

ZONING

27 Attachment 2

Borough of Middleburg

Table 1
Permitted Signs, Permanent and Temporary
[Ord. 328, 3/10/2015; as amended by Ord. No. 369, 9/10/2024]

Sign Type	Maximum Number Permitted	Maximum Area Permitted Per Sign (square feet)	Minimum Setback from Right-of-Way (feet)	Maximum Height Attached (feet)	Maximum Height Freestanding (feet)	Maximum Projection from Building (inches)	Permitted Zoning Districts	Permit Required
Permitted Permanent Signs								
P-1	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	All	No
P-2a	1 per dwelling unit or driveway	2	5	10 (from street or driveway)	6	12	All	No
P-2b	1 per dwelling unit or driveway	2	5	10 (from street or driveway)	6	12	All	No
P-3	1 per event	6	5	10	10	12	All	Yes
P-4	1 per 50 feet of property line	2	5	10	6	12	All	No
P-5a	1 per entrance and exit	2	5	N/A	3	N/A	All	No
P-5b	Unlimited	2	Per PADOT Specifications				All	No
P-6	1 per frontage	100 (or 20 in residential districts)	10	Peak of roof	35 from road/grade or 6 (any residential district)	N/A	All	Yes
P-7a	1 per frontage	80	10	N/A	35 from road/grade surface	N/A	N-C, C, I	Yes

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P-7b	§ 27-907.1, shall govern	§ 27-907.1, shall govern	Building setback minus 48 inches	Peak of roof	N/A	12	NC, C, I	Yes
P-8	See § 27-906	300	50	25	25	N/A	C, I	Yes
P-9	1 per dwelling unit	2	5	6	6	N/A	Where use is permitted	Yes
P-10	1 per street frontage	6	5	Peak of roof	6	12	Where use is permitted	Yes
P-11	1 per street frontage	Up to 25% of window area	N/A	N/A	N/A	0	Where use is permitted	No
P-12	1 per lot	50	20	N/A	20	N/A	NC, C, I	Yes
Permitted Temporary Signs								
T-1	1 per firm involved in work on site	6	5	Peak of roof	6	12	All	No
T-2	1 per street frontage	6	5	Peak of roof	6	12	All	No
T-3	2 per road frontage	25	15 or building face	Peak of roof	10	12	All	No
T-4	1 per lot, attached or freestanding	32	10 or building face	Peak of roof	10	12	All	No
T-5	1 per street	32	10 or building face	Peak of roof	10	12	All	No
T-6	N/A	6	N/A	N/A	36	N/A	All	No
T-7	N/A	5	10	6	6	12	All	No
T-8	N/A	Up to 35% of window area	N/A	N/A	N/A	0	Where use is permitted	No

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Permanent Signs

- P-1: All signs and signals owned or operated by the Borough or other governmental agencies.
- P-2a: Nameplate identifying the owner or resident of a private residential 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 Part.
- P-2b: Signs indicating the private nature of a street, driveway or other premises.
- P-3: Historical markers.
- P-4: Signs controlling the use of private property, such as the prohibition of hunting, fishing, or trespassing.
- P-5a: On-site Enter and Exit Signs that will not obstruct traffic and which contain no advertising, logo and/or business name.
- P-5b: On-site traffic control signs.
- P-6: Identification signs for private facilities, public and semi-public facilities, and public utilities (such as: schools, churches, hospitals, libraries, clubs).
- P-7a: Freestanding Business Signs.
- P-7b: Business Wall Signs.
- P-8: Billboards.
- P-9: Home occupation signs, including signs advertising a Bed and Breakfast or a Special Occasion Home. One sign shall be permitted per dwelling unit and may be a wall or freestanding or projecting.
- P-10: Sign identifying multi-family dwellings or advertising a rooming (boarding) house.
- P-11: Window signs (permanent).
- P-12: Electronic signs.

Temporary Signs

- T-1: Signs identifying architects, engineers, contractors, tradesmen, financial/lending institutions, or others engaged in construction work on premises wherein their work is proceeding. Such signs shall not be erected prior to work beginning and shall be removed as soon as the work ceases or is completed.
- T-2: Real estate signs on individual properties that are for sale, rent or lease or which have been sold, rented or leased. Signs to be removed within one week of sale, rent or lease agreement.

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- T-3: Signs announcing proposed housing development, apartments or office complexes, commercial, industrial or other nonresidential development. Signs to be removed upon completion of development or within 12 months of placement, whichever comes first.
- T-4: Signs announcing grand openings, new ownership or change of use, on the site of the permitted use. Signs shall be removed 30 days after erection.
- T-5: Temporary signs announcing a special event. (Does not include Yard/Garage Sales and temporary reduction in prices). Sign shall not exceed 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 the requirement limiting signs to two special events per year but shall be subject to all other requirements for T-5 signs.
- T-6: Yard Sale and Garage Sale Signs. Signs may be displayed not more than seven days before the date of the yard/garage sale and shall be removed no later than the day after the end of the yard/garage sale.
- T-7: Personal expression signs of any type, including flags, banners, posters, etc., so long as they are not permanent, commercial in nature, or illuminated. (See § 27-903, Subsection P).
- T-8: Window signs (temporary).