only by special exception granted by the Borough of Mount Holly Springs Zoning Hearing Board, subject to the following conditions and criteria:
 - a. Limit of only one such sign per business establishment.
 - b. Contain a total area not exceeding three (3) feet by five (5) feet per sign face with only two (2) attached sign faces permitted.
 - c. Sign is displayed only during business hours.

- d. The sign is clearly accessory to and placed on a permitted business premises.
- e. The specific location of the sign shall be approved by the Zoning Hearing Board taking into consideration the following:
 - i. The placement of the sign shall not completely obstruct pedestrian use of the sidewalk and be placed so as to allow free and uninterrupted passage by at least two pedestrians traversing the sidewalk from opposite directions where the sign is located.
 - ii. The sign does not obstruct the view of motorists and is not placed within a sight distance triangle or interfere with sight distance in accordance with the requirements of PennDOT regulations and the Borough of Mount Holly Springs Subdivision and Land Development Ordinance.
 - iii. The feasibility of the sign to be located in a manner compatible with existing architectural features of the property, such as beside existing steps or sidewalk areas, in close proximity to the structure where the business is conducted, where pedestrian traffic does not normally traverse the sidewalk or adjacent to existing or proposed shade trees or landscaping.
- f. In granting a special exception, the Zoning Hearing board may attach such conditions necessary to protect the public welfare.
- g. The provisions of Section 1616 shall apply.
- h. All applicants must submit to the Zoning Hearing Board photographs depicting the sidewalk area of the business premises and a sketch accurately noting the dimensions of the sidewalk area of the subject property where the business is conducted.

C. Sign Measurements.

- 1. The area of the sign composed of letters only, attached to a building facade without any background material other than the building components, shall be the area within the perimeter of the entire lettered words.
- 2. The area of a sign composed of letters only attached to a building facade on background material to set off the letters shall be the area within the perimeter of the background material, including any molding.
- 3. The area of all other signs shall be the area within the perimeter of the sign structure including any molding.

D. Permits.

- 1. Permits from the Zoning Officer shall be required for all permanent and temporary signs specified in Section 1301 and 1302 of this Article.
- 2. Permits are not required with respect to the following activities:
 - a. Replacing copy. The changing of the advertising copy or message on an approved painted or printed sign or on approved signs that are specifically designed for the use of replaceable copy.

- b. Maintenance. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure, unless structural change is made.

PERMANENT SIGN REQUIREMENTS - TABLE A							
Sign Type	Maximum Number Permitted	Maximum Permitted Sign Area	Maximum Height Attached	Maximum Height Freestanding	Zones Permitted	Other Requirements	Permit Required
P-1: All signs and signals owned by the Borough, the Authority or other governmental agency including official traffic signs.	N/A	N/A	N/A	N/A	N/A	N/A	No
P-2: Identification for public and semi-private facilities such as schools, churches, public utilities, hospitals, clubs, libraries	2, unless property fronts on more than one public street	40 sq. ft.	Height of building	10 ft.	All	Setback equal to height of sign	Yes
P-3: Nameplate identifying owner or resident of private property (excluding mailbox)	1 per dwelling unit	3 sq. ft.	N/A	6 ft.	All	Setback 5 feet from street right-of-way or front structure.	No
P-4: Memorial or historical markers or tablets	1 per event	6 sq. ft.	N/A	10 ft.	All	Setback 5 feet from street right-of-way or front structure.	No
P-5: Signs indicating private nature of a road, dwelling or other premises and sign controlling use of private property, such as trespassing, prohibiting hunting, fishing	N/A	2 sq. ft.	N/A	6 ft.	All	Setback 5 feet from street right-of-way.	No
P-6: On site directional signs	4 per building	2 sq. ft.	Height of building	6 ft.	All	Setback 2 feet from right-of-way	Yes
P-7: Freestanding business signs, excluding individual stores in shopping center	1 per street frontage	2 sign faces with no more than 32 square feet per face	N/A	35 ft.	Where use permitted	N/A	Yes

PERMANENT SIGN REQUIREMENTS - TABLE A							
Sign Type	Maximum Number Permitted	Maximum Permitted Sign Area	Maximum Height Attached	Maximum Height Freestanding	Zones Permitted	Other Requirements	Permit Required
P-7A: Attached business signs	1 per street frontage	2 sign faces with no more than 32 square feet per face	On, or below fascia	N/A	Where use permitted	Setback same as building setback	Yes
P-8: Freestanding signs for residential subdivision and outdoor recreation areas	1 per street entrance	32 sq. ft.	N/A	10 ft.	All	10 feet setback unless interferes with sight distance	Yes
P-8A: Freestanding or attached signs for identification of home occupations	1	2 sq. ft.	N/A	10 ft.	All	10 feet setback unless interferes with sight distance	No
P-9: Freestanding commercial sign for shopping center, shopping plaza or mall or commercial center	1 per street frontage	3 sq. ft. per lineal foot of building frontage, not to exceed 120 square feet	N/A	30 ft.	Where use permitted	Setback equal to height of sign	Yes
P-9A: Attached commercial signs for individual stores within a shopping center, shopping plaza, shopping mall or commercial center	1	1 sq. ft. per lineal foot of building frontage, not to exceed 120 square feet	Height of building	N/A	Where use permitted	Setback same as building setback	Yes
P-10: Off premises advertising signs	1 per street frontage	120 square feet, not to exceed 12 feet in length and 10 feet in height	Height of building	30 ft.	I	Setback 30 feet from front line or established building line, whichever is less	Yes

PERMANENT SIGN REQUIREMENTS - TABLE A							
Sign Type	Maximum Number Permitted	Maximum Permitted Sign Area	Maximum Height Attached	Maximum Height Freestanding	Zones Permitted	Other Requirements	Permit Required
P-11: Portable freestanding signs	1	3 feet by 5 feet per sign face with 2 attached sign faces	N/A	5 ft.	CG, V	Special exception required. See section 1303B.	Yes
P-12: Billboards	0	N/A	N/A	N/A	None	N/A	N/A

TEMPORARY SIGN REQUIREMENTS - TABLE B							
Sign Type	Maximum Number Permitted	Maximum Permitted Sign Area	Maximum Height Attached	Maximum Height Freestanding	Zones Permitted	Other Requirements	Permit Required
T-1: Signs identifying architects, engineers, contractors, or other engaged in construction work on the premises where their work is proceeding	1 per each separate firm involved in work on the site	12 sq. ft. per sign	Height of building	10 ft.	All	Setback shall be equal to height of sign. Sign to be removed upon completion of work.	No
T-2: Real estate signs on individual properties of less than 3 acres that are for sale, rent or lease, or which have been sold, rented or leased.	1 per street frontage	16 sq. ft. per sign	Height of building	10 ft.	All	Setback 10 feet or building face. Signs to be removed within one week of date of sale, rent or lease completion /settlement.	No
T-3: Real estate signs on properties of three acres or more, offering for sale, rent, lease or subdivision for commercial, residential development, or industrial use.	1 per street frontage	32 sq. ft. per sign	Height of building	10 ft.	All	Setback 10 feet (unless placement interferes with sight distance) or building face. Signs to be removed within one week of date of sale, rent or lease completion /settlement.	No
T-4: Signs announcing proposed housing developments or apartments or office complexes.	1 per street frontage	32 sq. ft. per sign	Height of building	10 ft.	All	Setback 10 feet (unless placement interferes with sight distance) or building face. Signs to be removed upon 90% completion of development or within 18 months of placement.	Yes, subject to prior approval of final land development plan

T-5: Signs announcing proposed commercial, industrial or other non-residential development	1 per street frontage	32 sq. ft. per sign	Height of building	10 ft.	All	Setback 10 feet (unless placement interferes with sight distance) or building face. Signs to be removed upon project completion.	Yes, subject to prior approval of final land development plan
T-6: Signs announcing grand openings, new ownership, change of use, etc., on the site of the permitted use.	1 per street frontage (attached or freestanding)	48 sq. ft. per sign	Height of building	10 ft.	All	Setback 10 feet unless placement interferes with sight distance. Signs shall be removed after 30 days.	No
T-7: Signs advertising the temporary sale of agricultural products raised on property from which it is being sold.	2 per lot	6 sq. ft. per sign	Height of building	10 ft.	All	Setback 10 feet or building face. Signs to be displayed only when products are on sale.	No
T-8: Temporary signs announcing a special event (Does not include yard/garage sales and temporary reduction in prices).	1 per street frontage	32 sq. ft. per sign	Height of building	10 ft.	All	Setback building face not to exceed 30 consecutive days per event or to exceed two (2) events per year. Special events sites for charitable or non-profit organizations shall be exempt from the two (2) special events per year sign limitation.	No
T-9: Yard sale/garage sale sign(s)	2 per lot	6 sq. ft. per sign	Height of building	10 ft.	All	Setback 5 feet from street cartway. Signs to be erected only on property of sale and only during day(s) of sale and up to 48 hours before the day(s) of sale.	No

T-10: Political posters, banners, signs, etc. about candidates, parties and ballot issues.	N/A	32 sq. ft.	10 ft.	10 ft.	All	Setback 5 feet from street cartway unless interferes with driveway or intersection sight distance.	No
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