



Cumberland County Review Report

Cumberland County Planning Department
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<i>Name of Amendment:</i>				
Signage Requirements				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Camp Hill Borough	2/10/2020	2/18/2020	EG, SH	SJW
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
Zoning Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
New sign regulations proposed.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Project is Generally Consistent		Project is Generally Consistent		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The proposed text amendment is generally consistent with the goals in the Cumberland County Comprehensive Plan which encourage economic growth while preserving the unique character of the county (Grow Page 1). The proposed language is intended to preserve aesthetic quality, protect property values and promote safety while allowing for free speech. 2. Section 801.B-Clarify reference to Part 8, assume Section 802? 3. Section 801.C-Clarify reference to Part 10, assume Section 810? 4. Section 802.C - Is a no trespassing sign a temporary sign? If no, trespassing signs are not regulated by a maximum number as detailed in Table 8-1 and could they become an aesthetic impediment. 5. Section 802.D. 2 establishes guidelines for temporary election signs, and sets a date range for their installation of up to 30 days prior to an election, but does not indicate when these signs need to be removed. 6. Section 802.D.3 – The language in this section does not appear consistent with the information in Table 8-1 related to Real Estate Signs. (Ex. 20 days following contract of sale versus 5 days after settlement) 7. Section 802.D.4 – Unclear of the intent of this section. Would it prohibit a residential property owner from erecting a yard sale sign and contractor sign(for the max allowed in Table 8-1) in the same 1 year period due to time restrictions? 8. Section 802.D.5 establishes a maximum number of signs per .15 acre, and these guidelines apply only to temporary signs. Table 8-1 includes all signs that are not subject to permits. Recommend revising table to add column to indicate whether the category of sign is temporary or not, so that applicability to the acreage requirement can be determined. If the sign is temporary, the Maximum Number of Signs Per Lot column should include a note referencing requirements in Section 802.D.5. 				

9. Section 802.D.5-Unclear on reference to Section A.b (does not appear to exist)
10. Section 803.A –Unclear on reference to Part 8 related to Measurement and Major Types of Signs
11. Table 8-1 - Recommend revising table column heading from “Maximum Sign Area Per Sign Not Involving a Non-residential Lot (Square Feet)” to “Maximum Sign Area Per Sign Involving a Residential Lot” for clarity to remove the double negative.
12. Section 803.1.b – Suggest not using the terminology “sidewalk” sign and use “sandwich board” sign given that such signs are *prohibited on a public or private sidewalk*.
13. Section 803.A.1.a.1 - The proposed language contains a height requirement of 5 feet over a sidewalk for a permanent freestanding sign (which must be attached to the ground). What is the height requirement for a sign attached to a building that projects over a public sidewalk? We recommend adding a projecting sign height requirement of 8-9 feet and adding a definition of a projecting sign to the definitions section of the ordinance.
14. Section 804.B should clearly define what constitutes an “abandoned” sign.
15. Section 804. A2 & B2 - Suggest having consistent language for recovering costs and a potential lien for both Unsafe/Unlawful signs and Abandoned signs.
16. Section 805.A – Suggest deleted second sentence. Language is repeated in Section 805.E
17. Section 805.B – Unclear on reference to Part 9 of this chapter related to Driveways and Access Drives
18. Section 806.A –Unclear on reference to Part 7 of this chapter
19. Section 806.E – Clarify intent of regulation for removal of an illuminated sign with regard regulation related to “abandoned” signs (30 day requirement in Section 806 versus 90 day requirement in Section 804).
20. Section 808.B-Unclear on reference to Part 8, assume Section 802?
21. Section 809 – Suggest consistent language for recovering costs for repair or removal of signs (see #15 above)
22. Section 810.A.6 – Unclear on reference to Part 8 of this Chapter, does it refer to Purposes in Section 801.A.1-4?
23. Section 810.D – Clarify reference to Part 8, assume Section 802?
24. Section 810.D.7 - Unclear on reference to Part 7 of this Chapter
25. Section 810 – Numbering/lettering of text appears to be off beginning on Page 8-19, E

26. Definitions

- a. For consistent language, update Sandwich **board** sign definition (add “board” to heading)
- b. The proposed definition of flag would not include flags such as government, decorative or corporate flags and would appear to conflict with flags described in Table 8-1. For clarity, the definition may need to be expanded to provide for different types of flags.

27. Suggest consistent language when referencing to staff. Page 8-2 cites Borough Codes/Zoning Officer, Page 8-17 cites Code Enforcement Officer, other areas simply say “Borough”

28. The Borough should review sign ordinance regulations in light of the ruling of Reed v. Town of Gilbert, AZ concluding that ordinances may not regulate signs based on content. In particular, the contents of Table 8-1 should be thoroughly reviewed because it presents different categories of signs based on content with different regulations for each. One example is that flags are prohibited in residential areas, unless they are government flags or flags without advertising messages, which are exempted from the article. This is an example of what may be content-based regulation, depending upon the rationale for regulating certain types of flags differently inside residential areas than outside these areas.

“Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records.”