

**ARTICLE IV  
SIGN REGULATIONS**

401	Purpose and Intent
402	Compliance Required
403	Zoning Certificate Required
404	Zoning Certificate Exceptions
405	General Requirements
406	Signs Permitted in Residential District
407	Signs Permitted in HC, LC and I Districts

**401 PURPOSE AND INTENT**

Sign regulations, including provisions to control the type, design, size, location, illumination and maintenance thereof, are hereby established in order to achieve, among others, the following purposes:

- A. To promote and maintain attractive and high value residential districts
- B. To provide for reasonable and appropriate methods and conditions for advertising goods sold or services rendered in commercial districts
- C. To provide for appropriate and harmonious identification of uses and services within industrial districts
- D. To protect values
- E. To promote the public health, safety and welfare by avoiding conflicts between signs and traffic control devices, avoiding traffic hazards and reducing visual distractions and obstructions
- F. To protect and preserve the aesthetic quality and physical appearance of the Township.

**402 COMPLIANCE REQUIRED**

Signs shall be designed, erected, painted, repainted, posted, reposted, placed, replaced, hung, displayed, altered, reconstructed, moved or maintained in whole or in part only in accordance with the provisions set forth in this section. The provisions of this chapter shall not amend or in any way interfere with other rules or regulations governing traffic or public safety signs.

**403 ZONING CERTIFICATE REQUIRED**

- A. A Zoning Certificate issued by the Zoning Inspector pursuant to the provisions of Article VIII shall be required prior to the erection, display, relocation, replacement, reinstallation or alteration of any sign, including temporary signs except as otherwise specifically exempted in Section 404. In addition to the standard requirements of Article VIII regarding applications for Zoning Certificates, applications for signs shall also be accompanied by detailed information regarding the design of the sign, including dimensions, materials,

method of attachment or support, source of illumination and the relationship to any building or structure to which it is or is proposed to be installed or affixed.

- B. ODOT Permits. All signs within 660 feet of the right-of-way of Interstate 71 and 76 and Routes 3 and 224 are also subject to regulation by ODOT under Ohio Revised Code Chapter 5516 and the regulations adopted pursuant to Chapter 5516. Zoning Certificates for signs within 660 of these rights-of-way shall not be issued without evidence that a permit has first been issued by ODOT or notice from ODOT that a state permit is not necessary.

#### 404 ZONING CERTIFICATE EXCEPTIONS

No Zoning Certificate shall be required for:

- A. Periodic repair, repainting or maintenance which does not alter the sign including, but not limited to, the sign face, design or structure.
- B. Changing the lettering, graphic or information on a sign specifically approved as a changeable copy sign whether automatic or manual and changing the face of any sign (provided such change does not alter the dimension of the sign).
- C. Legal notices, warnings, regulatory, informational or directional signs erected by any public agency or utility.
- D. Signs not exceeding two (2) square feet in area directing and guiding traffic and parking on private property, such as signs designating handicapped parking, reserved parking, visitor parking and loading areas provided that such signs do not bear advertising or logo material.
- E. Wall signs not exceeding three (3) square feet in area which cannot be seen from a public street or right-of-way or from adjacent properties.
- F. One temporary sign not exceeding four (4) square feet in area per lot or parcel.

#### 405 GENERAL REQUIREMENTS

The following provisions shall apply to all signs.

- A. **The total** area of all signs permitted on a lot in accordance with regulations set forth in the following sections shall include the area of all of the sign faces visible from a public right-of-way, including the area of signs placed upon the surface of windows or doors but shall not include signs not exceeding two (2) square feet in area directing and guiding traffic and parking on private property as provided in Section 404.D or any signs which cannot be seen from a public street right-of-way or adjacent properties.
- B. **The area** of a sign shall be measured within a continuous perimeter enclosing the extreme limits of such sign including all text and graphics and any device used to attract attention provided, however that structural elements lying outside the limits

- of such sign and not forming an integral part of the display shall not be included as sign area. The area of a sign attached to, painted on or part of a building shall include the background color of the sign if it varies from the main color of the building.
- C. **Free-standing** signs shall be limited to a maximum of two (2) faces. Where the two faces of a free-standing sign are oriented 180 degrees or back to back to one another, the total sign area of such sign shall be measured as if the sign had a single face.
- D. **Height**. The height of a free-standing sign shall be measured from the finished grade at the base of the sign to the highest point or element of the sign.
- E. **Frontage**. For the purposes of calculating permitted sign area, the frontage of a building shall be the number of linear feet of the façade facing the principal street or containing the main entrance and the frontage of a lot shall be the number of linear feet that the lot abuts on the principal street.
- F. **Illumination**. Signs in the RR Rural Residential and SR Suburban Residential Districts shall not be illuminated except as specifically provided herein. Signs in HC Highway Service Commercial, LC Local Commercial and I Industrial Districts may be illuminated. Where illuminated signs are permitted, they shall conform to the following requirements:
1. All illuminated signs shall comply with the requirements of the National Electric Code.
  2. Electrical wiring serving any sign shall be installed underground or on or within the structure to which the sign is attached.
  3. Illumination shall not be of excessive brightness and shall be shielded so as to prevent direct light or glare from being cast into any adjoining residential area or at vehicles traveling on a public right-of-way. Such lighting shall be shielded so as to prevent view of the light source from any adjoining residence or residential district and/or vehicles approaching on a public right-of-way from any direction.
  4. Flashing, moving or intermittent illumination shall not be permitted.
  5. The colors red or green whether in direct illumination or reflection shall not be used where such use may interfere with the sight lines of a traffic signal.
- G. All signs shall be located in conformance with the following criteria:
1. No signs shall be attached to utility poles, street signs or traffic control poles.
  2. No signs shall be located within or shall obstruct any public right-of-way, traffic control device or street identification signs at intersections.

3. No sign shall be located so as to obstruct sight distances for vehicles entering or exiting any property or traveling on a public street.
  4. No sign shall be erected or maintained in such a manner that any portion of its surface or its supports will interfere in any way with the free use of access to any fire lane, exit or standpipe or so as to obstruct any window so that light or ventilation is reduced below minimum standards required by any applicable law or building code.
- H. **Prohibited Signs.** Unless otherwise specifically permitted herein, the following signs are prohibited in all districts:
1. Pennants, ribbons, streamers, strings of light bulbs, spinners or other similar devices.
  2. Mobile, portable or wheeled signs.
  3. Signs placed on parked vehicles or trailers for the purpose of advertising a product or business located on the same or adjacent property excepting an identification sign which is affixed to a vehicle regularly operated in the pursuance of day-to-day business or activity of an enterprise provided such vehicles is not parked in the front yard or a side yard abutting a right-of-way.
  4. Signs placed inscribed or supported upon a roof or upon any structure which extends above the roof line of any building.
  5. Inflatable images.
  6. Signs containing flashing, moving, intermittent or running lights or which imitate traffic control devices.
  7. Signs which employ any part or element which revolves, rotates, whirls, spins or otherwise make use of motion to attract attention.
  8. Beacons or searchlights.
  9. Signs which hang less than eight and one-half (8.5) feet above a pedestrian walkway or less than fourteen (14) feet above a vehicular path.
- I. Any owner, part owner, tenant or lessee who allows a sign to remain on his property shall be deemed to have knowledge of the erection and nature of the sign. All signs of any nature shall be maintained in a state of good repair. No sign shall be allowed to remain which becomes structurally unsafe, hazardous or endangers the safety of the public or property. Upon determining that a sign is structurally unsafe, hazardous or endangers the safety of the public or property, the Zoning Inspector shall order the sign to be made safe or removed. The owner of the sign, the occupant of the premises on which the sign or structure is located or the persons or firms maintaining the same shall upon receipt of written notice from the Zoning Inspector, forthwith in the case of immediate danger and in any case within a

reasonable time secure, repair or remove said sign or structure in a manner approved by the Zoning Inspector. If said person or firm fails to comply with such order within a reasonable time, the Zoning Inspector may take action to have the sign removed.

- J. The Zoning Inspector shall order the removal or modification of any sign erected without a zoning certificate found to be in violation of these regulations. The owners of the sign, the occupant of the premises on which the sign or structure is located or the person or firm maintaining the same shall upon written notice of such violation from the Zoning Inspector, within a reasonable time, remove or modify the sign to comply with these regulations. If such sign is not removed or brought into compliance as directed in the notice of violation within a reasonable time, the Zoning Inspector may in addition to other remedies provided by law, institute injunction, mandamus, abatement or any other appropriate action or proceeding to prevent, enjoin, abate or remove such violation.

#### **406 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS**

The following signs shall be permitted in the RR Rural Residential and SR Suburban Residential Districts and shall conform to the regulations set forth herein:

##### **A. Permanent Signs**

1. One sign which may be either a wall or free-standing sign not exceeding twelve (12) square feet in area may be permitted for each lot or parcel. If free-standing, no part of the structure or sign shall exceed six (6) feet in height and shall not be located less than ten (10) feet from the road right-of-way or any lot line except as otherwise permitted by law.
2. A residential development containing more than fifty (50) dwelling units may be permitted one free-standing sign at each entrance to the development provided that such sign does not exceed twenty-five(25) square feet in area, does not exceed six (6) feet in height and is located at least fifteen (15) feet from any street right-of-way or property line except as otherwise permitted by law. The base and foundation of each such sign shall be landscaped with no fewer than five (5) evergreen shrubs.
3. In lieu of the signs permitted in Subsections 1 and 2 above, approved conditional uses of lots and structures may be permitted such signs as may be established by the Board of Zoning Appeals and specified as part of the conditional zoning certificate. Signs approved under these provisions may reflect reasonable modification of the requirements for signs in these districts taking into account the scale and intensity of the use or uses and other comparisons relative to permitted uses of the district.

**B. Temporary Signs**

1. Two (2) temporary signs, which may be either a wall or free-standing sign, not exceeding four (4) square feet in area shall be permitted for each lot or parcel. Free-standing temporary signs shall not exceed three (3) feet in height nor shall such signs be located less than ten (10) feet from the road right-of-way or any lot line or within the road right-of-way except as otherwise permitted by law.
2. One (1) temporary sign not to exceed twelve (12) square feet in area and four (4) feet in height shall be permitted.
3. Temporary signage placed off site shall be permitted with the permission of the private property owner if in compliance with the following requirements:
  - a. Shall not exceed four (4) square feet in area.
  - b. Shall not exceed three (3) feet in height.
  - c. Shall not be placed within road right-of-way except as otherwise permitted by law.
  - d. Shall be placed on private property with permission from property owner.
4. On a corner lot one (1) temporary sign is permitted for each street frontage not to exceed the square foot regulations permitted in Section 406.
5. Lots with frontage exceeding 250 feet may be permitted one (1) additional temporary sign per 250 feet of frontage or a fraction thereof. Area of the sign not to exceed four (4) square feet for each sign. Height of sign not to exceed three (3) feet and to be located not less than 10 feet from any rear or side lot line.
6. Conditional Uses in the Rural Residential and Suburban Residential Districts may be permitted additional temporary signage during the construction phase of a project not to exceed thirty-two (32) square feet in area, eight (8) feet in height and not less than 15 feet from the road right-of-way or side lot lines except as otherwise permitted by law. The quantity and duration of such signs to be determined by the Board of Zoning Appeals during the approval process.

C. <sup>1</sup>Sign Matrix

<u>Permanent</u>	<u>Type</u>	<u>Number Allowed</u>	<u>Area not To exceed</u>	<u>Height not To exceed</u>	<u>Location</u>	<u>Landscape</u>
<u>Permanent</u> 406.A.1	Free-standing or Wall	1	12 square feet	6 feet	Not less than 10 feet from right-of-way or any lot line	
<u>Permanent</u> 406.A.2	Free-standing	1 at each Entrance	25 square feet	6 feet	At least 15 feet from any street right-of-way or property line	Base or foundation shall have at least 5 evergreen shrubs
<u>Permanent</u> 406.A.3	Conditional Use	See Zoning Text 406.A.3				
<u>Temporary</u> 406.B.1	Free-standing or Wall	2	4 square Feet	3 feet	Not less than 10 feet from any rear or side lot line or within road right-of-way	
<u>Temporary</u> 406.B.2	Free-standing	1	12 square feet	4 feet		
<u>Temporary</u> 406.B.3	Free-standing with the permission of private property owner	n/a	4 square feet each	3 feet	Not within road right-of-way but can be placed on private property with permission of the property owner	
<u>Temporary</u> 406.B.4	Corner lot Free-standing	1 sign each street with frontage	4square feet each	3 feet	Not less than 10 feet from any rear or side lot line	
<u>Temporary</u> 406.B.5	Free-standing	1 per 250 feet frontage or fraction thereof	4 square feet each	3feet	Not less than 10 feet from any rear or side lot line	
<u>Temporary</u> 406.B.6	Conditional Use (See Zoning Text	32 square feet	8 feet	3 feet	Not less than 15 feet from road right-of-way or side lot line	

<sup>1</sup> Sign Matrix added 12-05-2009

	406.B.6)					
--	----------	--	--	--	--	--

**407 SIGNS PERMITTED IN THE HC, LC AND I DISTRICTS**

The following signs shall be permitted in the HC Highway Service Commercial, LC Local Commercial and I Industrial Districts and shall conform with the regulations set forth herein. The signage for a residential use within any of these Districts shall comply with the provisions of Article IV Section 406.

A. **Permanent Signs.** The total permanent sign area may be allocated to any or all of the following sign types subject to the restrictions and requirements set forth herein:

1. **Wall Signs.** The total area of all permanent wall signs for each use, parcel, building or land under common ownership or control shall not exceed one and one-half (1.5) square foot for each one (1) lineal foot of the building wall which is more parallel to the frontage of the lot on which the building is located. Wall signs shall not project more than eighteen (18) inches in front of the building wall to which they are attached nor shall more than twenty percent (20%) of the sign’s total height be extended above the top of the wall.
2. **Free-Standing Signs.** Each use, parcel, building or land under common ownership or control shall be permitted the signs provided in either (a) or (b) below:
  - a. One (1) free-standing sign which shall not exceed thirty-two (32) square feet in area nor twenty (20) feet in height. Parcels which have frontage on two (2) or more streets may have a second free-standing sign provided that the second free-standing is located on a different street and does not exceed thirty-two (32) square feet in area nor eight (8) feet in height. Minimum setback from road right-of-way shall be ten (10) feet except as otherwise permitted by law and from all other property lines shall be twenty (20) feet.
  - b. On a lot on which are located three (3) or more separate spaces or buildings, one (1) free-standing sign which shall not exceed fifty (50) square feet in area nor twenty-five (25) feet in height. Minimum setback from right-of-way shall be twenty (20) feet except as otherwise permitted by law and from all other property lines shall be forty (40) feet.
3. **High Rise Sign.** Each lot in the HC District may have one (1) pole type high rise accessory sign on such lot that is designed to be seen from Interstate 71 or 76



and US 224. Such sign shall be located within 660 feet of the interstate right-of-way except as otherwise permitted by law. Such signs shall have a maximum height of 1,132 feet above sea level and a maximum area of 160 square feet.

4. **Gasoline Filling Station Signs.** In addition to the other signs permitted by this section, gasoline filling stations may have not more than one (1) unlighted double-faced accessory sign per pump island. Such signs shall have a maximum area of five (5) square feet and shall be permanently attached to the pump islands.
5. **Window Signs.** Window signs shall not obscure more than thirty percent (30%) of the glazed outer surface of any window.
6. **Billboards.** Billboards shall be permitted in commercial and industrial districts and land used for agriculture as required by Ohio Revised Code Section 519.20 and shall require a zoning certificate. Such sign shall be located so as to maintain the same minimum front, side and rear yard requirements as for buildings in that district except that no such sign shall be located closer than 500 feet to a dwelling. Nor shall any such sign be permitted closer than 500 feet to a public park, public or private school, library, church, hospital or similar institution. The maximum area of such sign shall be 300 square feet. The maximum height of such sign shall be 35 feet. Such sign visible to approaching traffic on either or both sides of a right-of-way except as otherwise permitted by law and shall have a minimum spacing of 500 feet.
7. **<sup>2</sup>Digital Message Signs** are permitted for ground signs only and only one (1) such sign shall be permitted per parcel in the Highway Service Commercial District only. A digital sign shall meet the following requirements:
  - a. Sign shall not exceed thirty-two (32) square feet in area or eight (8) feet in height.
  - b. Sign shall be located twenty (20) feet from road right-of-way except as permitted by law and from all other property lines shall be forty (40) feet.
  - c. Frequency. Copy change shall not be more than once per sixty (60) seconds and both text and color shall remain static between intervals.
  - d. Color. Any digital message sign erected within one hundred (100) feet of an intersection where an illuminated device has been provided for the control of traffic shall not duplicate the electric light of such sign in any colors appearing in the traffic control signal.
  - e. Illumination. Illumination level of a digital message sign shall not exceed 3 foot candles as measured from the adjacent right-of-way's.

---

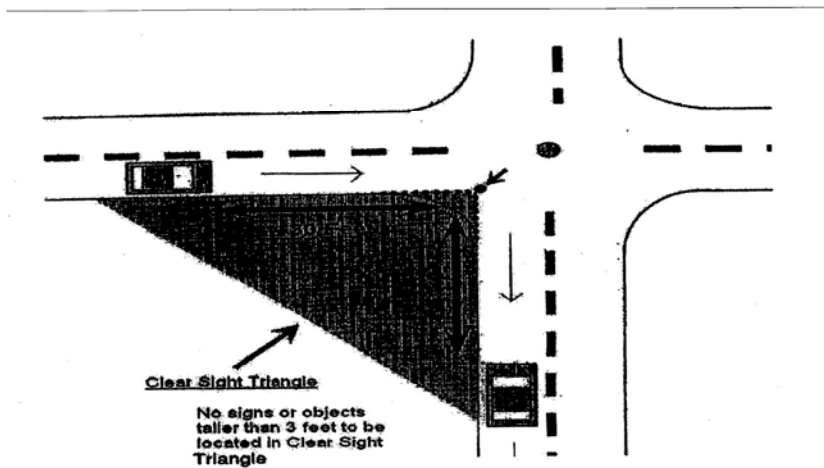
<sup>2</sup> Added 09-15-2010

- f. Digital Message Signs shall be programmed to dim and brighten automatically in response to changes in ambient light to avoid undue brightness.
- g. Digital Message Signs shall be programmed to “freeze” or go blank is there is a malfunction so that flashing or other distracting movement does not result.
- h. Digital Message Signs shall not obstruct the public thoroughfare, highway, sidewalk or adjacent premises so as to cause a traffic hazard or nuisance.

#### **B. Temporary Signs**

- 1. Four (4) temporary signs which may be either a wall or free-standing not to exceed four (4) square feet in area not three (3) feet in height or one temporary sign not exceeding thirty-two (32) square feet in area or eight (8) feet in height shall be permitted for each lot or parcel. Free-standing temporary signs shall not be located less than ten (10) feet from any lot line or within the road right-of-way except as otherwise permitted by law.
- 2. One (1) temporary free-standing sign may be erected on a site during construction or re-construction of a building for which a valid building permit has been obtained. Such sign shall not exceed thirty-two (32) square feet in area not eight (8) feet in height. Each sign shall be located a minimum of fifteen (15) feet from any street right-of-way except as otherwise permitted by law or property line and shall be removed within five (5) days after permanent occupancy of the building.
- 3. Parcels which have frontage on two (2) or more streets may have one (1) free-standing temporary sign per street frontage which shall not exceed thirty-two (32) square feet in area nor eight (8) feet in height. The minimum setback from any road right-of-way shall be ten (10) feet except as otherwise permitted by law and from all other property lines shall be twenty (20) feet. No signs or objects taller than three (3) feet are to be located in the Clear Sight Triangle Diagram.





- 4. Lots with frontage exceeding three hundred (300) feet may have one (1) additional temporary sign per three hundred (300) feet or fraction thereof not to exceed the square foot regulations as permitted in Section 407.
- C. **RESERVED**

D. <sup>3</sup>Sign Matrix Signs permitted in the HC, LC and I Districts

The following signs shall be permitted in the (HC) Highway Service

<sup>3</sup> Added 12-05-2009

Commercial, (LC) Local Commercial and (I) Industrial Districts and shall conform with the regulations set forth herein. **The signage for a residential use within any of these districts shall comply with the provisions of Article IV 406.**

Permanent	Type	Number	Area not to exceed	Height not to exceed	<sup>4</sup> Location	Obscurity	Projection
407.A.1	Wall See text 407.A.1		See text 407.A.1	Not more than 20% of the signs total height be extended above the top of the wall	See text 407.A.1		Not more than 18 inches in front of the building wall to which they are attached
407.A.2.a	Free-standing	1 per street	32 square feet	1 <sup>st</sup> sign 20 feet 2 <sup>nd</sup> sign 8 feet	10 feet from road right-of-way and 20 feet from all other property lines		
407.A.2.b	Free-standing Lots with 3 or more businesses in 3 or more buildings or spaces	1	50 square feet	25 feet	20 feet from road right-of-way and 40 feet from all other property lines		
407.A.3	High Rise	1	160 square feet	1,132 feet above sea level	Located within 660 feet of the interstate right-of-way		
407.A.4	Gasoline filling station	1 unlighted Double faced per pump island	5 square feet		Permanently attached to the pump		
407.A.5	Window					Not more	

<sup>4</sup> Location of Signs apply except as otherwise permitted by law

						than 30% of the glazed outer surface	
407.A.6 REQUIRES A ZONING CERTIFICATE	Billboards Commercial, industrial districts and land used for agriculture only	Minimum spacing of 500 feet	300 square feet	35 feet	Must maintain minimum front, side and rear yard requirements for buildings in that district but may not be located closer than 500 feet to a dwelling, park, private school, library, church, hospital or similar institution		
<sup>5</sup> 407.A.7	Digital Message Signs HC only	1 per parcel	32 square feet	8 feet	20 feet from road right-of-way and 40 feet from all other property lines		

Temporary	Type	Number Allowed	Area not To exceed	Height not To exceed	Location	Time Frame
407.B.1	Wall or Free-standing	4	4 square Feet each	Free-standing 3 feet	Not less than 10 feet from any side lot line or within the road right-of-	

<sup>5</sup> Added 09-15-2010

					way	
	<b>OR</b>					
	Wall or Free-Standing	1	32 square Feet	8 feet	Not less than 10 feet From any side lot line or within the road right-of-way	
407.B.2	Free-standing during construction or reconstruction of a building for which a valid building permit has been obtained	1	32 square Feet	8 feet	Minimum of 15 feet from any street right-of-way or property line	Must be removed within 5 days after permanent occupancy of the building
407.B.3	Parcels with frontage on 2 or streets	1 for each street	32 square feet	8 feet	10 feet from road right-of-way; 20 feet from all other property lines; and in accordance with the Clear Sight Triangle Diagram	
407.B.4	Lots exceeding 300 feet in frontage	1 additional per 300 feet of fraction therefo	32 square Feet	8 feet	10 feet from right-of-way and 20 feet from any other property line	





