

TITLE NINE – SUPPLEMENTAL REGULATIONS

CHAPTER 1185 Signs.

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CROSS REFERENCES

Power to Grant Variances – See P. & Z. 1137

1185.01 Purpose.

The purpose of this sign section of the Ordinance is to:

- A. Protect each person's Constitutional right to freedom of speech;
- B. Protect the public health, safety, convenience, comfort, prosperity, and general welfare.

1185.02 Objectives.

This Chapter regulates the time, place, and manner in which signs are displayed to achieve the following:

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A. Primary Objectives:

1. Permit non-commercial signs on any property within the Village;
2. Permit signs without unconstitutionally regulating the information conveyed by each sign;
3. Permit signs, which do not create a potential hazard to the public safety;
4. Permit commercial signs appropriate to the land use and/or zoning classification of each property within the Village;
5. To create a more aesthetically-pleasing Village;
6. To eliminate visual clutter within the Village.

Commentary: A fundamental concept to understanding this sign section (Chapter 1185) of the Zoning Ordinance is the classification of a sign into the following two broad categories:

- (1) Permanent versus temporary; and
- (2) Commercial versus non-commercial.

1185.03 Definitions.

A. Building Frontage.

“Building Frontage” shall mean the maximum horizontal width of the ground floor of a building that approximately parallels and faces an adjacent public right-of-way of at least fifty (50’) feet in width.

In the case of a building where an individual occupant would have no building frontage, the maximum horizontal width of the portion of the building where that occupant's main entrance is located shall be considered that occupant's separate and distinct building frontage.

In the case where two (2) or more different tenants occupy the ground floor of a building, the portion of the building frontage occupied by each tenant shall be considered a separate and distinct building frontage.

Corner lots and through lots shall be considered to have only one (1) distinct and separate building frontage.

B. Changeable Copy.

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“Changeable Copy” shall mean a sign whose informational content can be changed, or altered, by manual, or other means, to display a message.

- C. Downtown Historic District.
The “Downtown Historic District” is the area defined in Ordinance 05-99, which includes the Downtown Business District, and

Is governed by the historic standards set forth in Ordinance 05-99.

The Downtown Historic District is also referred to as the DHD.
(Ord. 05-99. Passed 01-19-1999.)

- D. Design Review Board.
The “Design Review Board” is a board, whose responsibility is to review exterior changes in the DHD and determine if the proposed change is consistent with the historic period.

The Board consists of five members, appointed by the Mayor and approved by Council.

Members include the Mayor, one member of Council, two business owners in the Downtown Historic District, and an architect, who serve voluntarily.

If an architect cannot be appointed, the Mayor and Council may hire an architect.

The Design Review Board is also referred to as the DRB.
(Ord. 05-99. Passed 01-19-1999.)

- E. Illumination.
“Illumination” is the process by which a sign is made visible in the dark.

- F. Sign.
A “Sign” shall mean any visual communication device utilizing a

Color,

Illumination,

Letter,

Motion,

Number,
Object,
Picture,
Symbol, or
Word.

The major function of such device is to convey visual information to or attract the visual attention of

Person within a public right-of-way; and/or,

A person not on the premises on which the visual communication device is located.

The term "sign" shall specifically include the following:

1. Any localized background, which is a part of, or is placed in conjunction with a sign, for the purpose of improving the visibility of the sign; and,
2. Any material whose major function is providing structural support for a sign; and,
3. Any artificial illumination device, whose major function is to provide illumination of the visual information conveyed by a sign.

G. Sign Area.

"Sign area" shall mean the total area, in square feet, of all the visible information-conveying surface area(s) of a sign:

Including all localized background(s),

But excluding all material(s) not conveying significant visual Information, and

Whose major function is providing structural support for the sign.

An irregular shaped sign surface area shall be measured by calculating the surface area of a simple plane or solid geometric shape, which approximates the size and shape of the sign surface

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area.

The area of individual elements of a sign placed against a non-localized background (such as letters placed against a wall or window) shall be measured by calculating the area of the smallest single rectangle, which would completely enclose all elements of the sign.

H. Sign Face.

“Sign face” shall be the largest portion, in square feet, of a sign's area that is visible;

Measured at the location where the largest amount of the sign's area can be viewed by the eye at one point in time.

I. Sign Height (Ground Sign).

The “Sign height” shall mean the maximum vertical height in feet that the highest part of a ground sign extends above the surface of the ground underneath the sign.

Any material shall be considered part of the sign whose major function is providing structural support for the sign.

J. Structural Support.

“Structural Support” shall be that part of the sign, which does not include graphics, information, etc.

K. Sign Types for this code:

1. Awning Sign.

Information is placed on an awning, name, and/or address of business.

2. Governmental Sign.

A governmental sign shall be a sign, placed by a government agency (county, state, etc.) for

Traffic control,

Other regulatory purposes, or

A public service company sign indicating

Danger,

Aid to service, or

Safety.

3. Ground Sign.
A sign which is not attached to a building.
 4. Permanent Sign.
A sign permitted by this Ordinance to be located on a premises for an unlimited period of time.
 5. Projecting Sign.
A sign supported by a building wall, or column, and extending a distance exceeding twelve (12") inches from the wall.
 6. Temporary Sign.
A sign permitted by this Ordinance to be located on a premises for a limited period of time.
 7. Wall Sign.
A sign which is located on, or formed by the surface of the wall of a building.

A mansard roof facade on a building shall be considered part of the wall.
 8. Window Sign.
Any sign located inside or behind a window.
- L. Undeveloped property.
"Undeveloped property" is any property of record that is not developed with a primary structure.

1185.04 Exempted Signs.

The following signs are not subject to the provisions of this Ordinance:

A. Governmental:

A governmental sign for traffic control, or

For other regulatory purposes, or

A public service company sign indicating danger, aid to service, or safety.

B. Non-Commercial Flags:

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A flag conveying non-commercial information

Provided the number of flags does not exceed three (3) on any premises, and

Provided the sign face area of any flag shall not exceed sixty (60) square feet.

C. Installation of Flagpole in Sidewalk.

A property owner may install an American Flag in the public right-of-way, adjacent to his property in accordance with the provisions of Ohio Revised Code 723.012 titled "Installation of Flagpole in Sidewalk".

D. Window Sign.

Any sign located inside or behind a window shall not be subject to any provisions of this Ordinance,

Except the Prohibited Signs and Sign Characteristics contained in this Ordinance,

Provided that the window sign is located in a building where a commercial or an industrial use is permitted as a principal use, and

Provided that not more than fifty (50%) percent of the total window area is devoted to window signage.

1185.05 Prohibited Signs and Sign Characteristics.

A. Any sign, or part thereof, shall be prohibited, which is erected within, or above a public right of way.

This provision shall specifically apply to any sign conveying a commercial, or a non-commercial, message, including a political sign.

Any sign, in the public right of way, may be immediately removed by the Village, except those which are exempted.

B. Any sign erected at, or near any intersection, of any streets located in such a manner as to as to interfere with, mislead, or confuse traffic shall be prohibited, if it

Obstructs free and clear vision, or

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At any location where by reason of position, shape, or color, it may

Interfere with,

Obstruct the view of, or

Be confused with any authorized traffic sign, signal or device, or

Which makes use of the word "stop", "look", "danger", or other word phrase, or symbol.

C. Any sign mounted

Onto,

Above, or

Incorporated into the roof of any building shall be prohibited unless otherwise specifically permitted by this ordinance.

D. Any lighter-than-air or inflatable sign

Attached,

Situated on, or

Tethered

To a premise shall be permitted in a Highway Business District (B-2) only.

E. Any sign shall be permitted in a Highway Business District (B-2) only, which conveys at any time

The visual sensation, or appearance, of motion, or

Presents a non-constant visual image

To the eye of an observer,

F. Any sign shall be prohibited if it utilizes an artificial illumination device, which radiates

An intensity,

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Beam spread,

Glare, or

Color, which interferes with the vision of persons not located on the premises,

- G. Any sign shall be prohibited,

Which is directed above, or outside of a premises,

In such a manner so as to attract an unusual amount of visual attention of persons not located on the premises, and

Which utilizes a

Fixed or mobile beacon,

Searchlight,

Signaling light,

Spotlight,

Strobe light, or

Similar apparatus, equipment, or device.

- H. Any sign, or part thereof, shall be prohibited which utilizes flame, as a source of light.
- I. Any sign shall be prohibited, which utilizes an energized lamp bulb, where the surface of the bulb is directly visible to persons not located on the premises.
- J. Any sign shall be prohibited which conveys misleading, or unlawful, commercial information.
- K. Any sign shall be prohibited, which conveys visual information that is obscene, indecent, or immoral.
- L. No sign or poster of any type shall be placed upon any utility pole either within, or outside of, the right of way.
- M. Changeable copy area, on all signs reserved for changeable copy,

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shall not exceed sixty (60%) percent of the total area of the sign.

Changeable copy produced by mechanical means, or LED's (for fuel sales), shall remain unchanged for a duration of not less than sixty (60) minutes, or shall be considered in violation of paragraph E above.

1185.06 General Provisions.

A sign shall be

Altered,

Designed,

Erected,

Maintained,

Moved, or

Reconstructed,

In accordance with the provisions of this Chapter of this Ordinance,

Unless specifically modified by another Section of this Ordinance.

A. Permits Required.

A Zoning Permit shall be obtained for:

Alteration,

Construction,

Erection or,

Relocation of any sign, unless exempted by the Village Zoning Code.

A sign shall comply with all Village zoning codes and,

All county building, electrical, and fire codes.

B. Nonconforming Signs.

See: Non-Conforming Lots,

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Non-Conforming Uses of Land,

Non-Conforming Structures,

Non-Conforming Uses of Structures and Premises, and

Non-Conforming Characteristics of Use Chapter 1189 of this Ordinance.

C. Maintenance of Signs.

Every sign,

Whether requiring a sign permit or not,

Shall be maintained in a safe, presentable, and good structural condition at all times,

Including the replacement of a defective part, painting, cleaning, and other acts required for the maintenance of said sign,

As determined by the Mayor, Village Administrator or Zoning Administrator.

D. Dangerous or Defective Signs Not Permitted.

A sign in dangerous, or defective, condition shall not be permitted on any premises.

Any such sign shall be removed, or repaired.

E. Removal of Dangerous or Defective Signs.

The Village Mayor, Village Administrator, or Zoning Administrator may immediately remove, or cause to be removed, any sign,

Which, in the opinion of the Village Mayor, Village Administrator, or Zoning Administrator creates an immediate or potential danger to persons or property due to

Structural deficiencies,

Inadequate maintenance, or

Because of the location of the sign.

F. Removal of Unlawful Sign in the Public Right-of-Way.

The Village Mayor, Village Administrator, or Zoning Administrator may remove, or cause to be removed, any unlawful sign in the public

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right-of-way.

- G. Duration of a Permitted Sign.
Any sign, permitted in this Ordinance, shall be considered to be a permanent sign, unless otherwise stated in this Ordinance.
- H. Sign Location with Respect to Frontages.
Sign area, permitted by virtue of a premises having lot frontage or building frontage, shall be located only along that frontage which generated the permitted sign area.
- I. Non-Commercial Messages.
Any sign, permitted under this Ordinance, may convey non-commercial information.
- J. Commercial Messages.
All commercial information, conveyed by any sign permitted under this Ordinance, must pertain to the premises on which the sign is located.
- K. Directional Signs.
In addition to any other permanent, or temporary, sign permitted elsewhere in this Ordinance, permanent or temporary sign(s) shall be permitted, which convey information, pertaining to the direction of traffic movement onto, or within a premises, provided that:
 - 1. The sign face area shall not exceed two (2) square feet.
 - 2. The sign area shall not exceed four (4) square feet.
 - 3. Sign height shall not exceed three (3') feet, if located
Within twenty-five (25') feet of a public right-of-way, or
Eight (8') feet in height in any other location.
 - 4. The sign shall be located outside any public right-of-way,
But shall not be subject to the general ground sign setback provision.
 - 5. The sign shall pertain to the premises on which it is located.
 - 6. The sign shall comply with all the general design standards and general provisions applicable to signs located within the Downtown Historic District, and administered by the Design

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Review Board (DRB),

When located in the Downtown Historic District (DHD).

1185.07 Ground Signs.

A. Setback.
Any permanent or temporary ground sign, or any part thereof, shall be located outside the public right-of-way.

B. Lot Frontage.
Ground signs shall generate sign area based upon lot frontage on a public right-of-way of at least fifty (50') feet in width.

Corner buildings, and through lots, shall have only one (1) additional lot frontage for the purpose of calculating sign area at the rate of fifty percent (50%) for the second frontage.

C. Landscaping Requirements.
A permanent ground sign shall require a single continuous landscaped area,

To be maintained beneath the sign,

In accordance with the following standards:

1. A raised, non-mountable curb,

Suitable to prevent the encroachment of vehicles,

Shall be required, where the required landscaped area is adjacent to a paved surface accessible to vehicular traffic.

2. The minimum distance shall be thirty (30") inches,

Between the face of any required curb, and any part of the sign.

1185.08 Projecting Signs.

Projecting signs shall meet the following requirements.

A. A sign shall not be

1. Less than ten (10') feet in height above a sidewalk, and

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2. Less than fifteen (15') feet in height above a driveway.
- B. A sign shall be attached to the building wall at an angle of ninety (90⁰) degrees, and

No part of the sign shall project more than two (2') feet from the wall.
 - C. A sign shall not mask, or interrupt, a major architectural feature (such as, but not limited to, doors, windows, or trim).
 - D. A sign shall not extend higher on the wall than the bottom height of any second story window.

1185.09 Wall Signs.

Wall signs shall meet the following requirements.

- A. A sign shall not extend more than twelve (12") inches from the wall of the building upon which it is mounted.
- B. A sign shall be inclined from the vertical only to the extent necessary for conformity to the general contour of the wall to which the sign is mounted.
- C. A sign shall not extend above the top of the wall, and shall not extend beyond the limits of any wall to which it is attached.
- D. A sign shall not mask, or interrupt, a major architectural feature (such as, but not limited to, doors, windows, or trim).
- E. A sign shall have hidden structural supports.

1185.10 Free Standing Signs.

Free standing on-premises signs are permitted in the business and manufacturing districts.

- A. A free standing sign may be erected to serve a group of business or manufacturing establishments.

There shall be only one (1) free standing sign for each building, regardless of the number of businesses conducted in said building.

- B. Height requirement.
A free standing sign shall not be over thirty (30') feet in height.
- C. Sign area.
A free standing sign shall have a maximum total sign area of one

hundred (100) square feet per display area.

D. Location.

1. A free standing sign shall not be located closer than ten (10') feet to any street right-of-way line.
2. A free standing sign shall not be located closer than thirty (30') to any adjoining lot line.

1185.11 Temporary Signs.

A. Illumination of Temporary Signs.

The illumination of a temporary sign shall be prohibited.

B. General Regulations.

Only one (1) temporary ground sign shall be permitted for a period of time,

Not to exceed thirty (30) days maximum in any evenly divided one-half (1/2) of a calendar year,

Except as provided elsewhere in this Ordinance.

No fee is required.

C. Temporary Real Estate Signs.

One (1) additional temporary sign, per lot frontage, shall be permitted which complies with the following requirements,

In addition to any other temporary sign permitted elsewhere in this Ordinance on a premises.

No fee is required.

1. The temporary sign conveys information, which pertains only to the premises on which the sign is located.
2. Single-family and Two-family Residential Uses.
 - a. The sign area shall not exceed twelve (12) square feet and the sign face area shall not exceed six (6) square feet.
 - b. Sign height shall not exceed four (4') feet.
 - c. The sign shall be either a ground or a wall sign.

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- d. A sign permit shall not be required.
3. Non-residential, Multi-family, or Undeveloped Land Uses.
- a. For properties with a frontage of one hundred (100') linear feet or less:
 - i. The sign area shall not exceed twelve (12) square feet, and
 - ii. The sign face area shall not exceed six (6) square feet.
 - b. For properties with a frontage greater than one hundred (100') linear feet:
 - i. The sign area shall not exceed thirty-two (32) square feet, and
 - ii. The sign face area shall not exceed sixteen (16) square feet.
 - c. For properties with a frontage of two hundred (200') linear feet or greater:
 - i. The sign area shall not exceed sixty-four (64) square feet, and
 - ii. The sign face area shall not exceed thirty-two (32) square feet.
 - d. A sign shall not exceed six (6') feet in height.
 - e. A sign permit shall be required for a temporary sign.
- D. Temporary Signs Advertising Non-Commercial Events Not Occurring On the Property On Which The Sign Is Located.
- 1. Any sign shall not be displayed which
 - a. Advertises, or is related to a non-commercial event, which said event is not to occur on the property on which the sign is situated more than thirty (30) days prior to the date to which it relates, and

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- b. The sign shall be removed by midnight of the third day following the event to which it relates.
2. Any temporary sign under this provision shall display non-commercial information only.

1185.12 Political Signs.

- A. A political sign shall not be posted in any place, or in any manner that is destructive to public property upon posting or removal.
- B. A political sign shall not be posted in a public right-of-way, nor

Shall any such sign be posted on a utility pole.
- C. A political sign shall not be posted for more than sixty (60) days before an election.
- D. 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.

(Ord. 5-97. Passed 2-4-97.)

1185.13 Signs Permitted for Undeveloped or Agricultural.

- A. Residential Zoned Land.
 1. Permanent Signs.
Permanent sign(s) shall be prohibited.
 2. Temporary Signs.
 - a. Only one (1) temporary sign shall be permitted on each premises.
 - b. The sign shall not exceed twelve (12) square feet in sign area

Plus one (1) additional square foot of sign area for every one-half (1/2) acre of land above six (6) acres

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Not to exceed sixty-four (64) square feet in sign area.

The sign face area shall not exceed one-half (1/2) the sign area.

- c. The sign shall be a maximum of six (6') feet in height.
- d. A temporary sign may be displayed a maximum of ninety (90) days out of each calendar year.

B. Non-Residential or Agriculturally Zoned Land.

1. Permanent Signs.

Permanent sign(s) shall be permitted up to thirty-two (32) square feet.

An additional sign of thirty-two (32) square feet shall be allowed, if the property has frontage on more than one public street.

2. Temporary Signs.

Temporary signs shall be limited to the same requirements for temporary signs for business, industrial, and other non-residential uses.

1185.14 Signs Permitted for Residential Uses.

A. Single or Two-Family Residential Use.

1. General.

a. A sign permit for a temporary sign shall not be required.

b. No sign may be internally illuminated, except for schools and churches.

c. Projecting signs shall be prohibited.

2. All signs in the DHD are subject to the standards and requirements of this Sign Ordinance.

However, the procedures contained in Section 1185.14 shall apply.

2. Ground Signs.

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- a. Permanent ground signs shall be prohibited on any individual lot as defined by this Ordinance.
- b. A permanent ground sign may be permitted on a reserve parcel, or other lands, owned in common by residents living with a specific neighborhood, a neighborhood group, or association, for the purpose of identifying their neighborhood.
 - i. A neighborhood identification sign must be located at the entrance to a neighborhood, and fronting on a public street as defined on the official Thoroughfare Plan.
 - ii. A maximum of one (1), single-face sign shall be permitted at each neighborhood entrance.
 - iii. A sign shall have a maximum area of fifteen (15) square feet.
 - iv. A sign shall have a maximum height of six (6') feet.



- v. A sign shall be mounted onto a
Brick,
Earthen mound,

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Keystone wall,

Stone,

Wood, or

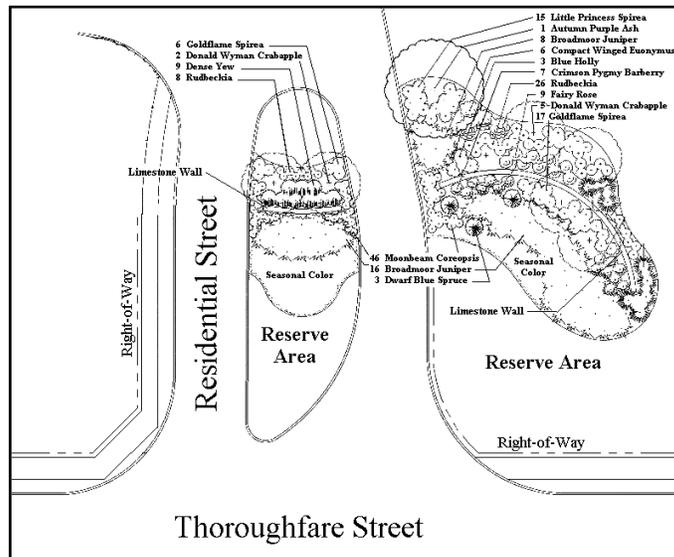
Wrought iron fence, and

The entire area shall be landscaped.

- vi. Approval, and a sign permit, shall be required by the Zoning Administrator, before a ground sign may be constructed.

Plans for all signs including

Earthen mounds,



Fences,

Landscaping,

Location, and

Walls

Shall be submitted for approval.

- 3. Wall Signs.

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Only one (1) wall sign shall be permitted on each dwelling unit, and

Each sign shall not exceed two (2) square feet in sign area.

4. Temporary Signs.

a. Only temporary ground signs shall be permitted.

b. Placement.

Temporary signs shall

i. Not be placed in the public right-of-way,

ii. On utility poles, or

iii. On street or traffic signs.

c. Only one (1) temporary ground sign shall be permitted for a period of time,

Not to exceed thirty (30) days maximum in any evenly divided one-half (1/2) of a calendar year.

d. The sign face shall not exceed six (6) square feet in area.

e. The sign area shall not exceed twelve (12) square feet.

f. The sign height shall not exceed four (4') feet.

g. The sign shall be located outside any public right-of-way, but shall not be subject to the general ground sign setback provision.

h. Garage Sales. (See Section 1181.)

A temporary ground sign, advertising a garage sale to be held on the premises, shall comply with the following regulations:

i. No sign shall exceed four (4) square feet (2' x 2').

ii. A garage sale sign may be displayed for

Twenty-four (24) hours in advance of the sale,

During the hours of the sale, and

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Twenty-four (24) hours after the end of the sale.

- iii. May be displayed for a period of time not to exceed four (4) days maximum in any one (1) evenly divided quarter (1/4) of a calendar year for that premises.
- iv. No more than a total of four (4) signs may be displayed, one (1) at the sale location and three (3) off-site.
- v. Permission must be obtained from the property owner or occupant of the property where the sign is to be placed.

B. Multi-Family Residential Use.

1. General.

- a. No sign shall be internally illuminated.
- b. Each sign may be externally illuminated with the exception that no temporary sign may be illuminated.
- c. Only external artificial light sources directing light to the sign face shall be permitted.

2. Projecting signs or wall signs,

With a sign area larger than two (2) square feet,

Shall be prohibited,

3. All signs in the DHD are subject to the standards and requirements of this Sign Ordinance.

However, the procedures contained in Section 1185.14 shall apply.

4. Ground Signs.

- a. Only one (1) sign shall be permitted on each premises.

However, the two (2) sign faces of a ground sign may be split into two (2) signs, and

Situated on both sides of the main entrance to a multi-

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family development, providing:

- i. Each sign shall have only one (1) sign face.
- ii. The sign face area shall not exceed the maximum sign face area permitted by this ordinance.
- iii. Each sign shall be incorporated into a fence, wall, or earth mound, and

The entire area shall be landscaped.

- iv. Special approval shall be required before a ground sign may be split.
- v. The sign height shall not exceed six (6') feet.
- vi. The permitted sign area shall not exceed one (1) square foot of sign area per ten (10') linear feet of lot frontage.
- vii. The sign face area shall not exceed thirty-two (32) square feet.
- viii. The sign area shall not exceed sixty-four (64) square feet in sign area.

5. Temporary Signs.

- a. Temporary projecting and wall signs shall be prohibited.
- b. Only one (1) temporary ground sign shall be permitted for a period of time,

Not to exceed thirty (30) days maximum in any evenly divided one-half (1/2) of a calendar year.

- c. The sign height shall not exceed six (6') feet.
- d. The sign area shall not exceed one-half (1/2) square foot of sign area per ten (10') linear feet of lot frontage, and
- e. The area of the sign face shall not exceed twelve (12) square feet, and
- f. The sign area shall not exceed twenty-four (24) square

feet.

- g. **Garage Sales.** (See Section 1181.)
A temporary ground sign, advertising a garage sale to be held on the premises, shall comply with the following regulations:
 - i. No sign shall exceed four (4) square feet (2' x 2').
 - ii. A garage sale sign may be displayed for

Twenty-four (24) hours in advance of the sale,

During the hours of the sale, and

Twenty-four (24) hours after the end of the sale.
 - iii. May be displayed for a period of time not to exceed four (4) days maximum in any one (1) evenly divided quarter (1/4) of a calendar year for that premises.
 - iv. No more than a total of four (4) signs may be displayed, one (1) at the sale location and three (3) off-site directional signs.
 - v. Permission must be obtained from the property owner or occupant of the property where the sign is to be placed.

1185.15 Signs Permitted for Business, Industrial, or Other Non-Residential Uses.

A. General Provisions.

- 1. Sign Illumination.
 - a. A permanent sign may be illuminated.
 - b. A permanent sign shall not be internally illuminated for a business, industrial, or non-residential use:
 - i. Where such use is located in a residential zoning district, and
 - ii. Where the parcel, where the use is situated, does not have frontage to a public street on the thoroughfare street as defined by the Village of Genoa

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Thoroughfare Plan.

- c. Only external artificial light sources directing light to the sign face shall be permitted.
 - i. The color of any artificial lights used shall be white or yellow.
 - ii. Light fixtures shall be positioned in a manner that light is focused onto the sign face to prevent glare to persons off-premises, and

The fixture lens, or bulb, shielded from public view.

- d. A temporary sign shall not be illuminated.
2. No sign shall utilize changeable letters, excluding the following types of signs:
 - a. Sandwich Board Signs, not to exceed twelve (12) sq. ft.
 - b. Window signs
 - c. Wall or Bulletin Board signs not to exceed twelve (12) sq. ft.

B. Ground or Projecting Signs.

1. Only one (1) ground or projecting sign shall be permitted on a premise(s).
2. The ground, or projecting, sign shall not exceed one and one-half (1 1/2) square foot of sign area per one (1') linear foot of lot frontage. (or building width? As in the '97 version.)
3. The sign area shall not exceed a maximum of one hundred (100) square feet.
5. Ground signs shall be a maximum height of six (6') feet at the minimum sign setback line.

For every additional five (5') feet of sign setback, one (1') foot may be added to the sign height,

Not to exceed a total sign height of sixteen (16') feet.

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6. A property owner may exchange the permitted ground sign for a wall sign(s) provided:

- a. The sign area for this wall sign shall not exceed the sign face area of the ground sign that is permitted to the property by this ordinance.
- b. The wall sign, that is exchanged for a ground sign, shall be located on a building wall, that is not used to generate permitted wall signage for this property.
- c. The building wall, used to locate this wall sign, shall not primarily face towards an abutting residential use, nor

Toward a residential use across a street,

Having a right-of-way width less than sixty (60') feet as defined in the Thoroughfare Plan for the Village of Genoa.

- d. No other ground sign shall be permitted on the premises unless otherwise permitted by this Ordinance.

Other ground signs permitted by this Ordinance include, but are not limited to, temporary and directional signs.

- e. Approval of a sign permit and associated drawings shall be required by the Village Zoning Administrator, before a ground sign may exchanged for a wall sign.

C. Wall Signs.

- 1. There is no restriction on the number of wall signs.

However, the total sign area of all wall signs shall not exceed one and one-half (1-1/2) square feet of sign area per one (1') linear foot of building frontage.

- 2. Pitched roof overhangs.

In the case of a building with a pitched roof,

That overhangs a wall at the ground floor level,

In a manner that precludes the practical placement of a wall sign on any part of the wall of the building,

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That portion of the roof surface that overhangs the wall shall be:

- a. Considered part of the wall, and
- b. A wall sign may be located on that overhanging roof surface provided that:
 - i. No part of the sign extends more than three (3') feet from the roof surface, and
 - ii. That the sign height does not exceed two (2') feet.
3. The total sign area of all signs displayed shall not exceed the maximum sign area permitted by this Ordinance.

(For multi-tenant buildings, a building frontage is the individual tenant space as defined by this Ordinance.)

D. Temporary Signs.

1. Ground or Projecting Signs (Temporary).

- a. Only one (1) temporary ground sign shall be permitted on each premises, for a period of time not to exceed thirty (30) days maximum in any one (1) calendar year.

The Zoning Administrator may approve a request for a temporary ground sign exceeding the above stated period of time.

- b. The sign area shall not exceed one-quarter (1/4) square foot of sign area per one (1') linear foot of lot frontage,
 - c. The sign face area shall not exceed sixteen (16) square feet.
 - d. The sign area shall not exceed thirty-two (32) square feet
 - e. The sign height shall not exceed six (6') feet.
 - f. Temporary projecting signs shall be prohibited.
2. Wall Signs (Temporary).
- a. Only one (1) temporary wall sign, shall be permitted for

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any on (1) building frontage of a premises for a period of time,

Not to exceed thirty (30) days maximum in any one (1) evenly divided quarter (1/4) of a calendar year.

b. The sign area shall not exceed twelve (12) square feet.

1185.16 Signs Permitted for the Downtown Historic District (DHD).

A. Approvals Required (DHD).

1. The Design Review Board shall issue a Certificate of Appropriateness for the

Alteration (including repainting),

Construction,

Erection, or

Location,

Of all permanent signs in the (DHD) in accordance to the provisions contained in this Zoning Ordinance.

2. The DRB shall issue a Certificate of Appropriateness, and the Zoning Administrator may then approve signs as a part of any site plan, in accordance to the provisions contained in this Zoning Ordinance.

3. The Zoning Administrator may assist the DRB in issuing a Certificate of Appropriateness for any temporary sign in the DHD in accordance with the provisions contained in this Zoning Ordinance.

(Ord. 05-99. Certificate of Appropriateness & Legal Boundary Map)

B. Variances (DHD).

The Village may grant variances in accordance to the provisions contained in the Board of Zoning Appeals (Chapter 1137) of this Zoning Ordinance,

After the DRB has issued a Certificate of Appropriateness.

C. Permits (DHD).

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1. A Zoning Permit application shall be filled out and signed by the applicant.
2. Applicant shall provide all necessary accompanying documentation required for review (photographs, drawings, calculations, certifications, testing etc.).
3. Items C, 1 and C, 2 will be presented to the Design Review Board (DRB) for
Approval,
Denial,
Modification, or
Review

Of a Certificate of Appropriateness, following normal procedures.

4. Administrative Approval.

The DRB will forward its recommendation to the Village Zoning Administrator for appropriate action.

If the Zoning Administrator can approve the permit application administratively, the permit will be approved.

5. Non-Administrative Approval.

The DRB will forward its recommendation to the Planning Commission, or the Board of Zoning Appeals (BZA), depending on the type action requested.

1185.17 Limitation.

For the purpose of this Chapter, outdoor advertising off-premises signs shall be classified as a business use, and

Shall be permitted in all districts zoned for

Business,

Manufacturing, or

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Lands used for agricultural purposes.

In addition, regulation of signs along interstate, and primary highways, shall conform to the requirements of Ohio Revised Code Chapter 5516 and the regulations adopted pursuant thereto.
(Ord. 5-97. Passed 2-4-97.)

1185.18 Maintenance.

All signs shall be maintained in safe and sound structural condition at all times, and

Shall be presentable.

The Zoning Administrator shall remove any on-premises sign,

Which is determined to be unsafe or structurally unsound,

Within ten (10) days of issuance of notification.
(Ord. 5-97. Passed 2-4-97.)

1185.19 Non-Conforming Signs and Structures.

Advertising signs and structures shall be deemed non-conforming

Which were in existence prior to the effective date of this Ordinance,

Which violate, or otherwise,

Are not in conformance with the provisions of this Chapter.

All such legal Non-Conforming signs and structures shall be maintained in accordance with this Chapter.

The burden of establishing the legal Non-Conforming status of any advertising sign or structure shall be upon the owner of the sign or structure.
(Ord. 5-97. Passed 2-4-97.)

Establishing proof that a sign or structure is Non-Conforming may be achieved by the owner presenting photos with dates, permits, correspondence, articles or other similar materials.

1185.20 Loss of Legal Non-Conforming Status.

A legal Non-Conforming sign shall immediately lose its legal Non-Conforming status, and

Therefore must be brought into conformance with this Chapter or be

removed,

If the sign is

Altered in copy (except for changeable copy signs), or

Structure; or

If it is enlarged, relocated, or replaced; or

If it is part of an establishment which discontinues operation for ninety (90) consecutive days, or

If it is structurally damaged to an extent greater than one-half (1/2) of its estimated replacement value, or

A legal non-conforming advertising structure so damaged must be brought into compliance, or be removed.

(Ord. 5-97. Passed 2-4-97.)

1185.21 Violations.

The Zoning Administrator shall notify, in writing, the owner, or lessee, thereof to alter any sign so as to comply with this Ordinance

In case such sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this Ordinance,

Failure to comply with any of the provisions of this Chapter shall be deemed a violation, and shall be punishable under Section 1133.99 of this Ordinance.