

AN ORDINANCE REPEALING CHAPTER 1171 OF THE PLANNING AND ZONING CODE PERTAINING TO SIGNS AND ADOPTING A NEW CHAPTER 1171, BEING 1171.10 THROUGH 1171.90, UPGRADING AND CLARIFYING THE PROVISIONS OF THE VILLAGE OF RICHFIELD ZONING CODE PERTAINING TO SIGNS

WHEREAS, the Planning and Zoning Commission has recommended adoption of a new Chapter 1171, upgrading and clarifying provisions in the Richfield Zoning Code pertaining to signs; and

WHEREAS, this Council has held a public hearing on these proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, Summit County, State of Ohio:


SECTION 1. That there is hereby a new Chapter 1171 of the Planning and Zoning Code, being Sections 1171.10 through 1171.90 entitled "Signs," a copy of which Chapter is attached hereto as Exhibit "A" and incorporated herein fully as if by reference.

SECTION 2. That existing Chapter 1171 of the Planning and Zoning Code, entitled "Signs," as it existed prior to the effective date of this Ordinance, be, and the same hereby is, repealed.

SECTION 3. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: October 7, 2003

  
President of Council

  
Mayor

Dated: 10/15/2003

ATTEST:  
  
Clerk of Council

## Village of Richfield

### CHAPTER 1171 SIGNS

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## Chapter 1171 Signs

### Section 1171.10 Purpose

The Purpose of this chapter is to promote the public health, safety and welfare through the provision of standards for existing and proposed signs of all types. More specifically, this Section is intended to:

- (a) Enhance and protect the physical appearance of the community.
- (b) Promote and maintain visually attractive residential, retail, commercial and industrial districts.
- (c) Ensure that signs are located and designed to reduce sign distraction and confusion that may be contributing factors in traffic congestion and accidents, and maintain safe and orderly pedestrian and vehicular environments.
- (d) Provide review procedures that enable the Village to evaluate the appropriateness of a sign to the site, building and surroundings.

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### Section 1171.12 Definitions – See pictorial examples in the Appendix

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- (a) Signs shall mean any visual communication display, object, device, graphic, structure or part, situated indoors or outdoors, or attached to, painted on or displayed from a building or structure, in order to direct or attract attention, or to announce or promote, an object, product, place, activity, person, institution, organization, or business or the like, by means of letters, words, model, banner, flag, pennant, insignia, device designs, colors, symbols, fixtures, images, illuminations or representation used as, or which is in the nature of an announcement, direction, or advertisement. For the purpose of this Code, the word "sign" does not include flag, pennant, badge, or insignia of any government or governmental agency.
- (b) Animated Sign shall mean any sign that uses flashing lights or movement of the sign or some element thereof, to depict action or create a special effect or scene.
- (c) Awning or Canopy Sign shall mean any sign that is painted on, printed on or attached to an awning, canopy, or other fabric, plastic, or structural protective cover.
- (d) Back Lighted Letter is an illuminated reverse channel letter with an open or translucent back so that light from the letter is directed against the surface behind the letter producing a halo lighting effect around the letter; also referred to as a silhouette or halo-lighted.
- (e) Banner Sign shall mean a sign made of lightweight fabric or similar material with no enclosing framework that is secured to a building or other structure at one or more edges.
- (f) Billboard Sign (synonymous with off-site advertising) shall mean a sign that directs attention to a business, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the same lot.

- (g) Building Sign shall mean any sign attached parallel to any part of a building and including wall signs, awning or canopy signs and window signs.
- (h) Cabinet Sign is a sign structure consisting of the frame and face(s) not including the internal components, embellishments, or support structure.
- (i) Changeable Copy Sign shall mean a portion of a sign with letters, characters, or graphics that are not permanently affixed to the structure, framing, or background allowing the letters, characters or graphics to be modified manually or by electronic or mechanical devices from time to time as situations change, such as bulletin board or announcement board.
- (j) Channel letter is a fabricated or formed three-dimensional letter that may accommodate light source.
- (k) Electronic Message Center is a variable message sign that utilizes computer generated messages or some other electronic means of changing copy.
- (l) Entrance or Exit Sign shall mean a sign located at the driveway entrance or exit and intended to provide for safe ingress and egress.
- (m) Exterior Illuminated Sign is a sign that is illuminated by a light source that is directed towards and shines on the face of a sign; also called direct illumination.
- (n) Flag Sign shall mean a piece of flexible material having a distinctive size, color, and design, used as a symbol, standard, signal, or emblem.
- (o) Ground or Monument Sign shall mean a sign supported from the ground and not attached to any building.
- (p) Halo lighted see definition of backlighted letter (d).
- (q) Ideological Sign shall mean any temporary sign announcing an idea, opinion or position on a social or political issue and containing no commercial message.
- (r) Illuminated Sign shall mean a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.
- (s) Instructional Sign shall mean a sign that has a purpose secondary to the use on the lot and that is intended to instruct employees, customers, or users as to matters of public safety or necessity such as specific parking requirements, the location or regulations pertaining to specific activities on the site or in the building, and including a sign erected by a public authority, utility, public service organization, or private industry that is intended to control traffic; direct, identify or inform the public; or provide needed public service as determined by the rules and regulations of governmental agencies or through public policy.
- (t) Internally Illuminated Sign is sign illuminated internally through its sign face by a light source contained inside the sign.
- (u) Marquee Sign shall mean a sign attached to a structure, other than an awning or canopy sign, projecting from a wall of a building above an entrance and extending over a street, sidewalk, or part thereof.
- (v) Mobile Sign shall mean a sign that is on wheels, runners, casters, or has a frame to which wheels, runners, or casters may be affixed, parked trailers, parked vehicles, or other mobile devices, including tethered and/or anchored balloons.

- (w) Pan Channel Letter is a dimensional letter that is constructed with sidewalls, a back, and a face making the letter a solid integral unity with the sidewalls and back having a pan shaped cross section.
- (x) Permanent Sign shall mean a sign that is not temporary.
- (y) Projecting Sign shall mean a sign that is attached to a building wall and extending twelve (12) inches or more perpendicular to the face of the wall.
- (z) Reverse Channel Letter is a fabricated dimensional letter with opaque face and sidewalls. (See definition (d) Back lighted letter.)
- (aa) Roof Sign shall mean a sign erected, constructed or maintained wholly upon or over the roof or parapet wall of any building with the principal support on the roof structure.
- (bb) Sign Face shall mean the area or display surface used for the message
- (cc) Sign Plate shall mean a wall sign not exceeding two square foot in area.
- (dd) Temporary Sign shall mean a sign that is designed to be used only temporarily and is not intended to be permanently attached to a building, a structure or permanently installed in the ground.
- (ee) Wall Sign shall mean a sign painted on, attached to, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall and not extending more than 12 inches therefrom and which does not project above the roofline or beyond the corner of the building.
- (ff) Window Sign shall mean a sign that is applied or attached to a window or door, or a sign located near a window within a building for the purpose of being visible to and read from the outside of the building except for signs that are not legible from a distance of more than three feet beyond the building in which such sign is located.

#### **Section 1171.14 Application of Sign Regulations**

- (a) The regulations contained in this Section shall apply to signs outside of the public right-of-way.
- (b) A sign may only be erected, established, painted, created or maintained in conformance with the standards, procedures, exemptions and other requirements of this Chapter.
- (c) All permanent signs shall comply with the sign design guidelines set forth in Section 1171.80 Design Standards.
- (d) Architectural Features that are either part of the building or part of a freestanding structure are not considered signs and are thus exempt from these regulations. Architectural features include:
  - (1) Any construction attending to, but not an integral part of the sign, and which may consist of landscape or building or structural forms that enhance the site in general.

- (2) Graphic stripes and other architectural painting techniques applied to a structure that serves a functional purpose or to a building when the stripes of other painting technique do not include lettering, logos or pictures.

**Section 1171.20 Computation and Measurements**

The following regulations shall control the computation and measurement of sign area, sign height, window area and building frontage:

(a) Determining Sign Area or Dimension

- (1) Sign area shall include the face of all the display area of the sign. Sign area shall not include the frame and structural support unless such structural support is determined to constitute an integral part of the sign design.
- (2) For a sign that is framed, outlined, painted or otherwise prepared and intended to provide a background for a sign display, the area of the sign shall be the area of one (1) rectangular shape that encompasses the entire background or frame. (See Figure 1)

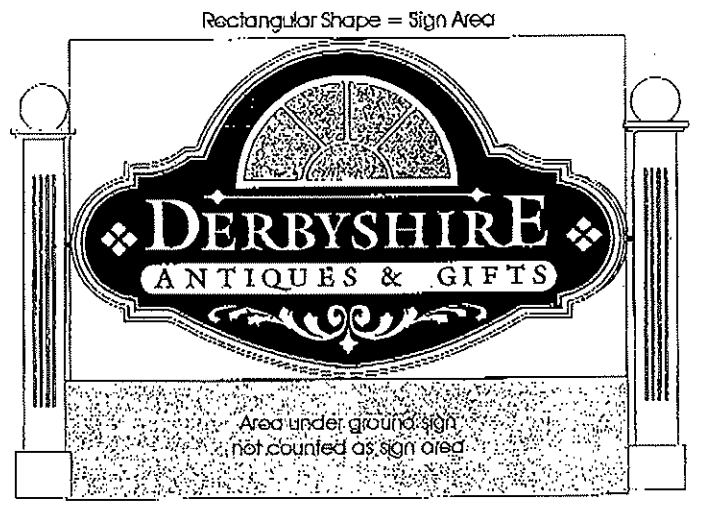


Figure 1: Calculation of Sign Area

- (3) For a sign comprised of individual letters, figures, or elements on a wall or similar surface of a building or structure, or an irregular shaped ground sign, the area of the sign shall be the area of one (1) rectangular shape that encompasses the perimeter of all the elements in the display.
  - A. When separate elements are organized to form a single sign, but the elements are separated by open space, the area shall be the area of one (1) rectangular shape that comprises all the display areas, including the space between the elements.

- B. One minor extension may be permitted to extend above or below the sign area when the area of the extension is less than 25% of the open space included in the sign area. For the purposes of this section, only the open space within the sign area that is located above and below the majority of the letters shall be included in the calculation. See Figure 2.



Figure 2. Calculation of open space area and area of minor extension

- (4) For ground signs and projecting signs:  
The sign area shall be computed by the measurement of one (1) of the faces when two (2) identical display faces are joined, arc parallel or within 30 degrees of being parallel to each other.
- (5) Air under a ground sign between supporting posts, air between a projecting sign and the wall to which it is attached, and lighting fixtures and associated brackets shall not be included in the calculation of sign area. See Figure 1.

### Section 1171.22 Determining Sign Height

The height of a sign shall be measured from the average grade at the base of the sign or support structure to the tallest element of the calculated sign area or support structure. A ground sign on a man-made base, including a graded earth mound, shall be measured from the average site grade prior to the addition of the sign.

### Section 1171.23 Determining Building Frontage and Building Unit

For the purposes of these sign regulations, the length of the building wall that faces a public street or that contains a public entrance to the uses therein shall be considered the building frontage.

- (a) The building frontage shall be measured along such building wall between the exterior faces of the exterior side walls.

- (b) In the case of an irregular wall surface, a single straight line extended along such wall surface shall be used to measure the length.
- (c) A building shall have only one building frontage except as otherwise set forth below.
- (d) A building shall have two frontages whenever the lot fronts on two or more streets, or the building has a public entrance on a wall other than the wall that faces the street. The property owner shall determine which wall shall be the primary building frontage and which wall shall be the secondary building frontage. Only one outside wall of any business shall be considered its primary frontage and only one additional wall considered its secondary frontage.
- (e) For multi-occupant buildings, the portion of a building that is owned or leased by a single occupant shall be considered a building unit. The building frontage for a building unit shall be measured from the centerline of the party walls defining the building unit.

**Section 1171.24 Determining Window Area**

The window area of a building shall be the total glass area of windows on the building frontage. For the purposes of determining window area for ground floor occupants, the ground floor shall be considered to be no more than fifteen (15) feet in height above grade.

**Section 1171.30 Signs for Residential Uses and Signs in Residential District****(a) Table 1 Permitted Signs *sf-sq. ft. d.u.-dwelling unit ft-foot***

<b>Type of Sign</b>	<b>Uses</b>			
	Single Family Dwelling	Single Family Cluster	Multi-Family	Non-Residential
<b>Permanent Signs</b>				
<i>Sign Plate – wall, window or ground</i>				
Maximum number	1/d.u.	1/d.u.	1/d.u.	1/building
Maximum sign area (sf)	2	2	2	4
<i>Ground Sign for Use/Development</i>				
Maximum number ***	1/entrance	1/entrance	1/entrance	1
Maximum total sign area (sf)	40	40	40	40
Maximum height (ft)	5	5	8	8
Minimum setback from right of way (ft)	25	25	25	25
<i>Wall Sign</i>				
Maximum number	n.a.	n.a.	n.a.	1
Maximum area (sf)	n.a.	n.a.	n.a.	40
<b>Temporary Signs</b>				
<i>Window Sign or Ground Sign</i>				
Maximum total sign area (sf)	8/d.u.	8/d.u.	4/d.u.	32
Maximum height – ground (ft)	5	5	5	8
Minimum distance from right of way (ft)	0	0	0	25
<i>Banner</i>				
Maximum number	n.a.	n.a.	1	1
Maximum area (sf)	n.a.	n.a.	30	30
Maximum height (ft)	n.a.	n.a.	8	8
Minimum distance to right of way (ft)	n.a.	n.a.	25	25
<b>Instructional Signs</b>				
Maximum number/entrances	n.a.	n.a.	2	2
Maximum area each sign (sf)	n.a.	n.a.	4	4
Minimum distance from right of way (ft)	n.a.	n.a.	0	0

\*\*\*except as provided in Section 1171.30(b)(4)

**(b) Supplementary Regulations for Ground Signs**

- (1) Ground signs that exceed (4) square feet in area shall be erected with a minimum of two supporting posts or on a solid base.
- (2) Ground signs shall be erected in a landscaped setting.
- (3) No part of a ground sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.
- (4) For residential subdivisions, the ground sign shall have a maximum of two sign faces per entrance, and be either a double-faced ground sign or 2 single-sided sign faces attached to walls or entry features located one on each side of the street entrance.
- (5) For non-residential uses a maximum of 30% of the permitted ground sign area may be devoted to changeable copy.
- (6) Ground signs shall contain the street address in numerals not exceeding seven inches in height.

**(c) Supplementary Regulations for Temporary Signs**

- (1) Temporary signs for residential uses and temporary window signs for non-residential uses may be erected for an unspecified time.
- (2) For non-residential uses, one temporary ground sign that does not exceed six (6) square feet may be erected for an unspecified time. All other temporary ground signs and temporary banner signs shall be permitted for a maximum of 15 consecutive days, not more than 75 days per calendar year.
- (3) Vacant parcels in residential districts shall be permitted one temporary sign. The maximum permitted sign area shall be not more than (4) square feet for every 200 feet of lot frontage or fraction thereof, provided the sign shall not exceed 16 square feet.
- (4) Temporary signs that are erected in order to announce or advertise a specific event shall be removed within seven (7) days after the close of such event.

**(d) Illumination**

Permanent signs may be illuminated as provided in Section 1171.60(a) of this Chapter.

**(e) Instructional Signs**

Instructional signs that are clearly intended for instructional purposes shall be permitted as needed on a lot in a residential district when the lot is devoted to a multi-family or non-residential use.

**Section 1171.40 Signs in Commercial and Industrial Districts**

Signs in Commercial and Industrial Districts, except for residential uses shall comply with the standards in the following sections.

**(a) Building Signs**

The maximum number and area of permanent signs attached to buildings shall conform to the table below. Building signs include wall signs, window signs, awning or canopy signs and projecting signs.

**Table 2 Building Signs**

	Zoning District				
	CH-I, CH-II, C-1	C-2, IS	PCD	OLI	I
<b>a. Signplate</b>					
Maximum number per address	1	1	1	1	1
Maximum area (sf)	2	2	2	2	2
<b>b. Building</b>					
Maximum number per occupant	1	1	1	1	1
Maximum area permitted sq. ft./ft. frontage	1	1	1	1	1
Maximum square foot area per occupant	50	50	70	70	70
<b>c. Projecting Sign</b>					
Maximum number per building	1	n.a.	n.a.	n.a.	n.a.
Maximum area permitted (sf)	12	n.a.	n.a.	n.a.	n.a.

**(b) Window Signs**

(1) Ground floor occupants. A window sign shall not exceed forty percent (40%) of the total glass area at the ground floor window and shall comply with the Design Standards for signs. (Section 1171.80)

(2) Upper floor occupants. For a multi-story building, each occupant above the ground floor shall be permitted one permanent sign to be placed in a window of the occupant's space, not to exceed six (6) square feet or 25 percent of the area of the window in which the sign is placed, whichever is smaller. These signs shall be in addition to the maximum allowable area for building signs provided in Table 2.

**(c) Secondary frontage or access**

If a building or occupant has frontage on a second street or has access from a second public entrance such as a parking lot an additional sign area may be permitted on the secondary frontage not to exceed 40 percent of the sign area permitted for the primary frontage.

**(d) Projecting Signs**

Projecting signs shall be permitted only in the CH I, CH II and C-1 Districts.

(1) Projecting signs shall be limited to occupants that have a minimum of 20 feet of occupant frontage. All projecting signs shall have a maximum height of 14 feet and a minimum clearance of seven (7) feet from the ground to the bottom of the sign, except when the projecting sign is located above a landscaped area or other area that does not permit pedestrian traffic beneath the sign. A projecting sign shall not be permitted to extend into the street right-of-way.

**(e) Ground Signs**

Permanent ground signs permitted in Commercial and Industrial Districts shall comply with the following regulations:

**Table 3 Permanent Ground Signs**

	Zoning Districts				
	CH-I, CH-II, C-1	C-2, IS	PCD	OLI	I
Ground Signs					
Maximum number permitted per building (sl)	1	1	1	1	1
Maximum area (sf)	25	50	50	50	50
Maximum height	6	8	8	8	8
Maximum area of sign and supporting structure (sf) ***	45	75	75	75	75
Setback from public right of way	15	25	25	25	25
Entrance / Exit Signs					
Maximum number permitted	2/drive	2/drive	2/drive	2/drive	2/drive
Maximum area per sign (sf)	2	4	4	4	4
Instructional Signs	As regulated in Section 1171.40 (f)				

\*\*\*May be modified by the Planning and Zoning Commission if the ground sign is an integral part of a retaining wall or landscaped area.

- (1) Additional Ground Signs: An additional ground sign may be permitted on lots not less than 4 acres in Commercial and Industrial Districts for a building or development on a corner lot. The additional sign shall not exceed the area as provided in Table 3.
- (2) Setback from Intersections: On a corner lot ground signs shall comply with the minimum setback provided in Table 3.
- (3) Minimum Side Yard: Ground signs shall be located not less than 15 feet from a side lot line provided, however, when adjacent to a Residential District (R-1, R-2, R-3A or R-3) or a lot used for residential purposes, a ground sign shall be not less than 30 feet from the side lot line.
- (4) Changeable Copy: Ground signs may have up to 30% of the permanent sign area devoted to changeable copy.
- (5) Multi-Occupant Facilities: When a ground sign is permitted on a site that has more than one occupant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof.

#### (f) Temporary Signs

Temporary signs in Commercial and Industrial Districts may be permitted in addition to the permanent signs as regulated in Sections 1171.40(a) thru (c) provided:

- (1) Temporary signs may be ground signs, window signs or banner signs.
- (2) The area of a temporary window sign shall not exceed 25% of the total transparent glass area of the window in which the sign is placed.
- (3) Temporary ground and temporary banner signs are permitted only in C-1, C-2, CH-I, CH-II, and IS Districts provided:
  - A. There shall be no more than 2 temporary or banner signs each not more than 30 square feet; and
  - B. Each sign shall have a maximum height of 6 feet above grade; and
  - C. Each sign shall not be less than 15 feet from a street right-of-way except the Planning and Zoning Commission may permit signs less than 15 feet from a street right-of-way in CH-I and CH-II districts.; and
  - D. Signs shall be permitted for a maximum of 15 consecutive days, and not more than a total of 75 days each calendar year.
- (4) Temporary signs that are created in order to announce a specific event shall be removed within seven days after the close of such event.

#### (g) Illumination

Permanent signs may be illuminated as provided in Section 1171.60(a).

#### (h) Instructional Signs

Instructional signs that are clearly intended for instructional purposes shall be permitted as needed and as approved by the Planning and Zoning Commission.

**(i) Signs for Residential Uses**

Signs for uses permitted or conditionally permitted in Residential Districts shall conform to the sign regulations provided in Section 1171.30 of the Chapter.

**Section 1171.50 Prohibited Signs**

All signs not expressly permitted shall be prohibited in the Village. Such signs include but are not limited to the following:

- (1) Roof signs
- (2) Billboards
- (3) Flags intended for advertising or commercial purposes
- (4) Marquee signs
- (5) Electronic reader boards
- (6) No mobile signs shall be erected, constructed, displayed or maintained except those on licensed commercial delivery and service vehicles. Such vehicles shall not be parked in any district closer to the street than the front line of the principal building, unless the principal building has a rear parking area; in which case, all such vehicles shall not be parked closer to the street than the rear line of said building.
- (7) Temporary directional signs.
- (8) Flashing, moving, inflatable, blinker, racer type, intermittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, exposed light bulbs, and strings of lights not permanently mounted to a rigid background, and other similar types of attention-getting devices.
- (9) The interior illumination of signs, except as expressly permitted in Section 1171.60(a) and signs with characters, letters, figures, designs or outlines by electric lights or luminous tubes as part of the sign.
- (10) Merchandise, equipment, products, vehicles or other items not themselves for sale and placed for attention getting, identification or advertising purposes.
- (11) Permanent sign erected or attached to accessory structures
- (12) Outline lighting of the building or roof line
- (13) Internal illumination of all or part of the roof.

### **Section 1171.60 Illumination, Construction and Maintenance Standards**

In addition to the design, size, type and location of signs, all signs shall meet the following standards:

#### **(a) Illumination**

Signs shall be permitted to be illuminated as provided in the following:

- (1) External Illumination: All signs that are permitted to be illuminated shall be externally illuminated, except as otherwise permitted in subsection (2) below. External illumination shall comply with the following.
  - A. Only direct lighting from an external source shall be used to illuminate the sign.
  - B. The source of light shall not be visible from the street or adjacent property.
- (2) Internal illumination:
  - A. Internal illumination of signs may be permitted by the Planning and Zoning Commission for uses in all Commercial and Industrial Districts provided that only reverse pan channel, or halo-lighted letters, characters or graphics are permitted.
  - B. Internally illuminated cabinets may be permitted by the Planning and Zoning Commission provided such cabinets shall consist of a solid opaque background with "knock-out" areas for copy, graphics and embellishments.
- (3) Signs shall not include animated, flashing, moving or intermittent illumination in which any part of the message changes at a rate of more than once per day.
- (4) No temporary sign shall be illuminated or have the potential to be illuminated.

#### **(b) Location of Signs and Construction Standards**

- (1) No sign regulated by any of the provisions of this Section shall be erected in the right-of-way, or at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape, or color, it may interfere with, obstruct the view of, or be confused with, any authorized traffic sign signal or device as defined in the Manual of Uniform

Traffic Control Devices; or which makes use of the words "STOP", "LOOK", "DANGER", or any other work phrase, symbol or character in such a manner as to interfere with, or confuse traffic.

(2) No sign shall be attached to a utility pole, tree, trash receptacle, bench, or any other structure not intended or approved as a sign support.

(3) No sign shall be erected so as to project over and obstruct any window, door, fire escape, balcony, platform stairway, ladder, vent or other means of ingress of any building.

(4) The construction, erection, safety and maintenance of signs shall comply with the Ohio Building Code.

(5) Signs shall be structurally sound and located so as to pose no threat to pedestrian or vehicular traffic.

(6) Permanent signs shall be constructed and erected to withstand wind pressures of at least 30 pounds per square foot of surface, and shall be fastened, suspended or supported so that they will not be a menace to persons or property.

(7) Permanent signs shall be fabricated on and of materials that are of good quality and good durability.

(8) Temporary signs shall be durable and weather-resistant and fastened or anchored sufficiently, whether attached to the building or positioned in the ground.

(9) No temporary sign shall have moveable lettering or lettering capable of being moved or replaced.

**(c) Maintenance:** All signs shall be maintained as follows:

(1) The property owner, occupant, or other person responsible for the sign shall maintain the sign in a condition fit for the intended use and he or she shall have a continuing obligation to comply with all building code requirements.

(2) If the Zoning Inspector finds that any sign is unsafe, insecure, or a menace to the public notice shall be given in writing by the Zoning Inspector to the owner. The owner of the business shall, within 48 hours of such notification, correct such unsafe condition or remove the sign.

(3) Whenever any sign, either conforming or non-conforming to these regulations, is required to be removed for the purpose of repair, refurbishing, or repainting, the same may be done without a permit or any payment of fees provided that all of the following conditions are met:

A. There shall be no alteration or remodeling to the sign face, lettering (except as otherwise permitted for changeable copy), sign base, sign support(s) or the mounting of the sign itself.

B. There shall be no enlargement or increase in any of the dimensions of the sign or its structure.

C. The sign shall be accessory to a legally permitted, conditional or non-conforming use.

(4) The Zoning Inspector may order any sign to be painted or refurbished whenever needed to keep the sign in a neat and safe condition.

### Section 1171.70 Nonconforming Signs

- (a) Maintenance of Nonconforming Signs. Nonconforming signs shall be maintained in good condition and may continue until such sign is required to be removed as set forth in this Section.
- (a) Alteration, Relocation or Replacement of Nonconforming Signs. A nonconforming sign shall not be structurally altered, relocated or replaced unless it is brought into compliance with the provisions of this Chapter.
- (b) Reconstruction of Damaged Sign. If a sign face and/or its support are damaged to the extent where the repair cost exceeds 50% of the replacement cost of the sign, the sign shall be removed or brought into compliance. If the repair costs do not exceed 50% of the replacement cost of the sign, the Planning and Zoning Commission may authorize the sign to be repaired, provided all repair work is completed within 60 days of the date the damage was incurred.
- (c) Termination. A nonconforming sign shall immediately lose its legal nonconforming status, and shall be brought into conformance with this Chapter or removed, when any of the following occur:
  - 1. The size or shape of the sign is changed.
  - 2. The sign face (except otherwise permitted for changeable copy) or sign structure is altered.
  - 3. If the property upon which the sign is located ceases to be used for a period of six (6) months or more.

### Section 1171.80 Design Standards

All permanent signs shall comply with the following design standards:

- (a) Overall Design of Signs
  - 1. Elements of the sign shall create an overall cohesive design, reflect simplicity, avoid visual clutter and insure legibility.
  - 2. The message shall be easy to read from the intended vantage point, public street, public sidewalk, or public parking lot but not be out of scale with the building, site or streetscape. The ratio of the message to the background shall permit easy recognition of the message. Lettering size shall be the size needed to ensure the sign can be seen from the intended distance. For awning signs, the sign graphics shall be located on the portion of the awning fabric that hangs perpendicular to the horizontal plane of the ground, below the awning's support structures.
- (b) Relationship to Building Architecture
  - 1. Variety in the design of signs among different storefronts shall be encouraged when the architecture of the building(s) suggests variety.
  - 2. Storefronts with common architectural elements shall have signs that share continuity of design so that the placement and design of individual signs

contribute to the cohesive appearance created by the common architectural elements. For example, a series of storefronts that, because of their architecture and design have the appearance of a single building shall have occupant signs that share common elements.

3. Owners of multi-tenant buildings shall develop a sign plan for the building and site as required in Sections 1131.02, 1151.02, and 1165.02 to aid in determining the level of variety or cohesiveness required for signs.

(c) Placement of Signs on Buildings

All signs shall be reviewed for their impact on the overall building façade. The sign and associated lighting fixtures shall compliment the architecture of the building on which it is placed and shall be placed in an appropriate location on the building façade.

(d) Ground Signs

Ground signs shall be spaced or combined along the street frontage in a manner that ensures that one ground sign does not obscure the view of another ground sign.

### Section 1171.90 Administrative Provisions

- (a) Compliance with this Chapter. No person shall erect, locate, move, alter, or replace any sign or cause a sign to be located or maintained, unless all provisions of this Chapter have been met.
- (b) Signs Requiring Zoning Certificate/Registration. To ensure compliance with these regulations, a zoning certificate shall be obtained for all signs, unless specifically exempted below. All temporary ground signs and banner signs except ideological signs shall be registered with the Zoning Inspector.
- (c) Application Requirements:
  - (1) An application for a zoning certificate shall be made to the Zoning Inspector on the form provided and in the manner required.
  - (2) When any person other than the owner of the property submits an application, the owner of the property or a designated agent for the owner shall also sign such application.
  - (3) The application shall include the location and dimensions of proposed signage on a scaled drawing of the building elevation.
  - (4) The application shall include:
    - location and dimensions of proposed signage on a scaled drawing of the building elevation.
    - color rendering of the proposed signage
    - landscape plan for the base of the sign

(d) Sign Review:

- (1) The Planning and Zoning Commission shall review and act on applications for permanent signs according to the standards set forth in this Section and the review procedures for development plan review set forth in Sections 1131.02, 1151.02 and 1165.02.
- (2) The Zoning Inspector shall review all temporary signs, except as otherwise specifically exempted below.
- (3) The erection of the following signs shall not require a zoning certificate provided that all applicable regulations of this Section are complied with:
  - a) Signplates for residential uses
  - b) Temporary signs for dwelling units
  - c) Temporary window signs
  - d) Maintenance of existing signs in compliance with Section 1171.60(c).

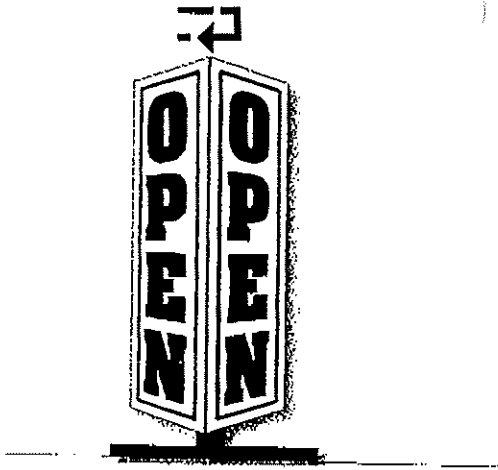
(e) Referral of Applications to Planning and Zoning Commission: The Zoning Inspector, upon receiving an application shall examine such plans, specifications and other data and the premises upon which it is proposed to erect the sign or other advertising structure.

- (1) If it appears that the proposed application is complete, the application shall be referred to the Planning and Zoning Commission where its approval must be obtained before the zoning certificate is issued.
  - A. When approved by the Planning and Zoning Commission, the application shall be returned to the Zoning Inspector who shall issue the zoning certificate.
  - B. If the work authorized under a zoning certificate has not been completed within six (6) months after the date of approval, the permit shall become null and void.

**Section 1171.99 Penalty –**

- (a) Any violation of the Chapter is hereby declared to be a nuisance per se.
- (b) Chapter 1103 of this Zoning Code, as applicable, is hereby incorporated for purposes of notification, enforcement and penalties for any violations of this Chapter.

**APPENDIX – PICTORIAL EXAMPLES**



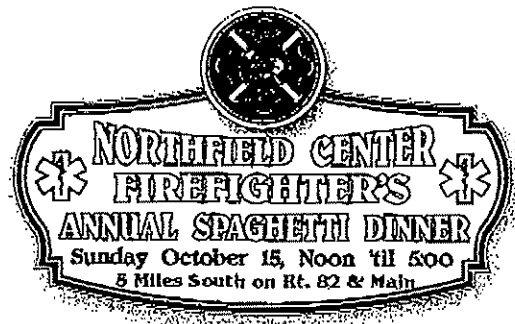
(B) Animated Sign



(C) Awning or Canopy Sign



(E) Banner Sign



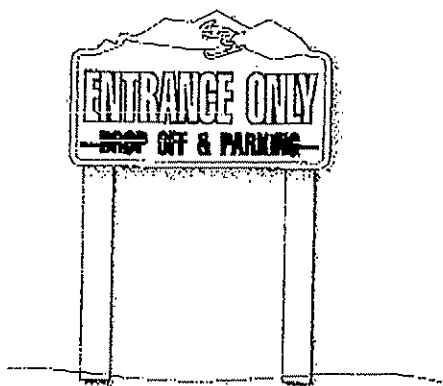
(F) Billboard Sign



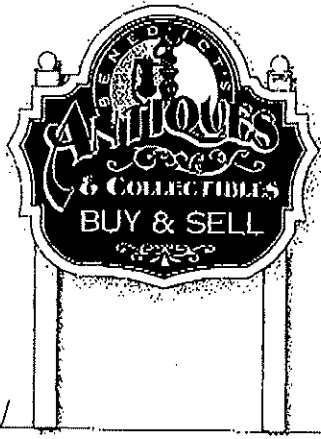
(G) Building Sign



(H) Cabinet Sign



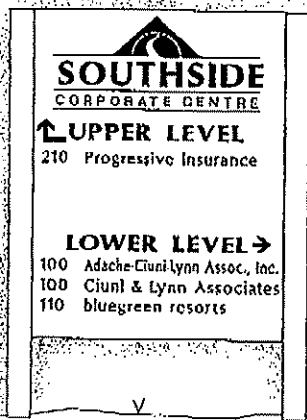
6/9/2003



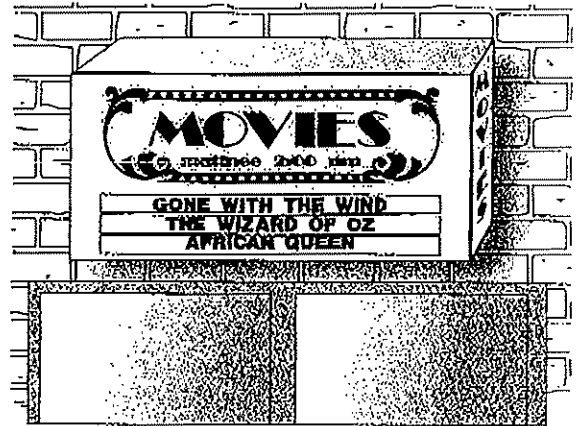
(O) Ground or Monument Sign



(Q) Ideological Sign



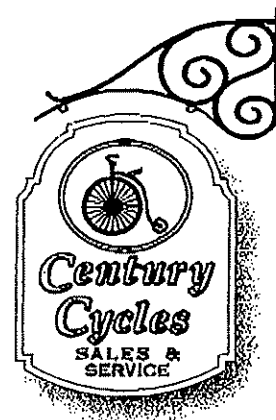
(S) Instructional Sign



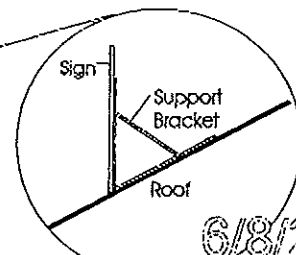
(U) Marquee Sign



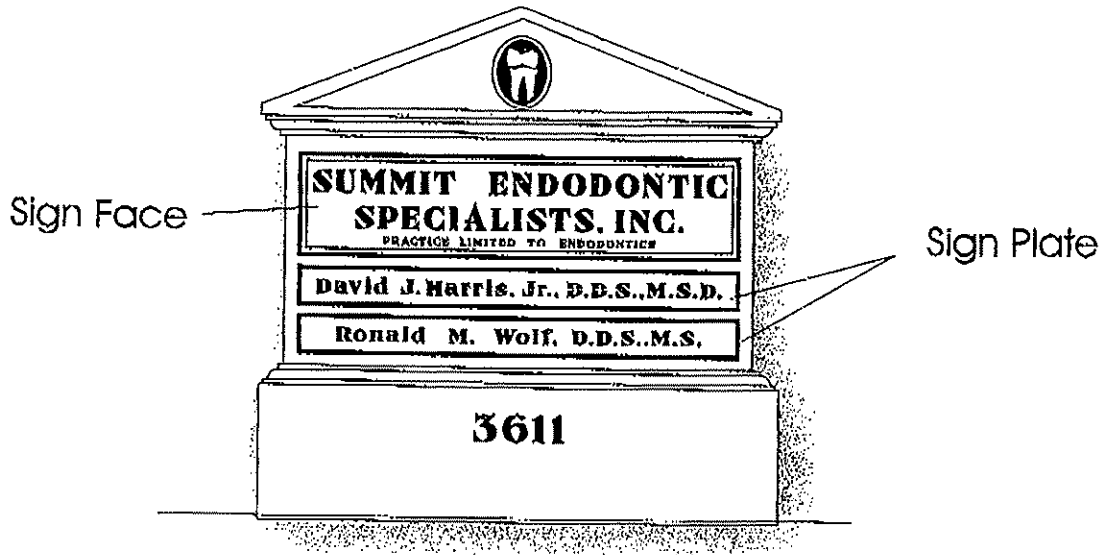
(V) Mobile Sign



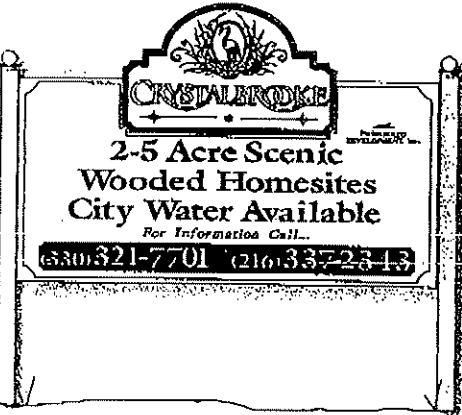
(Y) Projecting Sign



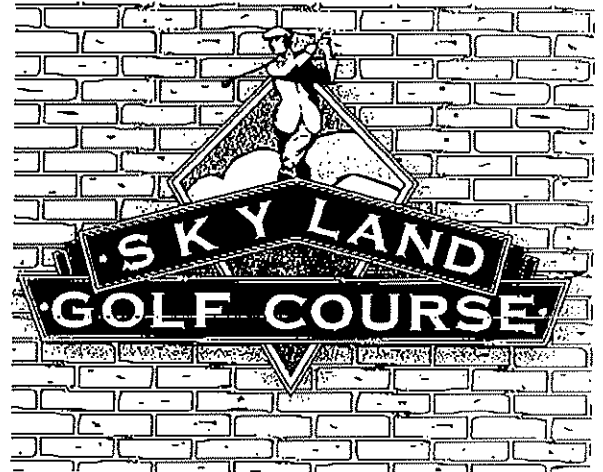
6/8/2003



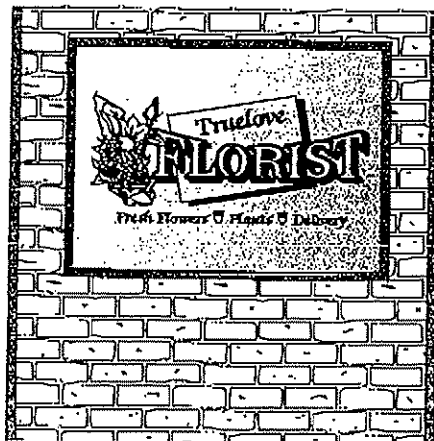
(BB) Sign Face and (CC) Sign Plate



(DD) Temporary Sign



(EE) Wall Sign



(FF) Window Sign

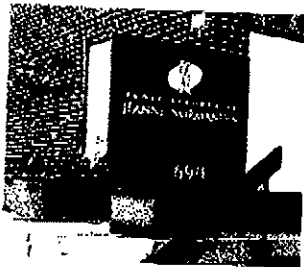
6/8/2003

(P) Halo Lighted

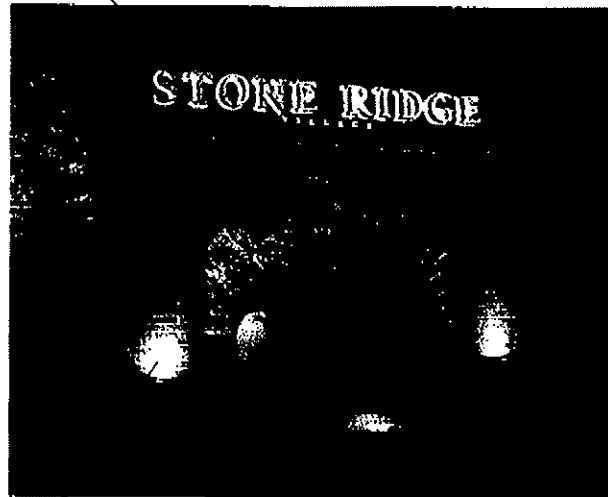
(T) Internally Illuminated



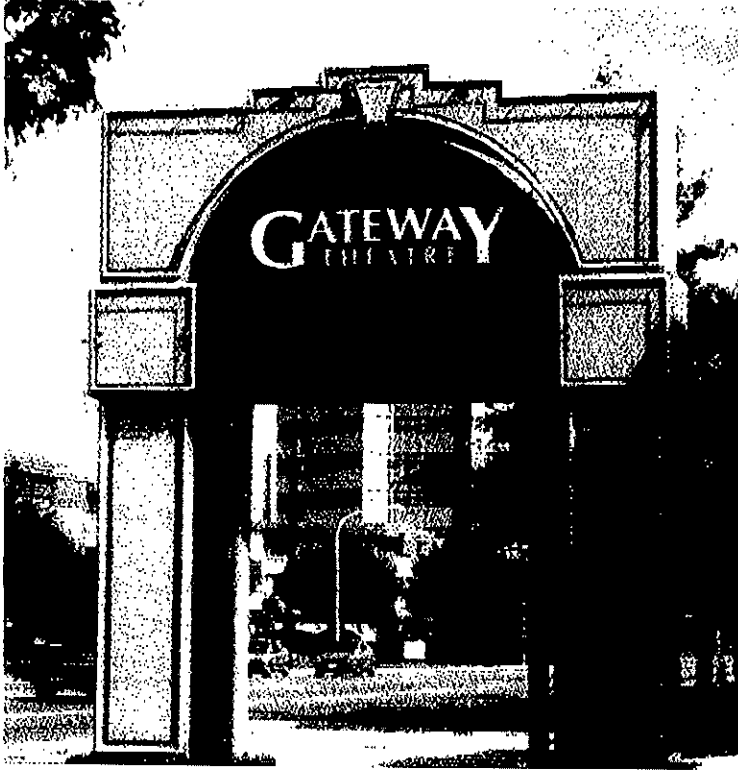
(D) Back Lighted Lettering



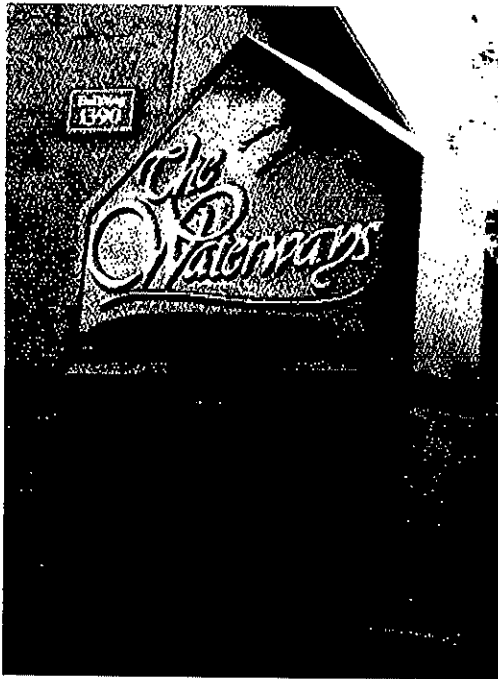
(T) Internally Illuminated



(R) External Illuminated



(K) Electronic Message Center



(W) Pan Formed Lettering