

ZONING

27 Attachment 3

Mountville Borough

Table 5-1
Regulations for Permanent Signs

Kind of Sign	Zoning District	Total Signs On Lot		Freestanding Signs				Building Signs		Other Requirements	Permit Required
		Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height (feet)	Minimum Required Setback from Street Right-of-Way (feet)	Maximum Permitted Number	Maximum Permitted Area (square feet)		
Business sign (except center signs) Home occupation sign and Identification sign (except development signs and public use signs)	R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space	2 per lot	2	1 per lot	2	6	10	2 per lot	2	Business signs for individual businesses must be located so they are identified with individual businesses, i.e., rather than being	Yes
	TC Town Center	No limit	200	1 per street frontage, except that in a structure with multiple businesses, the individual business may not have their own freestanding signs.	40 on each street frontage	20	10	No limit	1 1/2 per linear foot of facade to which sign is attached, up to maximum of 200 of signage per lot (also see Note 3)	at the street frontage of a large center, away from the business they are identifying. A home occupation sign may include a name, an address, an occupation or activity, and a logo or trademark; there may be no illumination,	Yes
	C-1 Commercial; I-1 Industrial	No limit	280 (also see Note 1)		See Note 2	20	10	No limit		except that a sign for a medical office or emergency service may be illuminated when the business is open.	Yes

NOTES:

1. An additional freestanding sign is permitted for each additional street frontage, with the area to be calculated as indicated in Note 2, and with no freestanding sign to exceed 80 square feet.
2. The area permitted on each street frontage is 40 square feet for street frontage up to 80 feet, plus 1 square foot per two feet of street frontage over 80 feet, up to a maximum of 80 square feet.
3. The length of the facade of an irregularly shaped building (e.g., a circular building, an S-shaped building, or a building with one or more ell on the side in question) is the straight line distance between the two ends of the building.

MOUNTVILLE CODE

Kind of Sign	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Billboard (allowed only in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts)	See "Other Requirements"	300 per surface, whether or not messages are the same	25	30	No more than 1 billboard structure at any point; it may have 2 surfaces with total of 2 messages, as long as surfaces are back-to-back or at angle of < 45°. Must have setback of 15 feet or the minimum building setback line, whichever is greater, from property lines other than street. Each billboard structure must be at 1,200 feet from any other and at least 300 feet from any of the following zoning districts: R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space	Yes
Center Sign	For each center, 1 per principal entrance, up to maximum of 2, except there may be more than 2 if all entrances are at least 1,200 feet apart	20 in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts 60 in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts	6 in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts 20 in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts	10	Center signs are allowed only for centers such as shopping centers, office complexes, and industrial parks which meet at least 2 of the following 3 minimums: (1) 5 units; (2) 20,000 square feet of building area; and (3) 5 acres of land.	Yes
Development Sign	For each residential development, 1 per principal entrance, up to maximum of 2 entrances	20	6 in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts 20 in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts	10	Development signs are allowed only for residential developments. They may include only the name of the development and may not include any commercial advertising.	Yes
Government Sign	Placed within rights-of-way; generally not regulated by this article.					

ZONING

Kind of Sign	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Incidental Sign	No limit	2	6	10, except no setback is required if sign is no more than 30 inches high		No
Nonprofit Organization Sign	As approved by Borough Council	4	6	Not applicable	May be placed in street rights-of-way with the approval of the governing body. The governing body may require that they be placed at designated entrances to the community or on common display panels.	
Public Use Sign	1 building sign per lot and 1 freestanding sign per principal entrance	40	6 in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts 10 in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts	10		Yes

MOUNTVILLE CODE

**Table 5-2
Regulations for Temporary Signs**

Kind of Sign	Permitted Time for Display	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Contractor Sign	During construction	1 per contractor per lot	6	6	See "Other Requirements"	Must be set back at least 10 feet from cartway or at building face, whichever is less, may not be in side yard setback. May not be illuminated. Not permitted off premises. If there are 4 or more on a lot, they must be combined in a single display by attaching them to a single background panel or frame. The background is not included in calculating the sign area, the height of the display may not exceed 10 feet, and the display may project a maximum of 12 inches from the wall if attached parallel to the building. Also see Note 1.	No
Election Sign	From 60 days prior to election to 7 days after election	1 per candidate per street frontage, up to 2 per candidate per lot, in: TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts no limit in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts	32 in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts 6 in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts	10 in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts 6 in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts	10	See Note 2.	No
Garage/Yard Sale Sign	From 48 hours before sale to end of day of sale	1 per sale per lot	6	6	10	Not permitted off-premises. Also see Note 1.	No

ZONING

Kind of Sign	Permitted Time for Display	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Issue Sign	No limit	1 per street frontage, up to 2 per lot	32 in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts 6 in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts	10 in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts 6 in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts	10		No
Open House Sign	From 3 days before open house to 2 hours after open house. Display may not exceed 6 days per month per lot.	1 on-premises; 2 off-premises, with no more than 1 per intersection	6	6 in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts 10 in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts	Not applicable	Must include the words "Open House," day and time of open house, and name of realtor. Open house must be attended by the seller or the seller's representative during entire advertised time of open house. Must not interfere with pedestrian or vehicular traffic. Also see Note 1.	No
Real Estate Sign (in R-1 Low-Density Residential; R-2 Medium-Density Residential; OS Open Space Zoning Districts)	Until 5 days after completion of activity they advertise	1 per street frontage, up to 2 per lot	6	6	10	Not permitted off-premises. Also see Note 1.	No
Real Estate Sign (in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts)	Until 5 days after completion of activity they advertise	1 per street frontage, up to 2 per lot	32	10	10	Not permitted off-premises. Also see Note 1.	No

MOUNTVILLE CODE

Kind of Sign	Permitted Time for Display	Maximum Permitted Number	Maximum Permitted Area (square feet)	Maximum Permitted Height for Freestanding Signs (feet)	Minimum Required Setback from Street Right-of-Way for Freestanding Signs (feet)	Other Requirements	Permit Required
Sidewalk Sign	No limit	1 per street frontage, up to 2 per lot	See "Other Requirements"	See "Other Requirements"	Not applicable	Shall not be more than 24 inches wide and 48 inches high if placed next to curb; if placed next to buildings having obstructions such as steps, shall not be more than 42 inches wide and 72 inches high. Distance between sidewalk signs shall be at least 15 feet. Minimum of four feet of unobstructed walkway shall be maintained.	No
Special Event Sign	If event has specific date, from 21 days before event to 5 days after event. See also "Other Requirements"	1 per lot per event	16	6	10	An on-premises auction sign advertising the auctioning of real estate may only be displayed more than 21 days in advance of the auction if it follows all real estate sign standards. Off-premises special event signs are allowed only in TC Town Center; C-1 Commercial; I-1 Industrial Zoning Districts. Also see Note 1.	No

NOTES:

1. Signs which are not removed within the time limits may be removed and impounded by the Borough, and the Borough may recover a fee equal to the cost of removal and storage.
2. Signs which are not removed within the time limits may be removed and discarded by the Borough, and the Borough may recover a fee equal to the cost of removal, storage, and disposal.