

**PART 8**  
**SIGNS**

**§27-800. Definitions.**

1. Sign—Any billboard, signboard, nameplate, identification, poster, public display, object or illustration, structure or device used for visual communication which is affixed, painted, projected, or placed upon a building, post, sidewalk, or other surface, whether inside or outside, for the purpose of bringing any subject to the attention of the public, or which advertises or identifies a business, commodity, service, product, or structure.
2. Sign Types:
  - A. Freestanding sign—A sign permanently supported by upright or uprights which are permanently anchored into the ground. This may have two display sides.
  - B. Wall sign—A sign mounted parallel to the face of a building or wall and not projecting above the eaves of the structure and not more than twelve inches from the plane or facade of the building or wall.
  - C. Window sign—A sign permanently affixed to a storefront window which can be seen through the window, containing only the name of the establishment and the type of establishment. A storefront window shall be defined as a ground floor or first story window which is located in the main door to an establishment or on the same side of the building where the main door to the establishment is located, or in the side of a building which faces a public street, right-of-way, or public parking lot.
  - D. Directory Sign—A sign advertising a group of establishments occupying one property or one building, with the name of the property or building and the names of the individual establishments located within the property or building.
  - E. Projecting Sign—A sign that projects from a building, is dependent on the building for support, including an awning sign. Except for an awning sign, projecting signs shall not project more than 12 inches from the building. Whenever a canopy or awning is affixed with any lettering, design, symbol, or made from any special material which is intended to be or by its nature is an identification of a business, the applicable measurable area of the awning or canopy is a projecting sign. The requirements for an awning sign are as follows:
    - (1) Awning signs shall be traditional fabric foldout awnings and not permanently affixed, backlit awnings.

(2) Sign lettering and/or logo shall not exceed 30 percent of the exterior surface of the awning or canopy.

F. Portable Sign—Any sign used or intended to be used for a short period of time and which is not affixed to a location on a building or structure or on the ground, including, but not limited to, posters, signs on wheels, buntings, and A-frame signs.

**§27-801. Procedures.**

1. All signs in the Borough fall into one of the following categories:

A. Signs requiring a zoning permit.

B. Signs exempt from the zoning permit requirements of §27-801.2 and listed in §27-802.2.

C. Prohibited signs as listed in §27-803.

2. A zoning permit shall be secured prior to the erection, structural repair, alteration and relocation of any sign within the Borough. The changing of movable parts of an approved sign that is designed for such changes, or the repainting or reposting of display matter shall not be deemed an alteration, provided the conditions of the original approval are not violated. However, in the event of a change in occupancy where a sign is to be altered a zoning permit is required. For purposes of obtaining a zoning permit, the applicant shall make application in writing and shall submit plot plan, sketch of design and lettering, and construction plans, including loads, stresses, anchorage and any other pertinent engineering data to the Zoning Officer. The plot plan shall indicate all existing structures, including signs. The application shall contain all necessary facts with respect to signs already existing on the property.

A. Any erection, construction, reconstruction, alteration or moving of any sign, poster or advertising structure shall be commenced within one (1) year after the date of issuance of the zoning permit. If such activities are not commenced within the prescribed period of time, the permit shall be considered null and void.

B. Inspection. The Building Code Official shall require the proper maintenance of all signs and shall inspect every sign for which a permit is required within ten (10) days after work is completed on the sign.

C. Plan Requirements. Any sign which is intended to be used or included in any development or plan of building or development to be submitted and reviewed by the Borough shall be identified in the plan, including location, size, nature of the sign materials and the purpose of the sign.

3. The Zoning Officer will provide applications for sign permits, fee information, inspection requirements, and application requirements dealing with submission of drawings and construction information.

**§27-802. Exempt Signs.**

1. No zoning permit for exempt signs is needed, but an application must be made pursuant to Chapter 4, Part 1 Hulmeville Historical District for signs in the Historical District of the Borough of Hulmeville and a certificate of appropriateness is required.
2. The following signs, to the extent indicated, are exempt from the requirement of obtaining a zoning permit but shall be erected only in accordance with the standards set for these signs below and required by §§27-804 through 27-809:
  - A. Street Sign—Official highway sign, streets name, directional, or other traffic sign erected in accordance with the Pennsylvania Motor Vehicle Code.
  - B. No Trespassing Sign—A sign not exceeding two (2) square feet, indicating the prohibition or control of fishing, hunting, trespassing, etc. or a sign indicating a private road.
  - C. Residential Identification Sign—A sign, not exceeding two (2) square feet, and not more than five (5) feet in height bearing only the property number, street address, and/or names of the occupants of the residence, or the name of the dwelling. No illumination is permitted.
  - D. Governmental Flag or Insignia—Flags, other than those flown by local, state or federal governments, are permitted provided that they do not exceed a size of 6 feet by 10 feet and are affixed to a pole no higher than 25 feet.
  - E. Legal Notice, provided the Notice shall be removed immediately after the legal requirement is satisfied.
  - F. Information Sign— An information or public service sign indicating hours of operation, credit institutions, availability of a public telephone, or directions to an entrance or parking areas, is permitted provided that the sign area does not exceed one (1) square foot and that there shall be no more than two signs of this type per property. Permitted in LIC, C, and I Districts only.
  - G. Cornerstone.

- H. Barber Pole—Revolving barber shop pole sign provided that it does not exceed thirty-six inches in height and that it is erected only in the C Commercial district in conjunction with a barber shop.
- I. Temporary signs of mechanics, artisans, contractors, or architects—A temporary sign erected and maintained during the period any of the above are performing work on the property. No one sign shall exceed six (6) square feet. Only one sign may be erected for each business or contractor. There shall be no more than four such signs displayed on the property at any one time. No illumination is permitted.
- J. Temporary Window Sign—A sign or signs displayed on the inside surface of a window for the purpose of advertising a sale, grand opening, new products or services. Temporary window signs may have a total combined sign area of no more than four (4) square feet. A "grand opening" sign may be in place no longer than 15 days. The applicant shall inform the Zoning Officer of the time period during which the "grand opening" sign will be in place. Permitted in LIC, C, and I Districts only.
- K. Yard Sale Sign—An on-site sign advertising a yard, garage, or moving sale. Sign shall not exceed four (4) square feet in area and remain up only during the sale but in no case longer than seven (7) days. No more than two yard sale signs shall be permitted per year per property. One sign only shall be permitted per property. No illumination is permitted.
- L. Official and governmental signs including safety signs, signs indicating points of interest, historical plaques, public parks or recreation facilities, private parks, signs identifying official borough buildings or facilities. Signs identifying borough buildings, police stations, or other borough facilities may be illuminated by exterior lights focused on the sign.
- M. Decorative Flags—Flags that are decorative and contain designs marking seasons or holidays. Flags may be no larger than three (3) feet by five (5) feet.
- N. Political Signs—Temporary signs advertising political parties or candidates for public office may be erected or displayed and maintained, provided that:
  - (1) The signs are erected or displayed by the owner or lessee of the parcel of real property on said parcel or by the candidate, political party or other authorized agent of either of them, with the express permission of the owner or lessee of the parcel of real property; and
  - (2) The size of any such sign is not in excess of six (6) square feet;

- (3) The signs shall not be erected or displayed earlier than sixty (60) days prior to the election to which they pertain;
  - (4) Nothing contained herein shall be construed to permit the placing or erecting of any such signs within a street right-of-way or within or on any public alley, sidewalk, parking lot or other public place, which said placement is hereby prohibited;
  - (5) The erection of temporary political signs permitted by this section by the owner or lessee of the parcel of real property, candidate, political party or other authorized agent shall not require a permit or other approval; provided, however, that it shall be unlawful for any such owner or lessee of the lot, candidate, political party or other authorized agent to permit such signs to remain erected more than three (3) days after the date of the election to which they relate and failure to remove such signs as required hereby shall subject such offenders to the penalties prescribed in this Chapter; and
  - (6) No illumination is permitted.
- O. Activity Signs for Community Groups—A sign advertising a civic, social, community or fund-raising gathering or activity, provided:
- (1) A sign may be erected no earlier than thirty (30) days prior to the activity to which the sign relates.
  - (2) The sign application shall specify sign locations.
  - (3) The applicant shall obtain written permission to erect such signs from all property owners involved or from the Borough Council if such signs are to be placed on Borough property.
  - (4) The size of any such sign shall not exceed twenty-four (24) square feet. In the historic district the size shall not exceed eight (8) square feet.
  - (5) No more than one sign shall be permitted on a single property.
  - (6) The sign shall be removed within 48 hours after the conclusion of the event.
- P. Sign for Property Sale or Rent—A sign advertising the sale or rental of a property upon which the sign has been erected or a sign indicating that the property has been sold or rented.

- (1) A sale or rent sign shall be erected only on the property to which it relates.
- (2) The area of the sign shall not exceed six (6) square feet.
- (3) No more than one sign shall be placed on any one property.
- (4) The sign shall be removed promptly upon settlement or upon execution of the lease.
- (5) Signs advertising a development of more than one dwelling unit erected by a builder or developer or real estate agent may be erected provided that the sign is placed on the property to which it relates and that it does not exceed a size of twelve (12) square feet.

Q. Menus and signs indicating business hours—A menu and/or sign indicating business hours for uses E5 Restaurant, E6 Restaurant with Drive-through or Take-out or E7 Tavern, provided:

- (1) Signs shall not exceed 2 square feet.
- (2) Signs shall be located in a permanently mounted display box on the façade of the building adjacent to the entrance, or at a podium that will be placed inside the restaurant upon closing.

R. Sandwich board signs.

- (1) Signs shall not exceed 8 square feet.
- (2) Signs are permissible along the sidewalk, provided a minimum walking distance of 5 feet shall be maintained to allow a pathway for pedestrians.
- (3) Signs shall be taken indoors at the end of business hours.
- (4) Sandwich boards shall be weighted at the base so that the sign cannot be moved by strong winds; however, no sign shall be chained, tied, or otherwise affixed to any object, structure, or the ground.
- (5) Only one sandwich board sign will be permitted in front of the business it advertises.

3. Exemptions from the necessity of securing a permit shall not relieve the owner of the sign from responsibility for its erection in a safe manner and in a manner that complies with all other provisions of this Chapter.

**§27-803. Prohibited Signs.** The following signs are prohibited:

1. Any sign which states that a property may be used for a non-permitted use.
2. Any sign which flashes, rotates, revolves or oscillates, with the exception of barber poles.
3. Any movable message signs or signs with internally generated messages or symbols. Any sign which is illuminated by the use of neon or any form of exposed tubes or bulbs or any other internal illumination.
4. Any novelty sign, including but not limited to an object (e.g. tire, automobile, food product, etc.), except that novelty signs may be permitted in the historic district provided that the applicant demonstrates to the Board of Historical Architectural Review's satisfaction that such proposed novelty sign has qualities reflective of novelty signs utilized in this region historically.
5. Any roof sign, i.e. any sign placed above the roof line of a flat roof or the lowest point of eaves of a sloping and mansard roof.
6. Any sign placed or maintained in such a manner as to interfere with any electric light, power, telephone or cable wires or the supports thereof.
7. Any sign which imitates any official traffic sign, signal or device.
8. Any sign which interferes with an official highway sign or any official traffic sign, signal, or device.
9. Any banner sign (cloth or plastic or other flexible material sign which is suspended on a building, window, or other supports) except for a temporary sign approved by the Borough Council to identify a borough community or public service event.
10. Any suspended or attached pennant which blows in the wind or a spinner which spins in the wind.
11. Any portable sign of any kind is prohibited, including any signs on wheels.
12. Any vehicle or trailer, which is not regularly and customarily used to transport persons and property for the business it advertises, which is parked on a public right-of-way or on public or private property so as to be visible from a public right-of-way, which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same or on another property.

13. Any off-premises sign except governmental signs and directory signs for service organizations and places of worship and except temporary activity signs and political signs as permitted herein.
14. Any sign nailed or in any way attached to a tree or utility pole, except for a banner sign as permitted above in §27-803.9.

**§27-804. General Sign Regulations.**

1. Area of a sign
  - A. The area of a sign shall include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which it is displayed but not to include any supporting framework, bracing, or decorative trim which is incidental to the copy content of the display itself. The height or other dimensions of the supporting framework, bracing, or decorative trim shall not exceed the requirements of this Chapter, and the area of the supports, bracing, or trim shall not increase the total sign size by more than ten (10) percent of the allowable sign area.
  - B. In the computation of square foot area of a double-faced sign, only one side shall be considered, provided all faces are identical in size and content and are parallel to each other. No signs with more than two faces are permitted.
  - C. In any case where a sign is supported by more than one means and could be construed as being more than one sign type (projecting, wall, freestanding, or window), the area and height restrictions for the most restricted type of sign shall apply.
2. Height of a sign
  - A. The maximum height to the top of a freestanding sign shall be measured from the ground level where the sign is mounted. The height of an earth mound on which a sign is mounted shall be included in the allowable height.
  - B. No sign or part of a sign may extend above the eaves of a sloping roof or the roof line of a flat roof or a mansard roof.
3. Location of Signs
  - A. No sign shall be placed in such a position as to endanger traffic on a street by obscuring view or by interfering with official street signs or signals by



virtue of position, color, or reflective surface. No free-standing sign except official traffic signs, shall be placed closer than 25 feet to any intersection.

- B. A sign located along the right-of-way of a state or federal highway shall comply with all requirements of the state or federal government relating thereto, in addition to all requirements of this Chapter.
  - C. No sign may interfere with a clear sight area, as defined by this Chapter.
  - D. Projecting Signs - The lowest edge of a projecting sign shall not be less than seven and one-half feet above the sidewalk or ground level elevation.
  - E. Signs shall be placed no less than 4 feet from the front lot line and no less than 20 feet from a side lot line, except in the Commercial District where signs may be placed closer to front and side lot lines. Within the Commercial District signs shall be placed on the building side of the sidewalk and not on the street side of the sidewalk, except for official governmental or Borough signs.
4. Illumination of Signs. The only illumination permitted for signs shall be illumination from an external light focused on the sign. A light illuminating a sign shall be arranged so that the source of the light is not visible from any point off the lot and that only the sign is illuminated. No internally illuminated signs are permitted and no use of LED displays, diodes, or self-illuminating signs are permitted.
5. Construction of Signs
- A. Supports for a sign or sign structure shall conform with the requirements set forth in the Borough Building Code.
  - B. Signs using electricity shall be installed in conformance with the latest National Electric Code.
  - C. Every sign permitted in the Chapter must be constructed with durable materials and must be kept on good condition and repair or must be removed.
6. Signs in the Historical District of the Borough of Hulmeville.

In the Historic District, the following regulations shall apply in addition to all other regulations herein:

- A. A Certificate of Appropriateness shall be obtained from the Board of Historical Architectural Review for the use, erection, structural repair,

alteration, moving, removal, repainting, or demolition of any sign for any use in the Historical District of the Borough of Hulmeville.

- B. Application shall be made to the Zoning Officer and the application shall be reviewed by the Board of Historical Architectural Review prior to the issuance of a sign permit.

**§27-805. Signs in Residential Districts.**

The following shall apply to all signs in the Residential Districts:

1. Types of Construction. In R-1, R-2, and R-3 districts, except where otherwise indicated, signs shall be freestanding, projecting or wall.
2. The height of freestanding signs shall be a maximum of five (5) feet.
3. Only the following signs shall be permitted:
  - A. Professional, home occupation or sign indicating the profession, activity, or name of the occupant of a dwelling, provided that the sign meets the requirements of §27-406.10.A.
  - B. Identification sign for institutions, schools, churches, hospitals and buildings and uses other than dwellings, provided that:
    - (1) The size of any such sign shall not exceed 12 square feet in total area on one face.
    - (2) Not more than one such sign shall be placed on property held in single and separate ownership unless such property fronts on more than one street, in which case one such sign may be erected on each street frontage.
  - C. Exempt signs as permitted by §27-802.2.

**§27-806. Signs in Commercial, Industrial and Limited Industrial Conservation Districts.**

The following shall apply to all signs in any Commercial, Industrial or LIC District.

1. Any sign permitted in the Residential Districts.
2. Signs for Individual Use of Property. Signs used in conjunction with a business or industry shall meet the following:

- A. No more than one sign shall be placed on a property held in single and separate ownership unless such property fronts on more than one street, in which case one such sign may be erected on each street frontage.
  - B. Freestanding and projecting signs shall not exceed 25 square feet in Industrial and LIC Districts and 12 square feet in the Commercial District.
  - C. A freestanding sign shall have a maximum height of seven (7) feet.
  - D. Wall signs shall be restricted in area to no more than 10 percent of the wall area, including windows and doors, of the wall upon which such sign is affixed, attached, or painted, up to a maximum 25 square feet.
  - E. Window signs shall not exceed 15 percent of the total glass area of the window up to a maximum of 12 square feet, shall be painted on the window, and shall contain only the name of the establishment, address, and type of establishment.
  - F. These signs may be erected only on the premises on which the use, to which the sign relates, is conducted.
3. Signs for Joint Use of Property. Signs that identify a combination of individual uses which share occupancy of a property or combination of properties with other establishments or uses are permitted subject to the following provisions:
- A. Directory Sign.
    - (1) No more than one directory sign shall be placed for the joint use, unless it fronts on a corner lot, in which case no more than one sign per street frontage shall be permitted.
    - (2) The directory sign shall be a freestanding or wall sign only.
    - (3) The sign area of directory sign shall not exceed 20 square feet, to be divided among the businesses occupying the building or property jointly.
    - (4) A freestanding sign shall have a maximum height of seven (7) feet.
  - B. Individual Establishment Signs.
    - (1) No more than one sign shall be erected for any establishment unless such establishment has a façade and an entrance on more than one street, in which case one sign may be erected for each street frontage.

- (2) An individual establishment sign shall be a projecting sign, wall sign, or window sign only and meet the following requirements:
  - (a) The sign area of projecting sign or wall sign shall not exceed 25 square feet in the Industrial or Limited Industrial Conservation Districts and 12 square feet in the Commercial District.
  - (b) Window signs shall not exceed 12 square feet and shall be painted on the window and shall contain only the name of the establishment, address, and type of establishment.

**§27-807. Removal or Abandonment.**

1. The owner of any property or premises upon which any sign is erected shall be responsible for its complete removal at such time as the circumstances which caused its erection have ceased to exist, or at such other time that the sign must be removed under any other provision of this Chapter. If the owner of any property upon which a sign has been erected shall fail or neglect to remove it as herein above required, the Zoning Officer shall give notice by certified mail to the owner. If this letter is returned undelivered, for any reason, he may post such notice upon the premises. If, upon the expiration of thirty (30) days following notice, the owner fails to remove the sign, the Zoning Officer shall arrange for its removal on behalf of the Borough, at the expense of the property owner, and the Borough shall bill the owner for the cost of such work plus ten (10) percent for administrative cost, in addition to any other remedies provided by law. If such bill remains unpaid after the expiration of thirty (30) days, the Borough Solicitor shall take the necessary steps to collect the same. Failure of the property owner to remove such sign after the notice herein above provided, shall constitute a violation of the terms of this Chapter, and each day's continuance of such failure shall constitute a separate violation.
2. If the owner of any sign in violation is not the owner of the premises on which it is situated, the identical notices specified above may be issued to him in like manner, and such owner of the sign shall be required to take such steps to comply with the notice or notices issued to him as though he were the owner of the property or premises on which the sign is located; if such owner of the sign fails to comply, such failure shall constitute a violation of the terms of this Chapter. Such owner of the sign shall be liable to the same extent as the owner of the property or premises on which the sign is located.

**§27-808. Unsafe and Unlawful Signs.**

If the Zoning Officer finds that any sign regulated herein is unsafe or insecure or is a menace to the public or has been constructed, erected, or maintained in violation of the provisions of this Chapter, he shall give notice, in the same manner as in §27-807.1 above, to the party to whom the permit was issued to erect the sign or to the owner of the

premises where the sign is located, or to the owner of the sign or to any combination of them. If the parties notified fail to remove or alter the sign to comply with the standards herein set forth within ten (10) days after notice, such sign may be removed or altered by the municipality at the expense of each and every person notified. The expenses of removal or alteration shall be computed and paid for by the parties notified in the same manner as in §27-807.1 above, and the same sanctions shall apply. The Zoning Officer may cause any sign or other advertising structure that is in immediate peril to persons or property to be removed summarily and without notice.

**§27-809. Nonconforming Signs**

Any sign existing and lawful at the time of the passage of this Chapter that does not conform in use, location, height, or size with the regulations of the district in which such sign is located, shall be considered a non-conforming sign and may continue in such use in its present location until replacement or rebuilding becomes necessary, at which time a zoning permit will be required and the sign brought into conformity with this Chapter. If the sign is a part of a non-conforming use of the property, any such sign may be maintained, modernized or replaced without increasing its size, provided that such sign was legally erected prior to the adoption of this Chapter. If the nonconforming use of the property is changed to another non-conforming use or to a permitted use, such sign shall be brought into conformity with the requirements of this Chapter.