

ARTICLE 10 SIGN REGULATIONS

SECTION 10.01 GENERAL

The purpose of this Article is to promote and protect the public health, welfare, and safety by regulating the time, place, and manner of existing and proposed signs of all types. The regulations are intended to protect property values, create a more visually attractive economic and business climate, enhance and protect the physical appearance of the community, preserve the scenic and natural beauty of designated areas, reduce sign or advertising clutter, distraction, and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of way, provide more open space, curb the deterioration of the natural environment, and enhance community development by permitting signs which are compatible with their surroundings.

SECTION 10.02 EXEMPT SIGNS

For the purpose of this Resolution, "sign" does not include signs erected and maintained pursuant to and in discharge of any governmental function, required by any law, ordinance, or governmental regulation, or part of a holiday display.

SECTION 10.03 PROHIBITED SIGNS

The following signs and sign components shall be prohibited in all districts:

- 10.03.01 No sign shall employ any parts or elements that revolve, rotate, whirl, spin, or otherwise make use of motion to attract attention.
- 10.03.02 No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign.
- 10.03.03 No sign mounted on a roof shall be permitted.
- 10.03.04 No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window giving access to any fire escape.
- 10.03.05 No advertising signs shall be attached to or supported by a tree, utility pole, trash receptacle, bench, vending machine, or public shelter.
- 10.03.06 No vehicle or trailer may be parked on a business premises or a lot for the purpose of advertising a business, product, service, event, object, location, organization, or the like.
- 10.03.07 No sign shall be placed in any public right-of-way except exempt, publicly-owned signs, such as traffic control signs and directional signs.

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10.03.08 No sign shall contain words, images, or graphic illustrations of an obscene or indecent nature.

SECTION 10.04 GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS

The regulations contained in this section shall apply to all signs and all use districts.

10.04.01 Construction Requirements

- a) All signs shall be so designed and supported as to carry the weight of the sign, and shall comply with the local building code in effect.
- b) No sign shall be located nearer than eight (8) feet vertically or four (4) feet horizontally from any overhead electrical wires, conductors, or guy wires.
- c) All signs shall be secured in such a manner as to prevent significant movement due to wind.
- d) All signs hung and erected shall be plainly marked with the name and telephone number of the person, firm, or corporation responsible for maintaining the sign.
- e) No sign shall be attached in such manner that it may interfere with any required ventilation openings.

10.04.02 Maintenance. All signs shall be maintained in safe and sound structural condition at all times and shall be presentable. Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the same shall, upon receipt of written notice from the Zoning Inspector, proceed at once to put such sign in a safe and secure condition or remove the sign. The Zoning Inspector may order the removal of any off premises advertising signs or structure found to be unsafe or structurally unsound within thirty (30) days of issuing a notification.

10.04.03 Computation of Sign Area

- a) For the purposes of this Article, the sign area of a freestanding sign shall be computed by adding together all sign faces that are visible from any one point.
- b) When two identical sign faces are placed back to back, so that both faces are part of the same sign structure and are not more than forty-two (42) inches apart, the sign area shall be computed by the measurement of one face.

10.04.04 Illuminated Signs – Excluding A & R zoned areas ¹

- a) Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, moving light or lights, or beacons. When approved as a conditional use, this paragraph shall not apply to any sign performing a public safety service function indicating time, temperature, or similar services of which one or

¹ Amended 7/26/2017 by Resolution 9-2017 (effective 8/25/2017)

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more lights change individually or as a unit more than once per ten (10) seconds.²

- b) In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon an adjacent residential premises or so as to cause glare or reflection that may constitute a traffic hazard or nuisance upon a public thoroughfare, highway, sidewalk, or adjacent premises.
- c) All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated signs shall be in accordance with the provisions of the local electric code in effect, if any.

10.04.05 Removal of Sign Copy Upon Business Closure. Any sign advertising a commercial or industrial business of any kind shall be removed within ninety (90) days after the business is closed.

SECTION 10.05 SIGNS PERMITTED IN ANY DISTRICT WITHOUT A PERMIT

The following signs shall be permitted in any district and shall not require a permit:

- 10.05.01 Signs advertising the sale, lease, or rental of the premises upon which the sign is located, shall not exceed twelve (12) square feet in area, except in all residential districts where the area of the sign shall not be more than six (6) square feet.
- 10.05.02 Professional name plates not to exceed four (4) square feet in area.
- 10.05.03 Signs denoting the name and address of the occupants of the premises, not to exceed two (2) square feet in area.
- 10.05.04 Signs directing and guiding traffic and parking on private property, but bearing no advertising matter, shall be permitted on any property as necessary to direct traffic flow, signs to be in compliance with Ohio Manual of Uniform Traffic Control Devices (OMUTCD).³

SECTION 10.06 WHEN A PERMIT IS REQUIRED

- 10.06.01 No person shall locate or maintain any sign, or cause a sign to be located or maintained, unless all provisions of this Article have been met. To assure compliance with these regulations, a sign permit issued pursuant to this Resolution shall be required for each sign unless specifically exempted or specified not to require a permit in this Article.
- 10.06.02 A sign structure that frames the content of a sign initially approved for which a permit has been issued shall not be modified, altered or replaced, nor shall design elements of any sign, building or lot upon which such sign is maintained be modified, altered or replaced if any such design element constituted a basis for approval of such sign unless a new or amended permit is obtained consistent with these regulations.

² Amended 7/26/2017 by Resolution 9-2017 (effective 8/25/2017)

³ Amended 3/8/2017 by Resolution 2-2017 (effective 4/7/2017)

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10.06.03 The repainting, changing of parts and preventive maintenance of signs shall not be deemed alterations requiring a sign permit.

SECTION 10.07 SIGNS PERMITTED IN SPECIFIED DISTRICTS REQUIRING A PERMIT

10.07.01 Signs Permitted in “R” Districts

- a) Any sign advertising a commercial enterprise, including real estate developers or subdividers, in a district zoned residential shall not exceed twelve (12) square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.
- b) Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, or societies, which signs or bulletin boards shall not exceed fifteen (15) square feet in area and shall be located on the premises of such institution.

10.07.02 Signs Permitted In “C”, “B-PUD,” and “I” Districts. The regulations set forth in this section shall apply to signs in all commercial and manufacturing districts and such signs shall require a permit. When a structure contains more than one (1) business establishment, or when the owners of two (2) or more contiguous lots voluntarily agree to develop common signage, a Common Signage Plan may be submitted as part of the site plan review process.

- a) On-Premises Signs. On-premises signs shall be restricted to those which identify a business or establishment or advertise goods or services related to the property upon which such sign is located or which contain a non-commercial message.
 - 1) The total area of all permanent on-premises signs of all types (freestanding or attached to any building) shall not exceed an area equivalent to one and one-half (1-1/2) square feet of sign area for each lineal foot of building width, or part of a building, occupied by such enterprise, or two (2) square feet of sign area per lineal foot of street frontage, or three (3) percent of the ground floor of the principal building, whichever is less.
 - 2) Freestanding Signs. Freestanding signs are limited to one (1) for each five hundred (500) feet of frontage.
 - i. The maximum sign area for a freestanding sign is one (1) square foot of sign area per lineal foot of lot frontage, up to a maximum of one hundred (100) square feet. Common signage plans may not exceed six hundred (600) square feet.
 - ii. Freestanding on-premises signs shall not exceed thirty (30) feet in height. Freestanding signs in “R-PUD” Districts may not exceed fifteen (15) feet or the maximum height of the principal building, whichever is less.

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- iii. Such signs shall be located not closer than ten (10) feet to any street right-of-way line or closer than thirty (30) feet to any adjoining lot line.
 - iv. Institutional Signs. Freestanding signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, or societies, which signs or bulletin boards shall not exceed eighteen (18) square feet ⁴ in area and shall be located on the premises of such institution.
- 3) Wall Sign. Wall signs attached to, or painted on, a wall surface of any building or structure may not occupy more than ten (10) percent of any wall area of which such sign is a part or to which such sign is most nearly parallel. No sign shall be placed on the roof of any building, except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building.
 - 4) Window Signs. No sign erected or maintained in the window of a building, visible from any public or private street or highway, shall occupy more than twenty (20) percent of the window surface.
 - 5) Projecting Signs. No projecting sign shall be erected or maintained from the front or face of a building a distance of more than two (2) feet, including those projecting from the face of any theater, hotel, or motel marquee.
- b) Off-Premises Freestanding Signs. For the purposes of this section, off-premises freestanding signs shall be permitted in districts zoned for agriculture, commercial and manufacturing and shall conform to the requirements of Ohio Revised Code Chapter 5516 and 519.20 and the regulations adopted pursuant thereto.
- 1) In a commercial or manufacturing district, a single off-premises freestanding or wall sign not exceeding one thousand two hundred (1,200) square feet, or two (2) off-premises signs each with a total area not exceeding six hundred (600) square feet may be permitted at a single location.
 - 2) Off-premises signs visible to approaching traffic shall have a minimum spacing of less than two hundred (200) feet.
 - 3) Off-premises signs shall conform to all applicable yard and height regulations for the appropriate zoning district, except that such signs intended to be viewed from an elevated highway shall be not more than twenty (20) feet above the level of the roadway at its nearest point.
 - 4) Off-premises wall signs shall have all structural and supporting members concealed from view.

⁴ Amended 7/26/2017 by Resolution 9-2017 (effective 8/25/2017)

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10.07.03 Signs permitted in Agriculture Zoning for non-agriculture use not to exceed twenty-four square feet (24 square feet).⁵

SECTION 10.08 TEMPORARY SIGNS REQUIRING A PERMIT

10.08.01 Event Signs. Temporary signs announcing special public or institutional events may be erected for a period of sixty (60) days plus the event period. Such temporary signs shall not exceed fifty (50) square feet in area and shall conform to the general requirements listed in Section 10.04 (General Requirements for All Signs and Districts), the setback requirements in Section 10.09 (Sign Setback Requirements) and, in addition, such other standards deemed necessary to accomplish the intent of this Article. Non-Profit organizations not required to obtain a permit.⁶

10.08.02 Future Development and Construction Signs. Temporary signs announcing the erection of a building, the architect, the builders, or contractors may be erected for a period of sixty (60) days plus the construction period. Such temporary signs shall not exceed fifty (50) square feet in area and shall conform to the general requirements listed in Section 10.04 (General Requirements for All Signs and Districts), the setback requirements in Section 10.09 (Sign Setback Requirements) and, in addition, such other standards deemed necessary to accomplish the intent of this Article.

10.08.03 Portable Signs. No portable temporary sign shall be placed on the front or face of a building.⁷

10.08.04 Political Signs. No political sign shall be posted in any place or in any manner that is destructive to public property upon posting or removal. No political sign shall be posted in a public right-of-way nor shall any such sign be posted on a utility pole. No political sign shall be posted more than ninety (90) days before an election. All candidates for public office, their campaign committees, or other persons responsible for the posting on public property of campaign material shall remove such material within two (2) weeks following Election Day.

SECTION 10.09 SIGN SETBACK REQUIREMENTS

10.09.01 On-Premises Signs

a) Front Yard Setback. Except as modified in the following paragraphs of this subsection below, on-premises signs, where permitted, shall be set back from the established right-of-way line of any thoroughfare at least ten (10) feet.

b) Side and Rear Yard Setback. On-premises signs, where permitted, shall be erected or placed in conformity with the side and rear yard requirements of the district in which located, except that in any residential district, on-premises signs shall not be erected or placed within twelve (12) feet of a side or rear lot line. If the requirement for a single side yard in the appropriate zoning district is more than twelve (12) feet, the latter shall apply.

⁵ Amended 7/26/2017 by Resolution 9-2017 (effective 8/25/2017)

⁶ Amended 7/26/2017 by Resolution 9-2017 (effective 8/25/2017)

⁷ Amended 7/26/2017 by Resolution 9-2017 (effective 8/25/2017)

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- c) Increased Setback. For every square foot by which any on-premises sign exceeds fifty (50) square feet, the setback shall be increased by one-half (1/2) foot but need not exceed one hundred (100) feet.
- d) Setbacks for Public and Quasi Public Signs. Real estate signs and bulletin boards for a church, school or any other public, religious or educational institution may be erected not less than ten (10) feet from the established right-of-way line of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersections.

10.09.02 Off-Premises Signs. If a setback line is not established for the appropriate zoning district, off-premises signs shall be set back a minimum of twenty (20) feet from the right-of-way line. No off-premises sign shall be erected in front of the required setback line for the appropriate zoning district.

SECTION 10.10 VIOLATIONS

In case any sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this Resolution, the Zoning Inspector shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this Resolution. Political signs posted in violation of this Resolution are subject to removal and disposal by the Zoning Inspector without written notice of violation. Failure to comply with any of the provisions of this Article shall be deemed a violation and shall be punishable under Section 13.05 (Violations and Penalties) of this Resolution.