

CHAPTER
13

SIGNS

13-1 PURPOSE.

The purpose of this Chapter is to regulate and encourage the orderly development of signs so as to protect the public health, safety welfare of the Township while recognizing the need for adequate business identification, informational and advertising communication and the value of visual attractiveness.

13-2 SCOPE.

The regulations of this Chapter shall govern and control the erection, enlargement, expansion, alteration, operation, maintenance and relocation of any sign that is visible from any street, sidewalk or public or private common open space. These regulations shall also govern the removal of signs determined to be physically unsafe or which create a safety hazard to the public. The regulations of this Chapter dictate the types, location and physical standards of signs that are permissible for specified uses, subject to the sign permit procedures of this Chapter. The regulations of this Chapter shall be in addition to any provisions of Chapter 5516 of the Ohio Revised Code and the Ohio Basic Building Code (OBBC) applicable to the construction and maintenance of signs.

13-3 DEFINITION OF TERMS.

Words, terms, or phrases, not otherwise defined in this section, shall have, for the purpose of this Resolution, the meaning or meanings attributed to them in English usage current at the time of adoption of this Resolution, and words used in the present tense shall include the future. The word "shall" is mandatory and not permissive. For the purposes of this Chapter, signs and their features and characteristics shall be defined and classified as follows:

A. FREESTANDING SIGNS	
Pole Sign	A permanent freestanding sign supported by one (1) or more uprights, poles or braces placed in or upon the ground surface and not attached to any building. Such sign may also be commonly known as a pylon sign.
Ground Sign	A permanent freestanding sign other than a pole or pylon sign, not attached to a building, which is placed upon or supported by the ground independently of any other structure. Such sign may also be known as a monument sign.
B. BUILDING SIGNS	
Awning / Canopy Sign	A building sign that is mounted or painted on or attached to an awning or canopy and does not project vertically above or horizontally beyond the physical dimensions of such awning or canopy.
Marquee Sign	A building sign attached to a marquee, canopy or awning projecting from or supported by the building at main entrances.
Projecting Sign	A building sign which projects more than 18 inches from and is supported by a wall of a building and does not extend beyond the minimum required setback line or into and over street right-of-way, and not less than 8.5 feet at its lowest point, above sidewalk or ground level.
Wall Sign (Facia Sign)	A building sign which is attached directly to a building wall and which does not extend more than eighteen (18) inches therefrom nor above the roof line or beyond the limits of the outside wall, with the exposed face of the sign in a plane parallel to the building wall.
Window Sign	A building sign permanently affixed to, in contact with, or inside a window; installed for purposes of viewing from outside the premises. This does not include merchandise located in a window.
C. TEMPORARY SIGNS	
Temporary Sign	A sign which is neither permanently anchored to the ground nor permanently affixed to a structure, nor mounted on a chassis, and intended to be removed after a limited period of display.
Balloon Sign	A temporary sign on an inflated nonporous object filled with air or other gas.
Banner Sign	A temporary sign in the nature of a flag, pennant, streamer or ribbon
Construction Sign	A temporary sign located on premises, which provides information pertaining to the builder, owner, project, or the contractor constructing the development.

C. TEMPORARY SIGNS, CONT.	
Development or Business, New	A temporary sign used to identify a business or development that begins commercial activity at a new location or that changes its name. Such sign shall be removed following the construction of the tenant's permanent sign.
Event Sign, Commercial	A temporary sign used to display a commercial message related to a special event, offer, service or other similar advertisement.
Event Sign, Non-Commercial	A temporary sign used to display a non-commercial message such as: Now Hiring, Now Placing, etc.
Festival Banner Sign	A temporary sign on a banner related to public festivals installed on public property or in the public right-of-way.
Festival Device Signs	A temporary sign on balloons, umbrellas and similar devices.
Flag, Pennant or Other Moving or Animated Sign	Any temporary sign or part of such sign that changes physical position by any movement or rotation of that gives the visual impression of such movement or rotation.
Political Campaign Sign	A temporary sign advertising candidates or soliciting votes in support of or against any proposition or issue at any general, primary, special, school or any other election.
Public Event Banner Sign	A temporary sign on a banner, which provides information on current or upcoming public events, attached to a facility owned or controlled by the County or any agency thereof and which is not be installed more than 2 weeks before the event.
Real Estate Sign	A temporary sign located on premises containing land or buildings for sale, rent or lease, or buildings under construction and intended for sale, rent or lease.
D. MISCELLANEOUS SIGN TERMS	
Abandoned Sign	Any outdoor advertising sign left in place after a business has ceased to operate at the location. A sign may be considered abandoned 45 days after the identified business has vacated the premises
Bench Sign/Billboard	Any outdoor advertising sign attached to a bench, chair, table, bus shelter or similar item.
Billboard (<i>Outdoor Advertising Sign</i>)	A type of off-premises sign, classified as a business use, generally but not limited to a rigidly assembled sign, display, or device, usually free standing, that is affixed to the ground or to a building, the primary purpose of which is to display advertising posters. Such signs commonly referred to as "billboards" or "poster panels" are generally designed so that the copy or poster on the sign can be changed and the advertising space may be leased.
Billboard, Bulletin (<i>Outdoor Advertising Sign</i>)	A standardized advertising sign with a face area not exceeding 672 sq. ft. (14 ft. x 48 ft.), excluding temporary embellishments, cut outs or extensions as herein defined.
Billboard, Junior Poster Panel (<i>Outdoor Advertising Sign</i>)	A standardized advertising sign with a face area not exceeding 72 sq. ft. (6 ft. x 12 ft.), excluding temporary embellishments, cut-outs, or extensions as herein defined. Also called an Eight-Sheet poster.
Billboard, Poster Panel (<i>Outdoor Advertising Sign</i>)	A standardized advertising sign with a face area not exceeding 300-sq. ft. (12 ft. x 25 ft.), excluding temporary embellishments cut-outs or extensions as herein defined. Also called a 30-sheet poster.
Billboard Cut-out	A treatment employed to enhance the quality of a sign by removal, deletion, or omission of any portion of the sign.
Billboard Embellishment	A temporary treatment employed to enhance the quality of a sign that reflects a community design theme, an historic period or artistic style.
Billboard Extension	A treatment employed to enhance the quality of a sign by addition of a sign face area or projection thereof.
Bulletin Board, Institutional	A sign located on the property owned or operated by a public, religious, institutional, school, library, community center or similar institution that is used to identify the name of the institution or organization and the announcement of its services or activities.
Canopy	See Awning / Canopy Sign Definition
Changeable Copy Sign	An sign designed so that the characters, letters or illustrations can be changed or rearranged without altering the face or the surface of the sign; also known as a reader board.
Clear Sight Distance Triangle	The triangular area formed by a diagonal line connecting two points located on intersecting lines of a right-of-way, easement of access, or pavement edge of an access drive, each point being 20 feet from the intersecting lines. See Chapter 14, Section 14-9, Figure 14D.
Clearance (<i>of a Sign</i>)	The smallest vertical distance between the grade of the adjacent street, highway, or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade. (Compare "Height")
Directional or Informational Sign	An on-premises sign designed to guide vehicular and/or pedestrian traffic by using such words as "Entrance", "Exit", "Parking", "One-Way", or similar directional instruction, and which may include the identification of the building or use but does not include any advertising message.

Facade	That portion of an enclosed building facing the street or that wall of a building through which there is primary access for customers. Where more than one business occupies the same building the facade for each business shall be that portion of the building occupied by the business which faces the street or which provides the primary access.
Face Change	The removal or replacement of an existing surface display panel where the remaining structural frame is not changed. The changing of the copy or poster on bulletin boards and billboards is not considered a face change.
Flashing Sign	A sign that uses an intermittent, moving or flashing light source to attract attention.
Frontage, Building	Total lineal feet of enclosed building length along the facade that fronts the principal dedicated street, or the facade that contains the main entrance to the building.
Frontage, Street or Lot	Total lineal feet of right-of-way or easement of access along the front yard of a lot.
Frontage, Principal	The street which the developer selects to be the main entrance.
Frontage, Secondary	The street which the developer selects to be the secondary access to the development.
Gas Pump Signs	Informational matter appearing on gasoline pumps as purchased or installed.
Government Sign	Any temporary or permanent sign erected and maintained for any official governmental purpose.
Height (of a Sign)	The vertical distance measured from the highest point of the sign, excluding decorative embellishments, to the grade of the adjacent street or the surface grade. (Compare: "Clearance") When base of the sign structure is below grade of street, measure height from grade of street. When base of the sign structure is above grade level of street, measure height from ground grade.
Historical Marker	A type of memorial sign limited in content to the identification of an historical building or structure or the site of an historical event.
Identification Sign	A sign giving the name, trademark of other readily recognized symbol or address, or any combination thereof, of a building, business, development or establishment on the premises where it is located.
Illuminated Sign	A sign either internally or externally illuminated.
Joint Identification Sign	A sign which serves as common or collective identification for a group of businesses operating on the same building lot. Such signs may name the businesses included but carry no other advertising.
Logo	A business trademark or symbol.
Maintenance	The cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign.
Marquee	Any fixed hood (other than a canopy or awning), which is supported solely by the building to which it is attached, consisting of metal or other incombustible material and which included a sign or advertising announcement. The location of marquees shall be restricted to the main entrance to a building.
Memorial Plaque	A plaque designating names of buildings and/or date of erection and other items such as architect, contractor, or others involved in the building's creation, cut into or attached to a building surface.
Nonconforming Sign	Any sign which was lawfully erected in compliance with applicable regulations of the Township and maintained prior to the effective date of this Zoning Resolution, and which fails to conform to all applicable standards and restrictions of this Resolution.
Off-Premises Directional Sign	A sign designed to guide vehicular and/or pedestrian traffic to places of worship, to businesses, to places that provide commodities, services, entertainment or attractions at a location other than the premises on which the sign is erected.
Off-Premises (Off-Site) Advertising Sign	An advertising sign, whose message relates to a business, service, commodity, or profession being conducted, sold or offered at a location other than the premises on which the sign is erected.
Official Flag or Emblem	A flag or emblem of a government or of a membership organization.
On-Premises (On-Site) Sign	A sign which directs attention to a business, commodity, service, entertainment or attraction sold or offered on the premises on which the sign is erected.
Portable Sign or Moveable Sign	A sign not permanently anchored or secured to either a building or the ground, but usually anchored or secured to a trailer, vehicle (where the primary purpose is to advertise) or frame capable of being moved from place to place.
Premises	Any tract or tracts of land which comprise a single, integrated development or use of such land. For the purpose of this Chapter 13, an outparcel along the perimeter of a shopping center or similar multi-tenant use, that contains a freestanding building and a parking area separate from the shopping center as indicated on an approved site plan shall be considered a premises separate from the premises of the shopping center.
Roof Sign	A sign that is mounted or painted on the roof of a building, or that is wholly dependent upon a building for support and that projects above the highest point of a building with a flat roof, the eave line of a building with gambrel, gable or hip roof or the deck line of a building with a mansard roof.

Public Service Sign or Device	A sign or device displaying only the time, temperature, stock market quotations or civic messages by means of a lampbank.
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D. MISCELLANEOUS SIGN TERMS, CONT.	
Sign	Any object, device, or structure, or part thereof, situated outdoors or indoors and intended to be visible from the exterior of the structure which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem on any nation, organization or nations, state, county, city, or any fraternal, religious or civic organizations; works of art which in no way identify a product or business logo.
Sign Graphics	Any lettering, numerals, figures, designs, symbols or other drawing or images used to create a sign.
Sign Structure or Support	Any structure that supports or is capable of supporting a sign, including decorative cover.
Snipe Sign	A sign for which a permit has not been obtained which is attached to a public utility pole, light pole, service pole or supports for another sign.
Surface Display Area	All solid surface areas of a sign, excluding air space. Structural members bearing no sign copy shall not be included
T-Frame Sign	A sign whose structure or frame is in the form of a "T" upon which one or more sign faces may be hung or otherwise attached.
Variable Message Sign	A sign containing a computer generated message such as a public service, time, temperature or date, where different copy changes of a public service or commercial nature are shown. on the same lampbank or message facility.
Vending Machine Sign	Any sign fastened to or painted on a vending machine which directly relates to the product contained in the machine.
Vehicular Sign	Signs on parked vehicles or boats visible from the public right-of-way or shoreline where the primary purpose of the vehicle or boat is to advertise a product or to direct people to a business or activity located on the same or nearby property. For the purpose of this ordinance vehicular signs shall not include business logos, identification or advertising on vehicles primarily used for other business purposes.
Visible	Capable of being seen, whether or not legible, without visual aid by a person of normal acuity.
Warning Sign	A sign limited in content to messages conveying warning, caution or danger.

13-4 ZONING CERTIFICATE AND PERMITS.

13-4.1 Zoning Certificate Required.

Unless expressly exempted in Section 13-4.2, no sign shall be erected, enlarged, expanded, altered (including face changes), relocated or reconstructed on private or public property unless a Sign Zoning Certificate evidencing the compliance of such sign with the provisions of this Chapter 13 shall have first been issued by the Zoning Inspector.

13-4.2 Exemptions.

The following signs and sign-related activities shall be exempt from the provisions of this Chapter 13 and shall not require a zoning certificate:

- a. Routine Maintenance. Routine sign maintenance including cleaning re-painting, replacing lamps and ballast and electrical components and changing of lettering or parts of signs designed to be regularly changed.
- b. Signs Permitted in all Districts. Signs permitted in all districts as listed in Section 13-9.
- c. Poster Changes. Outdoor advertising signs shall be allowed changes in the poster advertisement or reader board. Further modifications may be subject to the provisions of Sec. 13-4.3.
- d. Copy Changes. The change of a message relating to on site or off site changeable copy signs such as those displaying gasoline prices, sale items, special events or lottery information.

13-4.3 Nonconforming or Noncomplying Signs.

Signs existing on or before the effective date of this resolution shall be allowed face changes provided that a zoning certificate shall be obtained except as specified in Sec. 13-4.2 (c). If the size of an existing sign face or the size of the overall structure is increased, the structure is relocated, the structure is replaced, or the structure is damaged to an extent greater than 70% of its estimated replacement value (unless damage was caused by vandalism, an act of God, or automobile or similar accident) then said sign shall be ordered removed by the Zoning Inspector.

13-5 GENERAL STANDARDS.

Unless expressly exempted by Section 13-4.2 above, all signs within the Township shall conform to the following general standards.

13-5.1 Illumination.

- a. Location and Design of Light Source. Whenever an external artificial light source is used to illuminate a sign, such source shall be so designed, located, shielded and directed so as not to be directly visible from any public street or residence. If ground lighting is used to illuminate a sign, the receptacle or device should not protrude more than twelve (12) inches and must be fully screened from view by landscaping material.
- b. Level of Illumination. In no event shall the illumination of any off-site advertising sign exceed 70 foot candles at the sign face.
- c. Flashing Lights Prohibited. Except when expressly permitted by this Chapter, no flashing, moving, laser generated, strobe, blinking or intermittent lights shall be permitted on or as part of any sign. This does not pertain to electronic message signs unless they negatively affect traffic safety.
- d. Changeable Copy Message signs or boards shall be permitted in accordance with all size restrictions per Chapter 13. No message shall shall blink, flash or contain animated movment at interval cycles of less than 90 seconds

13-5.2 Height

- a. Height of Building Signs.
 1. Building Signs shall be located within the limits of the outside wall of the building.
- b. Height of Freestanding Signs.
 1. Freestanding signs in the Residential districts are permitted at a maximum height of five (5) feet.
 2. Freestanding signs in the Office districts are permitted at a maximum height of twelve (12) feet.
 3. Freestanding signs in the Retail districts are permitted at a maximum height of twenty-eight (28) feet.
 4. Freestanding signs are permitted within the Clear Sight Distance Triangle at a maximum height of three (3) feet or as provided in section 13-5.5.

13-5.3 Minimum Setback.

All signs, or any part thereof, shall be setback a minimum of 10 feet (5 feet for directional signs) from the right-of-way, easement of access, or edge of pavement, whichever is the greater setback, and 5 feet from all other property lines. A side yard setback adjoining a residential district shall be the same as that specified for the adjoining residential district.

13-5.4 Obstruction of Accessways.

No sign or sign structure shall obstruct free ingress to or egress from a fire escape, door, window or other required accessway.

13-5.5 Traffic Safety.

- a. Confusion with Traffic Signals. No sign shall be maintained at any location where by reason of its position, size, shape, content, color, or illumination it may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, sign or device, or where it may interfere with, mislead or confuse traffic regardless whether or not it meets other size, location and setback requirements of this Section 13-5.
- b. Obstruction of Clear Sight Distance Triangles Prohibited. No freestanding sign, nor any part of a freestanding sign other than supporting poles or braces shall be located with clearance lower than nine (9) feet from grade unless the entire sign is three (3) feet or less from grade within the area of any sight distance triangle as defined in Section 13-3.

13-5.6 Signs in Rights-of-Way.

Except as otherwise authorized by the County Engineer or the State of Ohio, no sign except government signs authorized by this Chapter shall be placed in or extend into or over any public property or right-of-way.

13-5.7 Sign Identification.

All signs shall be plainly marked with the name of the person, firm or corporation hanging or erecting the sign.

13-5.8 Sign Maintenance.

The owner of an on-site or off-site sign shall be liable to maintain such sign, including its illumination sources, in compliance with this Chapter and all applicable laws, in a safe and secure condition, and in a neat and orderly condition and good-working order at all times, and to prevent the development of any rust, corrosion, rotting or other deterioration in the physical appearance or safety of such sign.

13-5.9 Sign Allotment, Maximum Size and Location.

Signs shall be located along the street frontage or building frontage from which the allotment is computed.

13-6 SIGN MEASUREMENT

(See diagrams in Figure 13-6A)

13-6.1 Area of a Freestanding Sign.

The area of a freestanding sign shall be determined by computing the visible surface display area, i.e. all solid surface areas excluding air space and architectural features. If the angle separating two faces of a V-shaped sign is more than 45 degrees or 24 feet, the sign faces visible from one point are added cumulatively as one sign face.

13-6.2 Area of Building Signs.

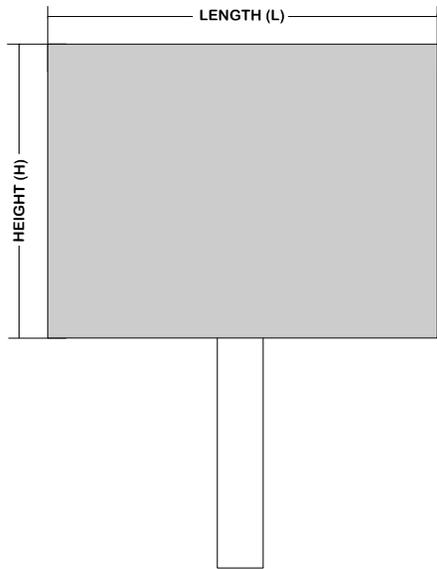
The area of a building sign shall be determined by computing all visible surface display area, that is the words, numbers, and/or graphics that are totally enclosed by a frame or graphic design. In the case of words containing lower case letters mounted individually to the wall of the building, the area of the sign is the square footage area that is measured by taking the height of the lower case letters multiplied by the total word length.

13-6.3 Exceptions.

In a residential development where the sign identifying the name of the development is attached to a wall or fence, the area of the sign shall be calculated as a building sign per Section 13-6.2.

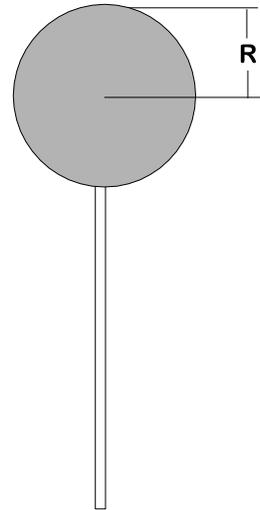
**FIGURE 13-6A: SIGN FACE AREA MEASUREMENT
(VISIBLE SURFACE DISPLAY AREA)**

**POLE OR PYLON SIGN
(SINGLE OR MULTIPLE SUPPORT)**



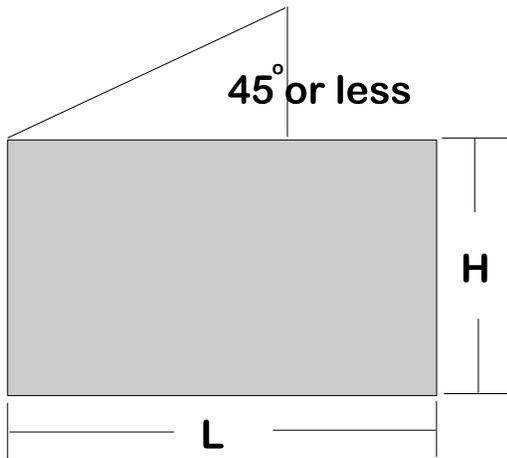
SIGN FACE AREA = (L) X (H)

POLE OR PYLON SIGN

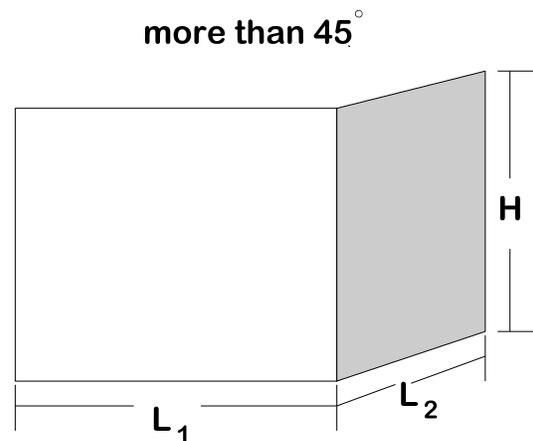


SIGN FACE AREA = 3.14 R²

V-SHAPED SIGN



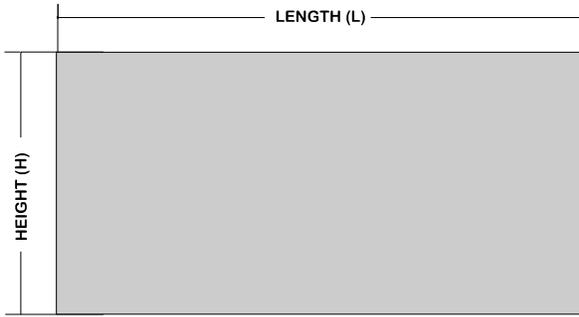
SIGN FACE AREA = (L) X (H)



**SIGN FACE AREA = (L₁ + L₂) X H
(considered as one face)**

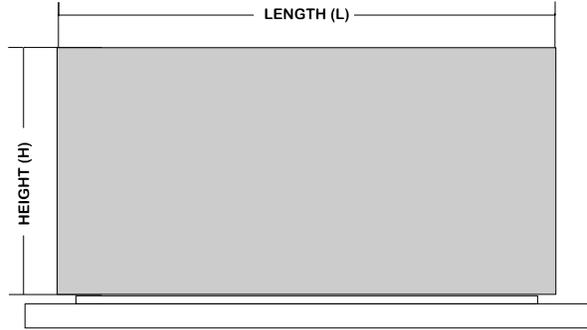
**FIGURE 13-6A (CONTINUED):
SIGN FACE AREA MEASUREMENT**

GROUND SIGN



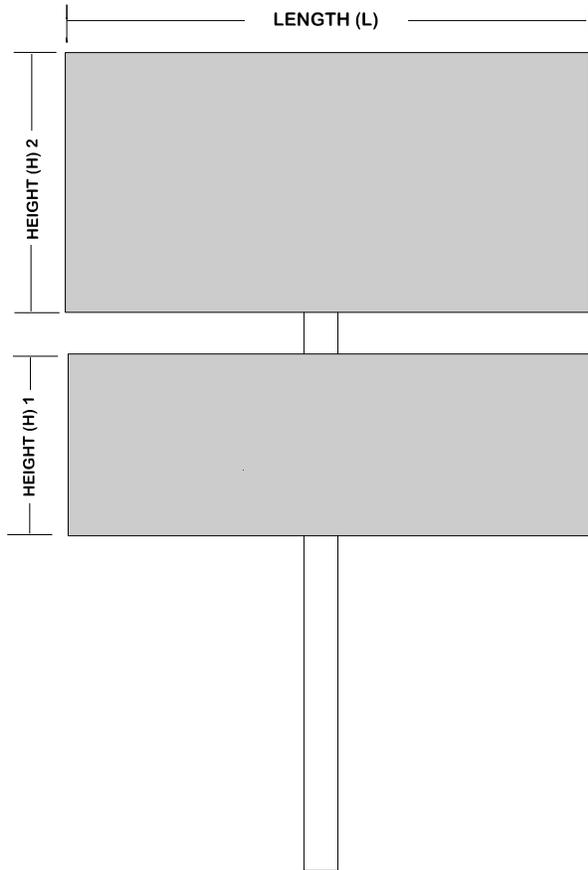
SIGN FACE AREA = (L) X (H)

GROUND MONUMENT SIGN

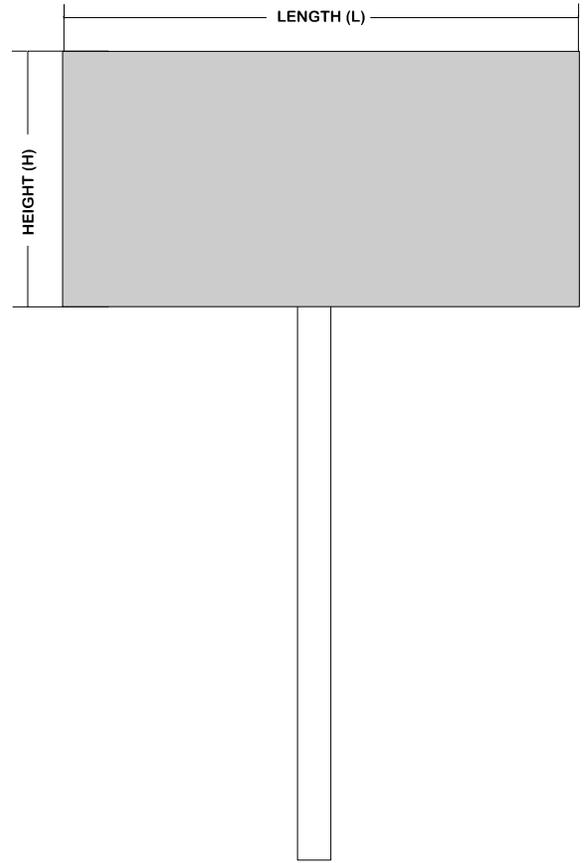


SIGN FACE AREA = (L) X (H)

STACKED OR DECKED SIGNAGE



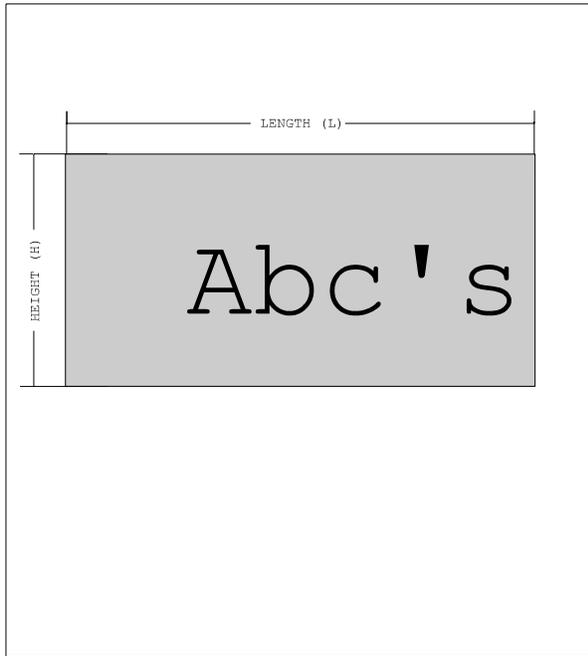
SIGN FACE AREA = (L) X (H₁ + H₂)



SIGN FACE AREA = (L) X (H)

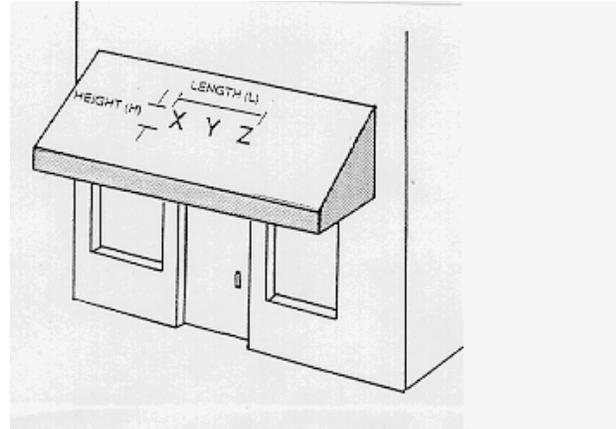
**FIGURE 13-6A (CONTINUED)
SIGN FACE AREA MEASUREMENT**

WALL SIGN
(with frame or graphic enclosure)



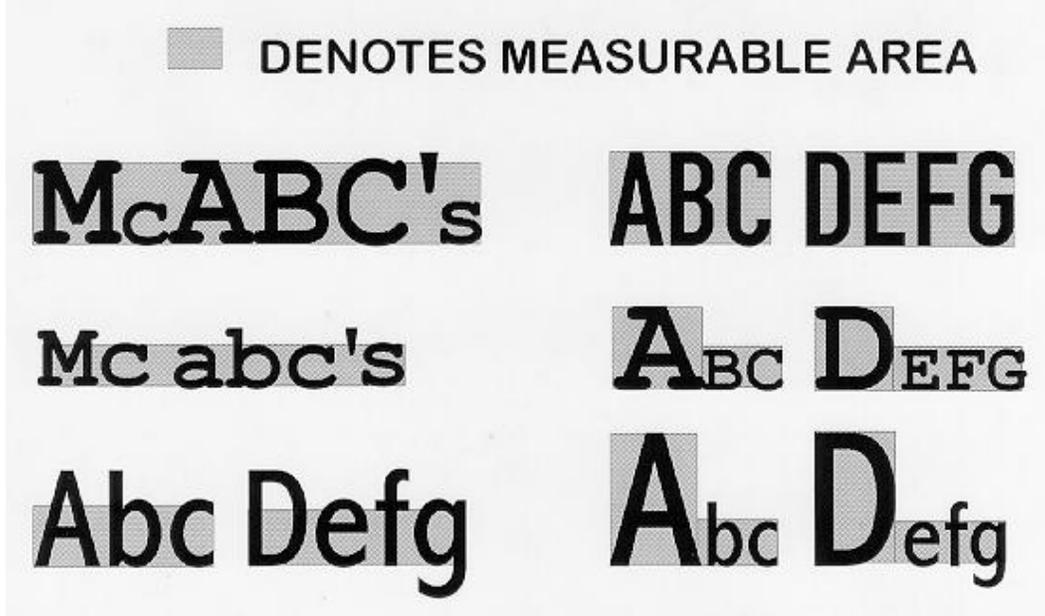
SIGN FACE AREA = (L) X (H)

AWNING SIGN



SIGN FACE AREA = (L) X (H)

WALL SIGNS
(LETTERS MOUNTED INDIVIDUALLY WITHOUT ANY FRAME OR GRAPHIC ENCLOSURE)



SIGN FACE AREA = (L) X (H)

13-7 SIGNS SPECIFICALLY PROHIBITED IN ALL ZONING DISTRICTS.

The following signs, in addition to all other signs not expressly permitted by this Chapter 13, are prohibited in all zoning districts and shall not be erected, or maintained:

- a. Roof Signs.
- b. Signs that move or give the appearance of moving, including pennants, streamers, flags in excess of sixty (60) square feet, other than government flags and other signs, unless otherwise approved as part of Localized Alternative Sign Regulations pursuant to Section 13-15. (This section does not prohibit variable message signs or signs designed with periodic rotation).
- c. Flashing Signs. Signs containing any flashing or running lights or lights creating an illusion of movement, excluding holiday decorations and time and temperature devices which display time and temperature messages only.
- d. Signs which imitate or are easily confused with official traffic signs and use words such as "stop", "look", "danger", "go slow", "caution", or "warning," except where such words are part of the name of a business or are accessory to parking lots.
- e. Signs which are structurally unsafe or hazardous.
- f. Portable signs, except as permitted temporarily in Section 13-12.2
- g. Snipe signs.
- h. Bench signs except as may be authorized by a Conditional Use in the "D" Retail District.
- i. Vehicular signs.
- j. Abandoned signs

13-8 PERMITTED SIGNS.

No Sign Zoning Certificate shall be issued unless the type of proposed sign is permitted in the zoning district in which the sign is to be located as indicated in this chapter, the sign meets the general standards in Section 13-5, the standards for off-site advertising signs set forth in Section 13-15 and the sign does not, by itself or cumulatively with other existing or planned signs, exceed these regulations.

13-9 SIGNS PERMITTED IN ALL ZONING DISTRICTS

13-9.1 Sign Permitted in all Zoning Districts Exempt from Zoning Certificates

The following signs are permitted in all zoning districts without a fee and without issuance of a zoning certificate subject to the requirements stated herein. All signs in this section, unless otherwise stated below, shall be setback a minimum of 10 feet from the right-of-way, easement of access, or edge of pavement, whichever is the greater setback, and 5 feet from all other property lines.

- a. Identification signs including house numbers legible from the street, and nameplates (fraternal, social, apartment and professional) identifying the occupant or address of a parcel of land, and not exceeding two (2) square feet in display surface area.
- b. Nameplates and identification signs attached to the building for churches and fraternal organizations, and not exceeding twelve (12) square feet.
- c. Memorial plaques and historic markers, including those containing the names of buildings and dates of construction and not exceeding two (2) square feet in display surface area.
- d. For sale signs attached to vehicles.
- e. Flags bearing the official design of a nation, state, county, municipality, institution or organization and not exceeding 60 square feet.
- f. Traffic, or other government signs, also private traffic control signs which conform to the requirements of the Ohio Manual of Uniform Traffic Control Devices.
- g. Public Park and playground signs.

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- h. Non-illuminated signs proclaiming religious or other noncommercial messages not exceeding twelve (12) square feet in surface display area in any residential district nor thirty-two (32) square feet in any other zoning district.

Exception: Political campaign signs shall be exempt from the provisions of the Zoning Resolution.
 - i. Non-illuminated real estate signs advertising the sale or lease of property or building where the sign is located, not exceeding one per street frontage and twelve (12) square feet of surface display area in any residential district nor thirty-two (32) square feet in any other zoning district.
 - j. One temporary event (not portable or moveable) sign per public street frontage subject to the following:
 - 1. Signs installed must be related to festivals or other seasonal events occurring on the institutional property.
 - 2. Total surface display area shall not exceed twelve (24) square feet in Residential Districts and thirty-two (32) square feet in all other Districts.
 - 3. Sign height shall not exceed eight (8) feet unless attached to the wall of the building.
 - 4. Placement shall be wholly within the property boundaries to which the sign pertains.
 - 5. The sign shall be located on the property for a period not to exceed thirty (30) days.
 - 6. Signs in Residential Districts shall not be illuminated.
 - k. One temporary (not portable or moveable) construction sign as defined in Section 13-3, per public street frontage subject to the following:
 - 1. Total surface display area shall not exceed sixteen (16) square feet in a Residential District and thirty-two (32) square feet in all other Districts.
 - 2. Sign height shall not exceed eight (8) feet.
 - 3. Placement shall be wholly within the property boundaries to which the sign pertains.
 - 4. The sign shall not be erected prior to issuance of a building permit for the proposed construction, and shall be removed upon issuance of a Certificate of Occupancy.
 - l. One temporary (not portable or moveable) construction sign related to improvement occurring on the site such as windows, siding, painting, etc. subject to the following:
 - 1. Total surface display area shall not exceed six (6) square feet.
 - 2. Sign height shall not exceed three (3) feet.
 - 3. The sign shall not be erected prior to beginning the start of the project and shall be removed within seven (7) days following completion.
 - m. Trespassing, safety or caution signs, not exceeding two (2) square feet in area.
 - n. On-Premises directional and informational signs not exceeding four (4) square feet and forty-two (42) inches in height, for pedestrians and vehicles using such words as "Entrance," "Exit," "Parking," "One-Way" but not including any advertising message or corporate logo.
 - o. Gasoline pump signs appearing on legally installed pumps identifying the brand of fuel or the business selling fuel.
 - p. On-premises yard sale or garage sale signs not exceeding six (6) square feet provided they are erected no more than seven (7) days prior to the sale nor displayed for more than seven (7) consecutive days.
 - q. Searchlights may be used on a commercial property to advertise a Grand Opening Event only, but shall not be utilized for more than 18 hours.

13-9.2 Sign Permitted in all Zoning Districts Requiring a Zoning Certificate

The following signs are permitted in all zoning districts with the issuance of a zoning compliance certificate subject to the requirements stated herein.

- a. Institutional bulletin boards or identification signs located on the premises of the institution to which the sign pertains and not exceeding forty eight (48) square feet in surface display area per side, maximum of 2 sides with a maximum height of eight (8) feet, if the signs are located at least twenty (20) feet for the property line.

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- b. Portable signs on institutional property identifying special events, when the sign pertains to a specific event occurring on the subject property, subject to the following:
 - 1. The use of portable signs is limited to 30 days per use certificate, for no more than four (4) uses per year
 - 2. An application for a use certificate must be filed prior to the placement of the sign; said application shall clearly state the type of event planned, dates of the event and the specific dates the sign will be on site.

13-10 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS.

The following regulations apply to those properties located in the “A”, “B”, & “C” Residential Districts. Any sign not expressly permitted by Section 13-9 or by these district regulations is prohibited. Unless otherwise stated each of the following sign type shall be constructed for on premise advertising purposes only.

13-10.1 Building and Freestanding Signs.

- a. Home Occupation. One (1) non-illuminated name plate not exceeding two (2) square feet in surface display area and attached flat against a building wall shall be permitted.
- b. Multi-Family Residential Uses and Other Permissible Uses:
 - 1. Building Signs. One identification wall sign not exceeding eight (8) square feet of sign surface area for each fifty (50) feet of building frontage shall be permitted provided the total surface area of building signs and freestanding signs as measured collectively, shall not exceed 32 square feet.
 - 2. Freestanding Signs. Uses having less than 100 feet of lot frontage shall not have a freestanding identification sign. Uses having at least 100 feet of lot frontage may have one freestanding sign not to exceed 32 square feet of sign surface area provided the total surface area of building and freestanding signs as measured collectively, shall not exceed 32 square feet. (See General Standards Section 13-5 for height and setback requirements).

13-10.2 Outdoor Advertising Signs.

Outdoor Advertising Signs or Billboards are prohibited in all Residential Districts.

13-11 SIGNS PERMITTED IN THE “O” OFFICE DISTRICT.

These regulations apply to those properties located in the “O” Office District. Any sign not expressly permitted by Section 13-9 or by these district regulations is prohibited. Unless otherwise stated each of the following signs shall be constructed for on-premise advertising purposes only.

13-11.1 Temporary Signs & Outdoor Advertising Signs.

Temporary and portable signs are prohibited in the “O” Office-Residence District. Outdoor advertising signs are prohibited in the “O” Office-Residence District.

13-11.2 Freestanding Signs.

An office park containing two or more buildings with more than one-hundred (100) feet of frontage shall be permitted one joint identification sign for each principal entrance on a public street, with a limit of two (2) signs per office park or parcel, neither of which may exceed twenty-eight (28) square feet of surface area. In addition, each building or lot in such office park shall be permitted one building mounted sign with a single face which may not exceed twenty-four (24) square feet of sign surface area per Section 13-11.4.

Office buildings occupying individual parcels with a minimum of seventy-five (75) feet of frontage on a public roadway are permitted one ground-mounted identification sign not exceeding twenty-four square feet in size and five (5) feet in height.

The placement of all freestanding signs in the “O” Office District shall comply with applicable general requirements of Section 13-5.

13-11.3 Tenant Identification Signs

Tenant identification signs, the content of which is related solely to the name and address of multiple occupants of the premises are permitted when such signs are attached to the building or installed adjacent to a driveway or within fifteen (15) feet of a principle entrance to the building, are illuminated by indirect lighting and do not exceed twelve (12) square feet.

13-11.4 Building Signs.

One Sign identifying the building or the occupant(s) not exceeding twenty-four (24) square feet may be mounted to the façade of the building that faces the principal dedicated street or internal driveway.

13-12 SIGNS PERMITTED IN D RETAIL

The following regulations shall apply to those properties located in the “D” Retail District. Any sign not expressly permitted by Section 13-9 or by these district regulations is prohibited. Unless otherwise stated each of the following signs shall be constructed for on-premise advertising purposes only.

13-12.1 Temporary Signs.

One temporary (not portable or moveable) sign for any of the following events shall be permitted for each business. Such signs may have two faces with each sign face area as follows:

EVENT	Maximum Size	Maximum Time
Non-commercial Event	32 sq. ft.	30 consecutive days no more than 2 times per year
Commercial Event	48 sq. ft.	30 consecutive days up to 4 times per calendar year

13-12.2 Portable or Movable Signs.

Any freestanding sign, including but not limited to "A" frame, or inverted "T" shaped structures, including those signs mounted on wheeled trailers, shall be permitted for retail uses only in accordance with the following provisions:

- a. Portable signs are permitted for grand openings, advertising special events or sales, charitable or community-related events. Being temporary in nature, such portable signs may be permitted for a period not to exceed thirty (30) consecutive days up to four times per calendar year per establishment.
- b. All illuminated portable signs shall comply with the requirements of Section 13-5.1 and the National Electric Code.
- c. No portable sign shall be located in the site triangle.
- d. No portable sign shall exceed 48 square feet in surface display area.
- e. Only one portable sign shall be permitted per property.

13-12.3 Freestanding Signs.

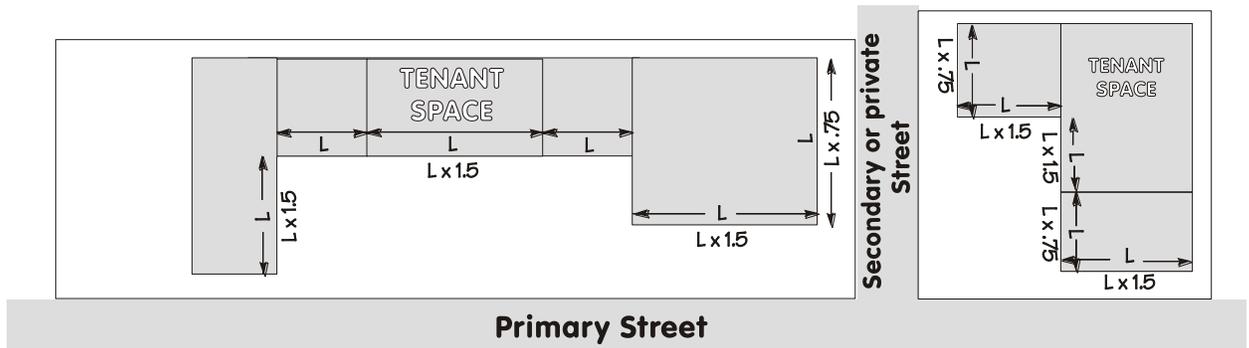
- a. Businesses and other permitted uses having less than 60 feet of lot frontage shall not have a freestanding sign unless approved by Conditional Use permit per Section 13-13.1.
- b. Businesses and other permitted uses having street frontage between greater than 60 linear but not less than 349 linear feet are permitted 1 free standing advertising or business sign not to exceed 80 square feet, provided the sign employs no motion or intermittence of its illuminator. (See Section 13-5 for height and setback standards).

- c. Businesses and other permitted uses having street frontage in excess of 350 linial feet shall be permitted a second 80 square foot monument style advertising or business sign not to exceed 80 square feet and 12 feet in height, provided the sign employs no motion or intermittence of its illuminator and is located in a dedicated landscape area at least twice the size of the sign.
- d. Multi-Tenant Shopping Centers with more than 5 tenants and at least 50,000 square feet of contiguous building square footage shall be permitted one 150 square foot monument style sign not to exceed 20 feet in height for the purpose of providing identification for the shopping center and/or individual tenants, if placed in a dedicated landscaped area at least twice the size of the sign. Additional signage shall be permitted in conformance with lot frontage standards of this section. Regardless of street frontage a second monument style sign not to exceed 80 square feet in size and 12 feet in height shall be permitted provided it is not located on the same street frontage as the primary sign and is not located within within 150 feet of any other freestanding sign on the premises.

13-12.4 Building Signs.

- a. Any business or other permissible use shall be permitted 1.5 square foot of Building Sign surface area for each foot of Building Frontage as measured along the length of the building façade that fronts the principal dedicated street, or the façade that contains the main entrance to the building. For other Building Frontage, signs may not exceed .75 square foot of sign surface area per foot of building frontage.
- b. Where a building such as a shopping center contains multiple tenants, building signs may be calculated by individual unit as measured from interior wall to interior wall of the tenant space. Each tenant shall be permitted 1.5 square foot of Building Sign surface area for each foot of building frontage that fronts the principal dedicated street, or the façade that contains the main entrance to the building. For tenant space facing another street frontage, such as a secondary public street, private street or private access drive, signs may not exceed .75 square foot of sign surface area per foot of building frontage occupied by the tenant space.
- c. Building sign square footage on corner lots with a secondary frontage may be transferred to a free-standing sign if approved through a conditional use permit as per Section 13-14.
- d. No single building mounted wall sign shall **exceed fifty square feet**. Where the frontage calculations permit, additional or secondary signage is permissible up to the total allowable square footage.

Where wall signage cannot be calculated in the manner indicated above, refer to 13-15 "Localized Alternative Sign Regulations."



**FIGURE 13-12A
SHOPPING CENTER SIGNAGE**

13-12.5 Outdoor Advertising Signs.

Outdoor Advertising Signs are prohibited in all commercial districts.

13-13 SIGNS PERMITTED WITH CONDITIONAL USE ZONING CERTIFICATE.

A Conditional Use Zoning Certificate must be obtained as part of the application for a Sign Zoning Certificate, pursuant to the procedures of Chapter 17, for signs identified in this Section.

13-13.1 Freestanding On Premise Advertising Signs in Retail Districts with Lot Frontages of 60 Feet or Less as measured at the building setback line.

- a. Not more than one freestanding sign per lot shall be permitted.
- b. Minimum setback of 10 feet from the right-of-way, 5 feet from all other property lines.
- c. Height shall not exceed 18 feet.
- d. Minimum distance from grade shall be not less than 9 feet or maximum height of 3 feet when located in a sight distance triangle. (See Figure 14D).
- e. Maximum surface display area shall not exceed 24 square feet each face or side.
- f. No sign shall be located within 20 feet of any existing freestanding on-premise sign located on any property on the same side of the street.

13-14 LOCALIZED ALTERNATIVE SIGN REGULATIONS.

13-14.1 Submission of Regulations.

A shopping center, office park, or institutional campus, such as universities or medical centers, having multiple tenants, entrances, or buildings, may establish localized alternative sign regulations pertaining only to a particular center, district or campus, as an alternative to the sign regulations that would otherwise be required under this Chapter 13, if approved as a PUD-1 pursuant to the provisions of Chapter 18. If, and to the extent that localized alternative sign regulations are approved as a PUD-1, such local sign regulations shall govern.

13-14.2 Conditions for Approval.

No localized alternative sign regulations shall be approved as a PUD-1 unless the regulations are binding upon all real property and premises in the area (e.g., shopping center, medical center, university campus) to which the regulations are intended to apply.

13-14.3 Application Procedures.

Persons desiring to obtain approval of localized alternative sign regulations pursuant to this Section shall submit proposed regulations to the Administrative Official, together with any additional material requested by the Administrative Official. The Administrative Official shall review the regulations and pursuant to the provisions of Chapter 18, shall recommend to the Township Zoning Commission approval, approval with modifications, or disapproval of such regulations.

13-14.4 Private Signage Agreements.

Nothing in this Chapter 13 shall prevent any persons from establishing, by deed restrictions or private agreement, sign regulations which are more stringent than those set forth in this Chapter, said agreements shall not be enforced by the Zoning Administrator without the adoption of a Localized Alternative Sign Plan.

13-14.5 Changes to Approved Localized Alternative Sign Regulations.

Alternative localized sign regulations which have been approved as a PUD-1 pursuant to Chapter 18 may be amended or varied only pursuant to the procedures and standards in Chapter 18 for the original approval.

13-15 ENFORCEMENT.

13-15.1 Violations.

- a. Failure to Obtain Required Zoning Certificate or Permits. Any person who erects, alters or moves any sign for which a Zoning Certificate or permit is required after the effective date of this Chapter shall be deemed a violation of this Zoning Resolution subject to the procedures and penalties described in Chapter 24 of this Resolution.
- b. Continuing Violations. Each day that a violation continues following the issuance of a citation shall be deemed a separate offense.

13-15.2 Penalties for Violations.

Penalties shall be imposed pursuant to Chapter 24 of this Zoning Resolution.

13-15.3 Revocation of Zoning Certificate/Sign.

All rights and privileges acquired under the provisions of this Chapter 13 are mere licenses, revocable by the Board of Zoning Appeals in accordance with the following procedure:

- a. Time Limit and Options. A person or entity assessed of a penalty pursuant to Chapter 24 must select one of the following options after receipt of the written notice of violation:
 1. Abatement of the violation within thirty (30) days; or
 2. Within twenty (20) days of receipt of the written notice, submit in writing to the Administrative Official a request for an appeal to be heard before the Board of Zoning Appeals specifying the factual or legal issues to be contested. The procedures for filing an appeal are outlined in Chapter 22. All administrative fees associated with the appeal shall be applicable, however, timely submission of such appeal prior to the issuance of a citation shall abate the imposition of a citation and any additional penalty associated therewith.
- b. Effect of Board of Zoning Appeals Hearing. A final decision is made by the Board of Zoning Appeals which may reverse the order of the Zoning Administrator or uphold such order resulting in the assessment of a penalty pursuant to 13-15.3E. An appeal before the Board of Zoning Appeals shall be conducted pursuant to the Rules of Procedure for the Board.
- c. Citation. Following the expiration of the written notice of violation, if the violation has not been abated or an appeal filed through the aforementioned procedure, a citation will be issued. Once such citation has been issued the collection or appeal of such assessment shall be through the Municipal Court of Hamilton County.
- d. Appeal. Any person or entity who is aggrieved by a final decision of the Board of Zoning Appeals may appeal to the Court of Common Pleas of Hamilton County.
- e. Fee. A fee equal to double that required by Section 20-1.3 shall be charged for Zoning Certificates issued pursuant to Section 13-4 following the location, construction, re-construction, enlargement, structural alteration or changing the sign without obtaining a zoning certificate.

13-16 VARIANCES.

13-16.1 Variances.

Any party refused a zoning certificate for a sign application due to size, height or setback regulations, may appeal the decision of the Administrative Officer to the Board of Zoning Appeals.

13-16.2 Procedures.

Appeals and variances to the Board of Zoning Appeals shall follow the procedures in Chapters 21; Variances, and Chapter 22; Appeals to the Board of Zoning Appeals.

13-17 SIGN ADVISORY COUNCIL.

The Rural Zoning Commission and the Hamilton County Board of Commissioners has establish a Sign Advisory Council for the purpose of periodically reviewing implementation of the provisions of the County Zoning Resolution relating to all signage and code enforcement, new sign technology, or other issues which may relate to signage.

When applicable the Green Township Board of Trustees may consider the recommendations of the Sign Advisory Council and propose appropriate changes to the Zoning Code in conformance with Chapter 16 section 16.3.

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