

SECTION 1001 SIGNS - INTENT AND PURPOSE

Sign regulations, including provisions to control the size, location, illumination, and maintenance of signs, are hereby established in order to promote the public health, safety, and welfare through the provision of standards for existing and proposed signs of all types. More specifically, this Article is to achieve, among others, the following purposes:

- a. To allow businesses, institutions, and individuals to exercise their right to free speech by displaying an image on a sign, and to allow audiences to receive such information.
- b. To promote and maintain visually attractive, residential, retail, commercial, historic open space and industrial districts.
- c. To 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 a safe and orderly pedestrian and vehicular environment.
- d. To promote property 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.

The Township seeks to protect the rights of free speech and not infringe on the rights of free speech as protected by the First Amendment to the United States Constitution and Article I, § 11 of the Ohio Constitution. All provisions in this Article are to be constructed, whenever possible, in favor of vigorous political debate and accommodations of the rights of residents and visitors to speak freely.

SECTION 1002 ZONING CERTIFICATE

With the exception of Sections 1001 (a), 1003.4, 1003.6(a) and 1003.8 no sign of any kind, the area of which exceeds 2.25 square feet, shall be erected in the township unless and until the person responsible for erecting the sign has applied for, and the Zoning Inspector has issued a certificate for the sign pursuant to Article 12.

SECTION 1003 GENERAL PROVISIONS

The general provisions relating to signs, their use, illumination and location in any district follow:

1003.1 **Measurement of Sign Area**

The surface or face of a sign shall be computed as including the entire area within a regular, geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not displaying advertising matter shall not be included in computation of surface area. Sign area shall not exceed twenty (20) square feet, except as otherwise specified herein.

1003.2 **Measurement of a Ground Sign Height**

The height of a ground sign shall be measured from the average finished grade level adjacent to the base of the sign, and vertically to the highest point of such sign including frames and structural members. Sign height shall not exceed six (6) feet.

1003.3 **Location**

No sign shall be located closer than five (5) feet from a front lot line or within twenty-five (25) feet of any other lot line, with the exception of Sections 1003.6(a) and 1003.8.

1003.4 **Real Estate**

Real estate signs shall be limited to two (2) per principal building or structure or two (2) per parcel of land. No Real Estate sign shall be greater than six (6) square feet per sign face.

1003.5 **Signs Permitted in the Commercial, Industrial, Institutional and Medical Use Zoning Districts**

Only the following designs of signs may be located, erected, moved, constructed, reconstructed, extended, enlarged, converted, or structurally altered in the commercial, industrial, institutional and medical use zoning districts upon the issuance of a Zoning Certificate and subject to the following limitations:

- a. Each commercial, industrial, institutional or medical complex may be permitted the following signs on the premises:
 1. One (1) wall sign, per business entity, which shall have a maximum area of forty (40) square feet, and
 2. One (1) ground sign, which shall have a maximum area of twenty (20) square feet per sign face and shall be no higher than six (6) feet as defined in Section 1003.2.
- b. Commercial, industrial, institutional or medical premises which has both frontage and an access driveway on a second road may have a second ground sign provided such sign is located on the second street frontage and that it complies with the height and area provisions of Subsection (a) hereof.
- c. One (1) of the signs permitted in subsections (a) or (b) may be an electronic changeable sign subject to conformance with the provisions of Section 1003.7.
- d. All permitted signs may be illuminated. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination there from to be directed upon a public or private road or adjacent lots so as to cause glare or reflection that may constitute a traffic hazard, nuisance, or distraction.
- e. Pursuant to Section 1005 and upon any change of business entity as set forth in the first paragraph hereinabove, all existing conforming and nonconforming signs shall be subject to and be in conformity with all current requirements of this Resolution.

1003.6 **Temporary Signs**

Temporary signs not previously mentioned in this section intended to draw attention to a particular activity shall be removed within three (3) days following the activity. Not more than one (1) on-site sign which shall not exceed an area of thirty-six (36) square feet per sign face, and two (2) off-site signs, which shall not exceed an area of sixteen (16) square feet per sign face each, shall be permitted. Temporary signs are not permitted to be erected more than thirty (30) days prior to a

**ARTICLE 10
SIGNS**

particular activity. Temporary signs shall not be illuminated by any means including reflected light. A temporary sign may only be erected with the permission of the lot or premises owner.

- a. Temporary signs erected for no more than fourteen (14) consecutive days that promote a particular event, shall not require a Zoning Certificate, but must conform to the requirements set forth in the paragraph above. Examples may include, but not be limited to garage sales, plant sales, festivals, barbecues, flea markets, and graduation parties.

1003.7 **Electronic Changeable Signs**

Multiple message and variable message signs which are changed electronically shall conform to the following regulations:

- a. The maximum area per sign face shall be ten (10) square feet.
- b. Each message shall remain fixed for no less than seven (7) seconds. Messages shall not flash, including moving video displays or animation, or emit intermittent light.
- c. Changes to messages or images shall be accomplished in not more than three (3) seconds.
- d. Such sign must be capable of regulating the digital display intensity and the light intensity level of the display and must automatically adjust to natural ambient light conditions.
- e. No such sign shall be of such intensity as to create a distraction or nuisance for motorists.
- f. Such signs shall not emulate traffic control devices.
- g. Such signs shall contain a default design that will freeze the sign in one position or cause it to go dark if a malfunction occurs.
- h. The entire message shall change at once, without scrolling, animation, flashing or blinking or other movement or noise.
- i. The changeable portion of any ground sign shall not exceed eighty percent (80%) of the total area of the sign.
- j. No more than one (1) electronic changeable sign is permitted on the premises regardless of the number of signs permitted.

1003.8 **Directional Signs**

Directional signs at points of ingress and egress on private property shall have a maximum area of six (6) square feet per sign face.

SECTION 1004 PROHIBITED SIGNS

The following signs shall be prohibited in all zoning districts:

- 1004.1 Signs which prevent the driver of a vehicle from having a clear and unobstructed view of official governmental signs and/or approaching or merging traffic.
- 104.2 Signs which interfere with, imitate or resemble an official governmental sign, signal, or device.

**ARTICLE 10
SIGNS**

- 1004.3 Signs illuminated so as to interfere with the effectiveness of, or which obscure an official governmental sign, signal, or device.
- 1004.4 Roof signs.
- 1004.5 Signs on which the illumination is flashing, moving, or intermittent.
- 1004.6 Home occupation signs.
- 1004.7 No sign, temporary or permanent, shall be placed in the public road right-of-way or on a public utility pole with the exception of signs erected by the state of Ohio, a political subdivision thereof, a public utility, or an authorized governmental department or entity.
- 1004.8 Inflatable devices.
- 1004.9 No sign shall be placed anywhere in a residential district, except as noted in this Resolution, that is permitted in a commercial, industrial, institutional or medical use district.

SECTION 1005 REMOVAL OF SIGNS

Any existing conforming or nonconforming sign which no longer relates to the building, structure or use of the affected premises shall be completely removed within thirty (30) days after written notification of same has been sent by the zoning inspector to the owner or lessee.

SECTION 1006 CONDITION OF SIGN

Signs and support structures shall consist of weather resistant materials and shall be maintained in good repair and a safe condition so as to prevent rust, rot, peeling, flaking or fading. Broken or cracked sign faces or panels, missing letters, flaking or peeling paint, malfunctioning electrical or lighting components, and other visual damage or deterioration shall be repaired within 30 days of the date that written notification is provided to the owner or lessee of the affected lot or premises by the zoning inspector.