City of Hagerstown 01/02/2026
Regulations for Business Signs

Any business or non-profit organization planning to install signs at their location must check with the City of Hagerstown to determine how much signage is permissible by Zoning and to learn if a building permit is required for the proposed signs. If you will be working with a sign contractor, they should be familiar with the need to check on zoning and permitting. The following is a brief overview of the main sign considerations to be reviewed in the zoning ordinance. For detailed information on what is permitted for each type of sign, it is recommended that you go to the Planning & Zoning page of the City web site and review the Signs section of the Zoning Article in the City's Land Management Code. If a property is located in a historic district, approval by the City's Historic District Commission is also required. For Zoning questions, email us at planning@hagerstownmd.org.

Prohibited Signs – roof-mounted signs, flashing lights, bare bulb lights, signs attached to vehicles and stationary equipment, temporary signs used over 90 days, and signs that completely cover glass entry doors.

Freestanding Signs – signs on a pole or monument base in the ground

- **Size, Height and Number** - Square footage of sign face, height of sign structure, and number of sign structures allowed is determined by zoning district and in some cases by size of commercial tract.
- **Landscaping** - required around the base of any new freestanding sign structure.

Flush, Wall-mounted Signs – signs attached flat to the wall or painted directly on the wall

- **Size** – the amount of square footage of signage allowed per business is determined by zoning district, length of exterior wall of lease space where the customer entry door is located, whether the building fronts on multiple streets, and whether the building is an office building.
- **Number of signs per building** – as many as desired provided the total square footage does not exceed what is allowed for the business or building.

Projecting Signs – signs hanging from a bracket perpendicular to the entrance wall

- **Hanging requirements** – include minimum clearance from the ground, setback from curb line, and maximum heights.
- **Size** – depends upon if the sign is for a tenant in a multiple tenant building or in a single-tenant building.

Window Signs – no restriction on the number or size of signs taped or adhered to windows. A glass entry door, however, shall not be covered with signs so views into the lease space are prevented.

Wall-mounted Directory Signs for multi-use buildings – the sign shall be located beside the entry door and shall not exceed 12 square feet in area.

Portable, A-frame Signs – allowed for street level tenants and upper floor arts and entertainment tenants; must be located near the entry door; maximum size is 6 square feet, limit is one per business, and sign must be brought in at night.

For building permit questions, email us at permits@hagerstownmd.org