

ARTICLE XIV

SIGN REGULATIONS

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CHAPTER 1222
PURPOSE AND APPLICABILITY

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1222.01 PURPOSE

The purpose of this article is to establish reasonable, consistent, content-neutral, and non-discriminatory requirements and standards which encourage creativity and flexibility in the design, erection, and effective use of signs, symbols, markings, and/or advertising devices as a means of communication within the City. Signs constitute a separate and distinct use of the land upon which they are placed and affect the use of adjacent streets, sidewalks and other public places open to the public. These standards are designed to protect and promote the public health, safety, and morals of persons within the community by minimizing potential hazards to pedestrians and vehicular traffic, to minimize the possible adverse effect of signs on nearby public and private property, to enable the fair and consistent enforcement of these sign restrictions, and to aid in the development and promotion of business and industrial growth. Specific purposes include:

- (a) Reduction of traffic hazards caused by such unregulated signs which may distract, confuse and impair the visibility of motorists and pedestrians;
- (b) Ensuring the effectiveness of public traffic signs and signals;
- (c) Protection of property values through preservation and enhancement of the appearance of the streetscape;
- (d) Insuring the compatibility of property with surrounding property to provide an attractive visual environment throughout the City and reduce sign blight and clutter;
- (e) Protection of the character and appearance of the various neighborhoods in the City;
- (f) Aiding the attraction of tourists and economic activity to the City by promoting safe travel and wayfinding with size, height, placement and lighting standards necessary to promote safe viewing and reaction times;
- (g) Regulation of signs in a manner consistent with the planned character and development of different zoning districts;
- (h) Protection of the public investment in streets, highways and other public improvements;
- (i) Protection and improving the public health, safety and general welfare; and
- (j) To provide design standards for continuity of graphic style, material, and color. Sign copy or lettering shall be considered in relationship to legibility, sign proportions, and the impact upon community aesthetics and traffic safety. The location of each sign and/or supporting structures shall be considered in relation to the promotion of the efficient use of the site and surrounding environment.

~~The purpose of this Chapter is to provide for the use, location and size of signs, canopies, marquees and awnings as well as to regulate their installation, repair, alteration and maintenance. [HISTORY: former 1165.01]~~

1222.02 APPLICABILITY ZONING PERMIT REQUIRED

- (a) Unless otherwise provided herein, a Zoning Development Permit for signage shall be required for all signs placed, constructed, erected, relocated, or modified on a zone lot within the City of Kent. Such permit shall be secured in conformance with the provisions set forth herein and in Article 4, Section 1130.01 et. seq. (Development Permit Required) and by payment of the fees as specified in Article 1, Section 1108.01 (Fees).
[HISTORY: former 1165.02]

- (b) No Development Permit of any kind shall be issued for an existing or proposed sign unless an approved Master Signage Plan or Comprehensive Signage Plan is in effect for the property in accordance with the requirements of **Chapter 1231** of this Article.
 - (1) Development Permits for signage shall be issued for individual *zone lots*, notwithstanding the fact that a particular *zone lot* may be included with other *zone lots* in a Comprehensive Signage Plan.
 - (2) In the case of a lot occupied or intended to be occupied by multiple business enterprises (e.g., a shopping center), Development Permits for signage shall be issued in the name of the lot owner or his agent rather than in the name of the individual business enterprise requesting a particular sign. The City may assist the owner by suggesting a formula whereby the maximum square footage of sign area allowed on the lot may be allocated equitably among all tenants, but the City shall be responsible for enforcing only the provisions of this chapter and not the provisions of any allocation formula, lease, or other private restriction.
- (c) The owner of a *zone lot* (or an authorized representative) that contains signs requiring a permit under this Article shall at all times maintain in force a Development Permit for signage for such sign in accordance with this Article.
- (d) No signs shall be erected in the public right-of-way except in accordance with **Chapter 1224**.
- (e) The following actions or signs shall not require a Development Permit for signage:
 - (1) Changing the copy, announcement or message on a sign;
 - (2) Cleaning, painting, electrical or comparable maintenance or repair of a sign that does not alter any regulated feature of such sign; and
 - (3) Signs which are exempt from regulation pursuant to **Chapter 1225**, signs which do not require a permit pursuant to **Chapter 1227**, and certain temporary signs pursuant to **Chapter 1229**.
- (f) If plans submitted for a Development Permit for signage or Conditional Use Permit include sign plans in sufficient detail that it can be determined whether the proposed sign or signs comply with the provisions of this chapter, then issuance of the requested Development Permit for signage or Conditional-use Permit shall constitute approval of the proposed sign or signs.

**CHAPTER 1223
COMPUTATIONS**

- 1223.01** Area of a Single Faced Sign
- 1223.02** Area of Multi-faced Signs
- 1223.03** Computation of Height
- 1223.04** Determining the Number of Signs
- 1223.05** Street Frontage

1223.01 AREA OF A SINGLE FACED SIGN

~~That area which is normally visible from any one direction. (Example – a rectangular sign four (4) feet by five (5) feet with display on both sides shall be considered to be twenty (20) square feet.) Square footage determination shall be ascertained by adding all sign surface areas and dividing by two (2). In addition:~~

~~Signs which require other signs to display full meaning, such as individually displayed letters of the name of the establishment or adjacent pictorial displays, shall be considered one sign.~~

Sign supporting structures, which by size or ornateness have been designed to attract attention, shall be considered part of the sign square footage:

[HISTORY: 1109.01(g)(162)]

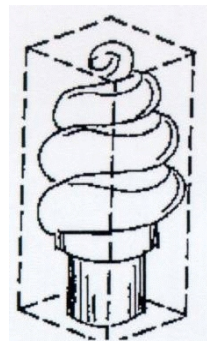
The area of a single-face sign (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the copy, representation, emblem, or other display.

- (a) The area of a sign, or any portion thereof, shall include the area of any distinctive or ornamental background which sets the background apart from a larger surface so that it forms an integral part or element of the sign, including any frame that forms an integral part of the display or is used to differentiate the sign from the backdrop or structure against which it is placed;
- (b) if any portion of the words, symbols or pictorial elements of a sign extends beyond a border or background, the area of that portion of the sign shall be the area of a rectangle inscribed around it;
- (c) The area of a sign, or any portion thereof, shall exclude any decorative embellishments and any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning resolution regulations and is clearly incidental to the display itself. Such decorative embellishments or enhancements shall not exceed a maximum of twelve (12) inches on any side above the allowable height and/or permitted horizontal dimension for the sign.
- (d) the area of any sign hung, placed, painted or displayed on a marquee or awning shall be included in determining the total area of signs erected or displayed. The area of a sign for an awning is the copy area only.
- (e) the total area of all signs shall not include temporary window signs.

1223.02 AREA OF MULTI-FACED SIGNS.

With respect to two-sided, multi-sided, or three-dimensional signs, the sign surface area shall be computed by including the total of all sides designed to attract attention or communicate information. Without otherwise limiting the generality of the foregoing:

- (a) Double faced Sign.
 - (1) The sign surface area of a double faced, back to back sign, where both faces cannot be viewed from any point at the same time and where such sign faces are part of the same sign structure and are not more than forty-two (42) inches apart, shall be calculated by using the area of only the largest face of such sign, or just one face when the sign faces are of equal size.
 - (2) The sign surface area of a double faced sign constructed in the form of a "V" shall be calculated by using the area of only one side of such sign (the larger side if there is a size difference), so long as the sign faces are part of the same sign structure and the angle of the "V" does not exceed thirty (30) degrees and at no point does the distance between the backs of such sides exceed five (5) feet.
- (b) Three or more faced Sign. The sign area for a sign with three (3) or more sides where such sign faces are part of the same sign structure shall be computed by adding together the sum of the areas of each of the faces, less the area of the smallest face;
- (c) Non-planar Sign. The area of spherical, free-form, sculptural, or other non-planar signs shall be seventy-five (75) percent of the sum of the areas using only the four (4) vertical sides of the smallest cube that will encompass the sign.



Non-planar sign

1223.03 COMPUTATION OF HEIGHT.

The height of a sign shall be computed as the distance from the base of the sign at a normal grade to the top of the highest attached component of the sign.

- (a) Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.
- (b) In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zone lot, whichever is lower.

1223.04 DETERMINING THE NUMBER OF SIGNS

For the purpose of computing the number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element shall be considered a single sign.

1223.05 STREET FRONTAGE.

On a lot with building frontage or property frontage along more than one street, the maximum area of a proposed sign shall be computed based on the lineal footage of the frontage along which the sign is to be erected. In no case shall the maximum area be computed using the lineal footage of more than one frontage.

[HISTORY: Former Section 1165.09(k); Ord. 1998-32. Passed 5-6-98]

- (a) Lots fronting on two or more streets are allowed the permitted sign area for each street frontage. However, the total sign area that is oriented toward a particular street shall not exceed the portion of the lot's total sign area allocation that is derived from the lot, building, or wall area frontage on that street.
- (b) Whenever a lot is situated such that it has no street frontage on any lot boundary and an applicant desires to install on such a lot a sign that is oriented toward a street, then the total sign surface area permitted on that lot shall be the sign surface area that would be allowed if the lot boundary closest to the street toward which such sign is to be oriented fronted on such street. The applicant shall be restricted to using only one street and the closest lot boundary to this street for determining the total permitted sign surface area. However, the applicant shall be given the opportunity to determine the one street used in the calculations.

CHAPTER 1224 PROHIBITED SIGNS

1224.01 Advertising Prohibited on Public and Public Utility Property

1224.02 Signs Prohibited in all Zoning Districts

1224.01 ADVERTISING PROHIBITED ON PUBLIC AND PUBLIC UTILITY PROPERTY

No advertisement, poster, sign, handbill or placard of any kind or description may be painted, marked, written, posted, impressed, displayed on, or otherwise affixed or attached in any manner to any public or public utility property over which the City or Council has the care, custody or control, except such as may be required by the laws of the State or the ordinances of the City.

- (a) Public and Public Utility property shall include: street or traffic signs; telegraph, telephone, electric light pole or wire appurtenance thereof; street lamp post; hydrant; fixture of the fire alarm system; drinking fountain; railway or railroad trestle; public bridge; any public building; voting booth; natural features such

as trees, shrubs, rocks or tree stakes or guards; flagging, curbstone, walk, step stone or sidewalk, or within the street lines of the City;

- (b) Signs Encroaching Upon a Public Right-of-Way. No sign, marquee or awning, or any part thereof, or any part of the foundation or support thereof, may be erected if displayed on, over or across any street, road, highway, alley, sidewalk, public parking lot, or other public right-of-way unless an ordinance authorizing such encroachment has been enacted by City Council.
- (c) No person or business shall receive benefit from any such unlawfully posted advertising.
- (d) However, signs posted for the purpose of identification on a utility structure for safety and maintenance, banners authorized pursuant to Section XXX (XXX) or curb signs posted pursuant to Section XXX (XXX) may be erected and displayed;
- (e) Whoever violates any provision of this chapter is guilty of a minor misdemeanor.
[HISTORY: Section 503.02; Ord. 1973-162. Passed 12-28-73; Ord. 1994-78. Passed 8-10-94]

1224.02 SIGNS PROHIBITED IN ALL ZONING DISTRICTS

The following signs are expressly prohibited in all zoning districts, except as otherwise provided by this Article:

- (a) Abandoned Signs.
- (b) Advertising Vehicles Prohibited. No person shall operate or park any vehicle or trailer to serve as a portable sign on a public right-of-way, or on public property so as to be visible from a public right-of-way, which vehicle or trailer has attached thereto or located thereon any sign or advertising device for the basic purpose of an advertisement of products or directing people to a business or activity located on the same or nearby property or on any other premises. This prohibition is not intended to prohibit any form of vehicular signage used in the normal day-to-day operations of a business, such as a sign attached to a bus or lettered on a motor vehicle, unless the primary purpose of such vehicle is for such advertising.
- (c) Animated and Intensely Lighted Signs. No sign shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination. The restriction of this subsection shall not apply to public service information signs and other electronic message centers classified as message center signs which indicate the time, date, or weather conditions.
- (d) Balloons. Balloons or other gas filled figures are prohibited unless used in accordance with Section XXX (Temporary Flags, Banners, Pennants, Searchlights, Twirling Signs, Sandwich-board Signs, and Balloons) hereof.
- (e) Banners. Banners are prohibited unless used in accordance with Section XXX (Temporary Flags, Banners, Pennants, Searchlights, Twirling Signs, Sandwich-board Signs, and Balloons) hereof.
- (f) Hazardous Signs. No sign may be erected or displayed which is hazardous to the public health or safety;
- (g) Miscellaneous Signs and Posters. The tacking, pasting, or otherwise affixing of signs of a miscellaneous character, visible from a public way, located on the walls of buildings, barns, sheds, trees, poles, posts, fences, or other structures is prohibited unless otherwise permitted by this Article.
- (h) Moving Signs. Except as otherwise provided in this Article, no sign or any portion thereof shall be permitted which moves or assumes any motion constituting a non-stationary or non-fixed condition, except for the rotation of barber poles, permissible message center signs, or permissible multi-prism units. Indexing multi-prism units must not exceed a speed of two complete revolutions every twenty seconds. This Section is not

meant to prohibit any form of vehicular signage, such as a sign attached to a bus or lettered on a motor vehicle.

- (i) **Off-Premises Signs.** No off-premises signs may be erected, located or displayed except those which do not contain commercial speech;
- (j) **Pennants.** Pennants, flags, and other insignia primarily designed to move because of wind to attract attention to a sign or commercial enterprise are prohibited unless used in accordance with **Section XXX** (Temporary Flags, Banners, Pennants, Searchlights, Twirling Signs, Sandwich-board Signs, and Balloons) hereof. The restriction of this subsection shall not apply to flags, pennants, or insignia of any governmental or nonprofit organization when not displayed in connection with a commercial promotion or as an advertising device pursuant to **Section XXX** (XXX).
- (k) **Portable Signs.** Portable, mobile, or wheeled signs are prohibited except as otherwise provided in this Article.
- (l) **Roof Signs.** Roof signs are prohibited; however mansard roof signs shall be considered wall signs.
- (m) **Sandwich-board Signs.** Sandwich-board signs are prohibited unless used in accordance with **Section XXX** (Temporary Flags, Banners, Pennants, Searchlights, Twirling Signs, Sandwich-board Signs, and Balloons) hereof.
- (n) **Signs Violating City, State or Federal Law.** No sign may be erected or displayed which violates any provision of any law or regulation of the City of Kent, the State of Ohio or the United States.
- (o) **Signs with Lapsed Permits.** Signs with lapsed permits are prohibited.
- (p) **Spotlights and Searchlights.** Spotlights and searchlights are prohibited unless used in accordance with **Section XXX** (Temporary Flags, Banners, Pennants, Searchlights, Twirling Signs, Sandwich-board Signs, and Balloons) hereof. No sign may be erected or displayed which utilizes a spotlight or other device which projects a beam of light in the direction of any street, road, highway, alley or parking area so it may be seen by the operator of a motor vehicle.
- (q) **Swinging Signs.** All signs shall be rigidly fastened. No sign shall swing from any bar, crane, awning, canopy, marquee, or other sign. No sign projecting over public property shall swing
[HISTORY: Former Sections 1327.13 (Ord. 674. Passed 6-18-34) and 1165.09(c) (Ord. 1998-32. Passed 5-6-98)]
- (r) **Twirling Signs.** Signs that revolve, use propellers, are animated, or that utilize movement or apparent movement to attract the attention of the public are prohibited unless used in accordance with **Section XXX** (Temporary Flags, Banners, Pennants, Searchlights, Twirling Signs, Sandwich-board Signs, and Balloons) hereof.
- (s) **Unclassified Signs.** The following signs are also prohibited:
 - (1) Signs that bear or contain statements, words, or pictures that are harmful to juveniles, or of an obscene, pornographic, or immoral character, or which contain advertising matter which is untruthful;
 - (2) Signs that are painted on or attached to any fence or any wall or structure (other than structures for permitted signs) which is not structurally a part of a building, except signs to identify a residence or residence structure by means of posting the name of the occupant or structure and the street address;

- (3) Signs that operate or employ any stereophonic or motion picture projection or media in conjunction with any advertisements, or that have visible moving parts or any portion of which moves, or that give the illusion of motion, except as permitted in this Article;
 - (4) Signs that emit audible sound, or visible matter;
 - (5) Signs that by reason of their size, location, movement, content, coloring, or manner of illumination resemble, purport to be, are an imitation of, or may be confused with or construed as an official traffic control signal, warning signs, emergency or road equipment vehicle, light, or device and which is visible from any street, road, highway, alley, parking area or other area utilized by motor vehicles;
 - (6) Signs that hide, partially camouflage, or divert attention from the view of any traffic or street sign, signal or device, or obstructs, obscures or impairs the free and clear vision of motorists on a public right-of-way or which interferes with, misleads, confuses or endangers motorists or pedestrians;
 - (7) Signs that violate any provision of any Federal or State law relative to outdoor advertising;
 - (8) Painted wall murals or other similar artwork, except with the approval of the Community Development Director; and
 - (9) Any sign not specifically permitted in this Article.
- (t) Visible Frames. Visible angle iron frames or structures to support projecting signs are prohibited.

**CHAPTER 1225
SIGNS EXEMPT FROM REGULATION**

1225.01 Exempt Signs

1225.01 EXEMPT SIGNS

The following signs are hereby declared to be exempt from the provisions of this Article, except for those expressly prohibited herein:

- (a) **Holiday Signs.** Signs of a primarily decorative nature with no commercial message, clearly incidental and customary and commonly associated with any national, local, or religious, holiday, provided that such signs shall be displayed for a period of not more than forty-five (45) consecutive days nor more than sixty (60) days in one year. Such signs may be of any type, size, number, area, height, illumination, or animation and shall be set back not less than ten (10) feet from all boundary lines of the lot, provided that a clear area is maintained to a height of seventy-two (72) inches, within fifty-five (55) feet of the centerline of the intersection of two streets, a railroad and a street, or a street and a driveway. Subject to the foregoing, any type of holiday decorations that partially camouflage or divert attention from traffic signals or directional signals are specifically prohibited;
- (b) **Interior Signs.** Signs located within the interior of any building, stadium, or shopping center or within an enclosed lobby or court of lobby, court or entrance of any theater that are not legible from a distance of more than three feet beyond the lot line of the *zone lot* or parcel on which such sign is located; provided, however, that such signs must conform to the structural, electrical, and material specifications set forth by City, County, and State law;

- (c) Mail and Newspaper Delivery Signs. Signs placed on mailboxes or newspaper tubes providing the proper names and/or address of the occupant or the name of the newspaper, with non-illuminated or reflective lettering not exceeding two inches in height;
- (d) Motor Vehicle Signs. Signs painted on or otherwise permanently attached to currently licensed motor vehicles that are not primarily used as signs.
- (e) Public Notices. Official notices or warnings posted by public officers or employees in the performance of their duties;
- (f) Public Signs. Signs required or specifically authorized and erected by or on behalf of a governmental body for a public purpose by any law, statute, resolution, signs incidental to legal process, and public information signs necessary to the public safety and welfare may be of any type, number, area, height above grade, location, illumination or animation required by law, statute, or resolution under which the signs are erected.
[HISTORY: Former Section 1165.08(a)(1)]
- (g) Public Utility Signs. Official signs of a noncommercial nature erected by public utilities;
- (h) Religious Institution Directional Signs. Off-premises, religious institution directional signs that do not exceed one per abutting street and four (4) square feet in area and that are not internally illuminated.
- (i) Signs in Display Windows. Signs in the display window of a business use which are incorporated with a display of merchandise or a display relating to services offered that are not legible from a distance of more than three feet beyond the lot line of the *zone lot* or parcel on which such sign is located;
- (j) Traffic Control Signs. Governmental signs for control of traffic and other regulatory purposes including: street signs, danger signs, and railroad crossing signs; signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer in the performance of his or her public duty; and horizontal directional signs on, below or flush with paved areas directing and guiding traffic on private property that do not exceed three square feet each and that bear no advertising matter.
[HISTORY: Former Section 1165.08(a)(6)]
- (k) Warning Signs. Signs warning the public of the existence of an imminent danger or hazard of a temporary nature, but containing no advertising material and of a reasonable size as may be necessary, to be removed upon subsidence of danger to the public; and
- (l) Works of Art. Integral decorative or architectural features of buildings or works of art, so long as such features or works do not contain a commercial message letters, trademarks, moving parts, or lights.

1225.02 Sign Operations Allowed on Public Property Without a Development Permit for signage.

No signs shall be allowed in the public right-of-way, except for the following:

- (1) Permanent Signs. Signs of a permanent nature which meet the following purposes:
 - (i) Bus stop signs erected by a public transit company;
 - (ii) Informational signs of a public utility regarding its poles, lines, pipes, or facilities; and
 - (iii) Subdivision area identification signs located in a boulevard at the intersection of streets of the subdivision with major streets of the City, pursuant to **Section XXX** (Area Identification Signs) and subject to placement review by the Service Director which shall consider site distance issues and safety concerns.

- (2) [Emergency Signs.](#) Emergency warning signs erected by a governmental agency, a public agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.
- (3) [Other Signs Forfeited.](#) Any sign installed or placed on public property, except in conformance with the requirements of this Article, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the City shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

**CHAPTER 1226
STANDARDS FOR PERMITTED SIGNS**

1226.01	General Requirements for All Signage
1226.02	Accessory Use Signage
1226.03	Area Identification Signs
1226.04	Awning, Marquee, and Canopy Signs
1226.05	Flag-flying Protocol
1226.06	Illuminated Signs
1226.07	Off-Premises Signs
1226.08	Projecting Signs

1226.01 GENERAL REQUIREMENTS FOR ALL SIGNAGE

In addition to the requirements of this Chapter, the following general requirements shall apply for all signs:

- (a) [Abandonment of Signs.](#)
 - (1) It shall be unlawful to refurbish, reconstruct, change sign faces, text or messages upon any sign that has been abandoned or experienced an interruption of use for six (6) or more months, except in conformance with the provisions of this Article.
 - (2) Whenever a sign is abandoned or the use of a building or structure or real property is discontinued, all signs pertaining to that use which were previously erected or displayed shall be removed within six (6) months of the discontinuance of the use. It shall be the responsibility of the owner of the building, structure, or real property to accomplish the removal.
- (b) [Construction.](#)
 - (1) All signs, awnings, [marquees](#), and canopies, [and the illumination thereof](#), shall be constructed in conformance with the City of Kent Building Code, applicable provisions of the UL, and other applicable requirements of the Kent City Ordinances. [Wherever there is inconsistency between these sign regulations and the building or electrical code, the more stringent requirement shall apply.](#)
[\[HISTORY: Former Section 1165.12; Ord. 1998-32. Passed 5-6-98\]](#)
 - (2) All signboards hereafter erected, altered, reconstructed or relocated shall be of fire-proof construction throughout.
 - (3) All signs shall be rigidly secured. All posts or braces for such signboards in the fire limits shall rest on or be imbedded in masonry on concrete bases [or to some other substantial supportive structure](#) to which they shall be securely anchored [so that there is virtually no danger that either the sign or the](#)

supportive structure may be moved by the wind or other forces of nature and cause injury to persons or property.

[HISTORY: Former Sections 1165.09(c) and 1327.05 (Ord. 674. Passed 6-18-34)]

(4) **Freestanding Sign Components.**

(i) Support structures for freestanding signs shall be of vertical, all-metal construction, not to exceed two support poles.

(ii) Support structures and sign components not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted a neutral color to blend with the natural environment.

(iii) Where the back of a free-standing sign is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance.

(5) No ~~shall all or~~ part of any sign shall be permitted to flash, revolve or oscillate for the purpose of attracting attention.

[HISTORY: Former Section 1165.09(c); Ord. 1998-32. Passed 5-6-98]

(6) No ~~shall a~~ sign shall be erected upon the roof of any building.

[HISTORY: Former Section 1165.09(d); Ord. 1998-32. Passed 5-6-98]

(7) All signs shall be designed to resist a horizontal wind pressure of thirty pounds to the square foot, with stresses not exceeding those allowed by ordinance for the materials used in their construction.

[HISTORY: Former Section 1327.06; Ord. 674. Passed 6-18-34]

(8) **Metal or Metal-clad Wood Signs.**

(i) A metal-clad wood sign, to come under the provisions of this chapter, shall be completely covered with sheet metal not lighter than No. 23B & S gauge.

(ii) Metal or metal-clad wood signs may be provided with letters, figures, characters or borders of wood. The border, if of wood, shall not exceed three inches in width.

(iii) No section of a metal or metal-clad wood sign attached to the face of a building shall exceed 150 square feet in area.

(iv) No metal or metal-clad wood sign projecting over public property shall exceed twenty-five square feet in area, nor shall more than one such sign be attached to each face of a building for any occupant thereof.

(v) No metal or metal-clad wood sign shall project more than six feet over public property.

[HISTORY: Former Section 1327.09; Ord. 674. Passed 6-18-34]

(9) **Wood Signs.**

(i) No wood sign attached to the face of a building located within the fire limits shall exceed fifty square feet in area, nor shall more than one such sign be attached to each face of a building for any occupant thereof.

(ii) No wood signs shall project.

(iii) No wood signs shall cover any windows or parts of windows, or be placed over an electric sign.

[HISTORY: Former Section 1327.08 ; Ord. 674. Passed 6-18-34]

(c) Content.

- (1) No sign shall be used to advertise an accessory or secondary use of a building [unless otherwise permitted in this Article.](#)
- (2) Signs visible from a street shall not contain an arrow or words such as "stop", "go", "slow", etc, or otherwise resemble highway traffic, directional signals or emergency vehicle devices.

[HISTORY: Former Section 1165.09(g); Ord. 1998-32. Passed 5-6-98]

(d) Erector Identification Tag.

- (1) [No sign may be erected or displayed without the permission of the owner or the lawful occupant of the property.](#)
- (2) The erector of every sign or outdoor advertising display shall place on each of the same an imprint or metal tag showing the name of the erector, re-erector or hanger as well as the address and telephone number of such person or firm.

[HISTORY: Former Section 1165.09(l); Ord. 1998-32. Passed 5-6-98]

(e) Maintenance and Repair.

~~The Building Inspector may order any sign to be painted at least once each year as well as all supports, guys, braces and anchors for such signs. The Building Inspector may order removed any such sign that is not so painted, and no owner or person having charge of such sign shall fail to remove the same after receiving notice from the Building Inspector to do so.~~

[HISTORY: Former Section 1327.14; Ord. 674. Passed 6-18-34]

- (1) [All permitted signs shall be maintained perpetually by the property owner, the owner of the sign, a pertinent homeowners association, or some other person who is legally accountable. Documentation of such accountability is required before a permit shall be issued.](#)
- (2) [All signs, awnings, marquees, canopies, and all components thereof, including without limitation, supports, braces, and anchors, shall be kept maintained in a safe, presentable, and good structural material condition at all times, including the repair or replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of such sign. Signs which provide time and/or temperature readings must be maintained to reflect current readings.](#)
- (3) [No person shall maintain or permit to be maintained on any premises owned or controlled by him or her, any sign which is in a dangerous or defective condition.](#)
- (4) [It shall be unlawful to reconstruct a sign that is damaged beyond 50 percent of its replacement value, or otherwise modify a sign to the extent that the cost of such modification is more than 50 percent of its replacement value, except in conformance with the provisions of this code.](#)
- (5) [The area within 10 feet in all directions of any part of a freestanding sign shall be kept clear of any rubbish or debris that would constitute a fire or health hazard and all undergrowth \(scrub brush, tall grass, etc.\) shall be free of unsightly weeds and neatly trimmed not more than five inches in height.](#)
- (6) [Unlawful Cutting of Trees or Shrubs. No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy, or remove any trees, shrubs, or other vegetation located:](#)
 - (i) [Within the right-of-way of any public street or road, unless the work is done pursuant to the express written authorization of the City.](#)

- (ii) On property that is not under the ownership or control of the person doing or responsible for such work, unless the work is done pursuant to the express authorization of the person owning the property where such trees or shrubs are located;
 - (iii) In any area where such trees or shrubs are required to remain under a permit issued under this ordinance.
- (7) If the message portion of a sign is removed, leaving only the supporting “shell” of a sign or the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property where the sign is located or other person having control over such sign shall, within 30 days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. This subsection shall not be construed to alter the effect of **Section XXX** (Nonconforming Signs), which prohibits the replacement of a nonconforming sign. Nor shall this subsection be construed to prevent the changing of the message of a sign.
- (f) **Placement of Signs.**

Unless otherwise specifically provided by this Article, all signs located in the City shall be subject to the following limitations:

(1) **Maximum Number of Signs.**

- (i) Except as specifically provided in this Chapter, no *zone lot* shall be permitted more than two signs of different types (i.e., freestanding or building signs) or more than one sign of any particular type.
- (ii) In the case of a *zone lot* where the development has at least 100 feet of frontage on each of two intersecting public streets, there shall be permitted two signs of the same kind, one per access way, and a third sign of a different type.
- (iii) If a development is located on a *zone lot* that is bordered by at least 100 feet of frontage on each of two public streets that do not intersect at the lot’s boundaries (double front lot), then the development may have no more than one sign of each type on each side of the development bordered by such streets.

- (2) **Obstruction of Building Access/Egress.** No sign shall be so erected as to obstruct any window, door, fire escape, balcony, platform, stairway, ladder, vent or other means of ingress or egress to any building.
 [HISTORY: Former Section 1327.12; Ord. 674. Passed 6-18-34]

(3) **Obstruction of Traffic/Traffic Controls.**

- (i) No sign may be erected so that by its location, color, size, shape, nature, or message it would tend to obstruct the view of or be confused with official traffic control signs, signals at railroad grade crossings, or other signs erected by governmental agencies.
- (ii) No sign may be located so that it substantially interferes with the view necessary for motorists to enter onto or exit from public streets or private roads.
- (iii) No sign may be located so that it substantially interferes with the view necessary for motorists to proceed safely through intersections. Signs located within sixty (60) feet of the midpoint of a street intersection where traffic may not be required to stop, or a railroad and a street intersection must provide a clear view between heights of two and one-half feet and 10 feet. ~~Signs shall be erected as to not obstruct traffic sight lines or traffic control lights at street intersections, or signals at railroad grade crossings.~~
 [HISTORY: Former Section 1165.09(f); Ord. 1998-32. Passed 5-6-98]

- (4) **Freestanding Signs.** The bottom of a pole mounted sign shall be at least ten feet above finish grade or sidewalk and at least fourteen feet above an alley or parking area.
- (5) **Wall Signs.** Wall sign placement shall be determined by the by the following standards:
- (i) No sign shall project above ~~or beyond the wall of any building~~ any parapet or be placed upon any roof surface, except that for purposes of this section, roof surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as a wall. This subsection shall not apply to displays, including lighting, erected in connection with the observation of holidays on the roofs residential structures;
[HISTORY: Former Section 1165.09(d); Ord. 1998-32. Passed 5-6-98]
 - (ii) The sides of a sign should be positioned so as not to extend past the length of the storefront area or beyond the side or rear wall of any building;
 - (iii) The top edge of the sign shall not project above the lower edge of the second story window sills;
 - (iv) The sign shall not cover or obscure any architectural feature or detail of the building onto which it is placed. (Architectural features or details may not be removed from a building to accommodate a sign without the express permission of the Community Development Director);
 - (v) When placed on a front facade, the bottom edge of the sign shall be positioned at least eight (8) feet above grade level and the top edge of the sign should not be higher than ten (10) feet from the top of the storefront's entrance and display windows.
 - (vi) The sign shall be placed flush against the facade of the building and should not project more than eighteen (18) inches from the surface of the wall onto which it is mounted. ~~No sign mounted on any wall of any building shall project more than one (1) foot beyond the face surface of the building.~~ [HISTORY: Former Section 1165.09(a); Ord. 1998-32. Passed 5-6-98]
 - (vii) No sign or supporting structure may be located in or over the traveled portion of any public right-of-way unless the sign is attached to a structural element of a building and an encroachment permit has been obtained from the City.

1226.02 ACCESSORY USE SIGNAGE

- (a) **Bed & Breakfast.** One advertising sign may be placed on the structure used as an accessory bed & breakfast. This sign may be up to four square feet in size, must be secured flat to the wall of the building and may not be illuminated. No other signage shall be permitted.
[HISTORY: Former Section 1171.01(52)(c)]

- (b) **Drive-in Window Menu Signs.**

Drive-In window menu signs shall be permitted ~~upon the approval of the Planning Commission~~ in those districts which permit restaurant and restaurant-type uses subject to the following:

- (1) Such sign shall not exceed six (6) feet in height and shall not exceed six (6) feet in width.
- (2) Such sign shall be placed in an area which is contiguous to the side or rear of the structure which is utilizing said drive-in window menu sign.

[HISTORY: Former Section 1165.16; Ord. 1998-32. Passed 5-6-98]

- (c) Gasoline Service Stations. Gasoline service stations whose principal business is the sale of motor fuel may display the following signs in addition to those authorized by state law under consumer protection statutes and this Chapter.
- (1) One double-faced sign not exceeding five square feet on a side is permitted for each set of motor fuel pumps identifying them as "self-service" or full service."
 - (2) Multiple single or double-faced signs, having a total aggregate surface area, including the sign frames and surrounding surfaces, of not more than fifteen square feet for single faced signs, and thirty square feet for double-faced signs, are permitted for the display of information. The top of such sign shall not extend more than seven feet above the finished grade of the service station. Such signs shall be fixed, and shall not be located nearer to the street than the motor fuel pump islands that are nearest such street, and such signs shall not be illuminated.
 - (3) Signs limited to the identification of the brand name, logo or type of fuel sold and other signs as may be required by law shall be permitted on the motor fuel pumps.
 - (4) Any such signs as may be required by law.
- (d) Group Homes. No signs shall be erected by group homes for the purposes of identification except a permitted street address sign.
[HISTORY: Former Section 1175.03(h)]
- (e) Home Occupation Signage. One non-illuminated freestanding or building sign announcing the name of home occupation, not exceeding: one (1) square feet in area, mounted flat against the wall of the principal building or at a maximum height of two (2) feet; a minimum front setback of ten (10) feet; and a minimum side and rear setback of five (5) feet shall be permitted with a permit.
[HISTORY: Former Sections 1109.01(g)(90), 1165.03(b), and 1171.01(19)(f)]
- (f) Limited Home Business Signage. There shall be no signage advertising the business activity.
[HISTORY: Former Section 1109.01(g)(98.1)]
- (g) Roadside Stands. ~~Within an O-R: Open Space - Recreation District and a R-1: Low Density Residential District,~~ Roadside stands offering for sale only agricultural products which are produced on the premises may erect only one (1) unlighted freestanding or building sign not exceeding twenty (20) square feet in area advertising such products beyond the building line on lands used for agricultural purposes. Such roadside stand and sign shall not exceed: a height of six (6) feet; a front yard setback of ten (10) feet; or be erected nearer than thirty (30) feet from either side lot line. Such stand, sign and required off-street parking shall be located and set back in such a manner so as not to create a traffic hazard and shall be removed at the end of seasonal sales.
[HISTORY: Former Sections 1125.02(a)(3), 1129.02(a)(3), and 1165.03(c)]
- (h) Vending Machine Signage. Illuminated vending machine signs located outside a building and legible from any public right-of-way shall be counted as a sign for purposes of determining the number and aggregate surface area of signs permitted on a *zone lot*.

1226.03 AREA IDENTIFICATION SIGNS.

- (a) Subdivision and Multi-Family Development Entrance Signs. At any entrance to a residential subdivision or multi-family development, there may be not more than two signs identifying such subdivision development. A single side of any such sign may not exceed 16 square feet nor may the total surface area of all such signs located at a single entrance exceed 32 square feet.

Area identification signs shall only be permitted with a Development Permit for signage at an entrance to a development and shall only contain the name and address of the area or subdivision allowed on the sign. If placed in a boulevard, such placement shall be subject to review by the Community Development Director who shall

consider site distance issues and safety concerns. Multiple-tenant commercial signs require a minimum lot/parcel frontage on a single public right-of-way of 200 feet.

District	Max. Area Per Individual Sign Face	Maximum Height	Maximum Width	Setback Front	Setback Side & Rear
All Residential	16 s.f.	3.5 ft.	14 ft.	10 ft.	5 ft.
All Commercial	70 s.f.	6 ft.	14 ft.	10 ft.	10 ft.
All Industrial	50 s.f.	6 ft.	14 ft.	10 ft.	10 ft.

1226.04 AWNING, MARQUEE, AND CANOPY SIGNS.

- (a) Awnings and canopies are permitted for public convenience. No advertising shall be placed on any awning or canopy, except that the name of the owner and/or the business, industry or pursuit conducted within the premises may be painted or otherwise permanently placed in a space not exceeding eight (8) inches in height on the front and side portions thereof.
 [HISTORY: Former Section 1165.08(a)(3)]
- (b) Awning, marquee, and canopy signs may be attached to roof-like structures extending from a building wall or covering a fuel service island, provided such signs are made a part of the awning, canopy, or marquee and do not extend above the vertical surface of the canopy. Awning, marquee, and canopy signs may not encroach upon a public right-of-way unless an encroachment permit has been obtained from the City.
- (c) No awning, marquee, or canopy shall be permitted to extend closer than one (1) foot from the outside edge of the street curb, nor shall the lowest portion of such structure be less than eight (8) feet above the level of the sidewalk.
 [HISTORY: Former Section 1165.09(h); Ord. 1998-32. Passed 5-6-98]

1226.05 FLAG-FLYING PROTOCOL

The display of flags shall be subject to the following limitations:

- (a) Flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes;
- (b) A flag shall not exceed 60 square feet in area;
- (c) A flagpole may not exceed a height of 40 feet and must be setback a minimum of the height of the pole from any property line, but not less than a setback of ten (10) feet.
- (d) There shall be no more than three (3) flagpoles per zone lot, the top of which may not exceed 40 feet in height;
- (e) There shall be no more than two flags per pole;
- (f) Only one type of each flag may be flown at one time per lot frontage;
- (g) A corporate flag may only be flown without a permit when flown along with the US flag;
- (h) No rooftop flagpoles shall be permitted in any zoning district;
- (i) Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.

1226.06 ILLUMINATED SIGNS.

Unless otherwise prohibited by this chapter, signs may be illuminated if such illumination is in accordance with this section.

- (a) Where permitted in the table below, signs may be illuminated internally or by reflected light having constant intensity of illumination.

Permitted Sign Illumination by Zoning District							
	R-1, R-2, and P-A Residential Districts	R-3 and R-4 Residential Districts	Institutional Uses in Residential Districts (a)	U, N-C, C-R, IC-R, and TND Commercial Districts	C Commercial District	O-S and C-D Commercial District	I Industrial Districts
Illumination, Internal	N	N	P (b)	S (b)	S	S	S
Illumination, External	N	P	P (b)	S (b)	S	S	S
Illumination, Exposed Bulbs or Intense Neon Light Displays	N	N	N	N	N	S	N

P = Allowed without Development Permit for signage.; S = Allowed only with Development Permit for signage.; N= Not allowed.

Footnotes:

a. This column does not represent a zoning district. It applies to institutional uses permitted under the zoning ordinance in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, schools, and funeral homes.

b. No direct light or significant glare from the sign shall be cast onto any adjacent zone lot that is zoned or used for residential purposes.

- (b) Prohibited Lighting.

(1) No sign shall contain any reflective device.

(2) Illuminated tubings or strings of lights that outline property lines, sales areas, roof lines, doors, windows, or similar areas are prohibited. No sign nor outside lighting may contain or be illuminated by flashing or intermittent lights, lights of changing degrees of intensity, rotating lights, ~~shall flash, be animated, rotate~~ or have the appearance of moving, except that non-rotating signs which depict the time, date, temperature, current weather and/or news shall be permitted. This paragraph does not apply to temporary signs erected in connection with the observance of holidays.
 [HISTORY: Former Section 1165.13(a); Ord. 1998-32. Passed 5-6-98]

- (c) All wiring that serves a free-standing sign shall be permanently installed underground and meet N.E.C. standards.

[HISTORY: Former Section 1165.09(j); Ord. 1998-32. Passed 5-6-98]

- (d) External Illumination of Signs.

(1) The source of light ~~shall not be visible from the street and shall be shaded. Lighting directed toward a sign~~ shall be permitted on signs which are permissible under this Chapter provided that illumination is concentrated and shielded upon the area of the sign so that it illuminates only the face of the sign

and does not shine directly into a public right-of-way or residential premises or create glare upon the street or adjacent property.

[HISTORY: Former Section 1165.13 (a) and (c); Ord. 1998-32. Passed 5-6-98]

(2) No sign within 150 feet of a residential zone may be illuminated between the hours of midnight and 6 a.m., unless the impact of such lighting beyond the boundaries of the lot where it is located is entirely inconsequential.

(3) Any business sign illuminated with electric lights (including neon or other gaseous type tubes or incandescent lamps) erected within 100 feet of an intersection where an illuminated device has been provided for the control of traffic shall not duplicate in the electric light of any such sign any colors appearing in the traffic control signal.

[HISTORY: Former Section 1165.13(b); Ord. 1998-32. Passed 5-6-98]

(e) Internal Illumination of Signs.

(1) Internally-illuminated freestanding signs may not be illuminated during hours that the business or enterprise advertised by such sign is not open for business or in operation, except for the following types of signs:

(i) Signs that constitute an integral part of a vending machine, telephone booth, device that indicates the time, date, or weather conditions, or similar device whose principal function is not to convey an advertising message.

(ii) Signs that do not exceed two square feet in area and that convey the message that a business enterprise is open or closed or that a place of lodging does or does not have a vacancy.

(iii) Signs which only allow light to pass through the copy of the sign and block light from passing through the sign background.

(2) No electric internally-illuminated sign attached substantially parallel to the face of a building and projecting over public property shall exceed 100 square feet in area or project more than one foot over public property; nor shall more than one such sign be attached to each face of a building for any occupant.

[HISTORY: Former Section 1327.10(b)]

(3) No electric internally-illuminated sign attached at any angle to the face of a building shall project over public property more than six feet measured along the sign in the direction of the projection, and in no event more than the width of the sidewalk, nor shall more than one such sign be attached to each face of a building for any occupant thereof. No electric internally-illuminated sign projecting at an angle over such property shall exceed 150 square feet in area. The distance between the principal parallel faces of an electric internally-illuminated sign projecting over public property shall not exceed one foot.

[HISTORY: Former Section 1327.10(c); Ord. 674. Passed 6-18-34]

(4) No free-standing electric internally-illuminated sign not attached to a building shall exceed 100 square feet in total area, and poles or other structures used to support such sign shall be located at least one foot inside private property.

[HISTORY: Former Section 1327.10(d); Ord. 1963-47. Passed 4-17-63]

1226.07 OFF-PREMISES ~~OUTDOOR ADVERTISING~~ SIGNS

~~Outdoor advertising~~ Off-premises signs shall be classified as a business use and ~~are specifically prohibited from all residential districts. Outdoor advertising signs~~ are allowed only with a Development Permit for signage and shall be erected subject to the following provisions: ~~of Chapter 1165.~~

[HISTORY: Former Section 1161.18].

- (a) **Maximum Size.** Off-premises signs shall not be larger than 15% of the floor area of the primary building on the off-premises parcel, up to a maximum of 300 square feet per sign face in total area, including temporary embellishments, extensions, and cutout letters. Vacant parcels may have one off-premises sign of 20 square feet per zone lot.
- (b) **Maximum Height.**
 - (1) No free-standing or wall sign that is within 660 feet of the edge of the roadway shall be more than twenty-five feet above the grade of the roadway to which the sign is oriented.
 - (2) No sign~~board~~ erected, altered or reconstructed shall exceed in height six feet clear posting or painted surface.
[HISTORY: Former Section 1327.03; Ord. 674. Passed 6-18-34]
 - (3) Every ~~such freestanding, off-premises~~ sign~~board~~ shall have an open space of at least three feet between the lower edge thereof and the ground, which space shall not be closed in any manner while the sign~~board~~ stands.
[HISTORY: Former Section 1327.03; Ord. 674. Passed 6-18-34]
- (c) **Setback Requirements.**
 - (1) Off-premises signs and sign structures in all commercial and industrial zoning districts shall conform to the required front, side, and rear yard setbacks contained in **Article 11** (Density and Dimensional Regulations).
 - (2) No part of any off-premises sign structure shall be located in any required front yard.
- (d) **Spacing Requirements.**
 - (1) Off-premises signs visible to the same flow of traffic on either side of the main traveled way shall not be closer than 1,500 feet apart.
 - (2) The minimum distance between two off-premises signs, located at the intersection of two streets and facing different flows of traffic at right angles to each other, shall be 750 feet. Back to back signs are permitted.
 - (3) Seat benches, trash cans, telephone booths, bus shelters, vending machines, and other similar devices containing off-premises advertising shall not be used in interpreting spacing requirements prescribed in **paragraphs (a) and (b)** hereof.

1226.08 PROJECTING SIGNS.

- (a) Signs projecting at an angle from the building wall shall not project more than four feet from the building wall, or within one foot of an established curb line, whichever is less.
- (b) The bottom of any sign projecting at an angle from a wall shall be at least ten feet above the sidewalk or finish grade line and at least fourteen feet above an alley or parking area.

- (c) [A projecting sign may not encroach upon a public right-of-way unless an encroachment permit has been obtained from the City.](#)
 - (1) Where signs are permitted to project over public property, they shall not be supported from the public property in any way.
[HISTORY: Former Section 1165.09; Ord. 1998-32. Passed 5-6-98]
 - (2) No sign projecting over public property shall be hung less than twelve feet above the sidewalk.
[HISTORY: Former Section 1327.11; Ord. 674. Passed 6-18-34]
- (d) [The top of any projecting sign shall not project above the roof line of the building wall to which the sign is attached.](#)

**CHAPTER 1227
SIGNS PERMITTED WITHOUT A PERMIT**

1227.01 Signs Which Do Not Require a Zoning Development Permit for Signage

1227.01 SIGNS WHICH DO NOT REQUIRE A ZONING DEVELOPMENT PERMIT FOR SIGNAGE

The following sign operations shall be allowed on private property in the City without the requirement of a Development Permit for signage, but the signs must be in conformity with all other building, structural, and electrical laws and regulations of the City:

- (a) [Building marker/ memorial commemorative plaques, symbols of identification, emblems of religious orders or recognized historical agencies, ~~memorial signs or tablets, names of buildings,~~ and dates of erection which are cut into a masonry surface, fastened, or inlaid so as to be flat against or part of a building. ~~Memorial signs or tablets shall have~~ not having an area ~~not to~~ exceeding six \(6\) square feet facing each street. Signs under this subsection shall not be illuminated.](#)
[HISTORY: Former Section 1165.08(a)(2)]
- (b) [Cemetery monuments.](#)
- (c) [Changing of the advertising copy, panels, embellishments, or message on an existing, approved sign specifically designed for the use of replaceable copy without altering the sign structure or placement of the sign.](#)
- (d) Directional signs such that:
 - (1) Private traffic directional signs not exceeding three (3) square feet in area for each sign directing traffic movement into or from premises. Horizontal directional signs on, below or flush with paved areas are exempt from these standards, but must be on private property, [pursuant to Section 1225.01\(j\) \(Exempt Signs\)](#).
[HISTORY: Former Section 1165.08(a)(6)]
 - (2) A subdivider shall install traffic signs showing the parking restrictions and traffic movement limitations on all proposed streets. Signs shall be erected by the time the prospective rights-of-way are open for public use, or the base paving coat is installed, whichever is sooner. The signs shall conform to the specifications of the City Engineer and be mounted at a height of approximately seven feet above the top of the curb or the crown of the pavement. The signs shall be located as directed by the City Development Engineer.

[HISTORY: Former Section 1189.01(b)(11); Ord. 2000-55. Passed 7-5-00]

- (e) [Flags, political or corporate, subject to Section 1225.06 \(Flag-flying Protocol\).](#)
- (f) [Future Development Sign](#), denoting the architect, engineer or contractor ~~when placed upon work under construction~~. Such sign shall be limited to one (1) sign not to exceed twelve (12) square feet in area.
[HISTORY: Former Section 1165.08(b)]
- (g) [Incidental signage not exceeding ten \(10\) square feet per zone lot or one \(1\) square foot per individual sign face.](#)
- (h) [Institutional bulletin board \(one per zone lot\) not oriented to motor vehicles in the public right-of-way which does not exceed: an area of twenty-four \(24\) square feet; a maximum height of six \(6\) feet, and meets a front yard setback of ten \(10\) feet and a side and rear yard setback of five \(5\) feet.](#)
- (i) [Maintenance, repainting, cleaning, or other normal maintenance and repair of a sign or sign structure for which a permit has already been issued and which does not involve modification or structural changes.](#)
- (j) Nameplates not exceeding one (1) square foot in area, containing only the name of the resident, title of the person practicing a profession, name of the building and the name of the agent.
[HISTORY: Former Section 1165.08(a)(4)]
- (k) [Ornamental banners, subject to the provisions of Section XXX \(XXX\).](#)
- (l) [Political and campaign signs on behalf of candidates for public office or measures on election ballots pursuant to Section XXX. Such signs shall not be placed on or over public property or right-of-way which may not exceed one \(1\) non-illuminated sign per twenty \(20\) square feet of lot frontage; six \(6\) s.f. per individual sign face; a height of five \(5\) feet; and a minimum setback of five \(5\) feet from the right-of-way and all yard boundaries.](#)
[HISTORY: Former Section 1165.08(b)]
- (m) [Signs carried by a person.](#)
- (n) [Signs that are part of the original construction of a non-illuminated vending machine, fuel pump, automatic teller machine, or similar device.](#)
- (o) [Street address signs and curb signs.](#)
- (p) [Temporary signs for yard sales subject to Section XXX \(XXX\).](#)
- (q) [Window signs or any sign painted or lettered directly on a window not exceeding twenty \(20\) percent to the total window area of each ground floor occupancy of a building](#), except that no such sign shall be permitted in any residential zoning district.
[HISTORY: Former Section 1165.08(a)(5)]

**CHAPTER 1228
PERMANENT SIGNS PERMITTED WITH A PERMIT**

- 1228.01** **Permanent Signs Permitted in R and O-R Districts with a Permit**
 - 1228.02** **Permanent Signs Permitted in R-C and U Districts with a Permit**
 - 1228.03** **Permanent Signs Permitted in C, IC-R and C-R Districts with a Permit**
 - 1228.04** **Permanent Signs Permitted in C-D and N-C Districts with a Permit**
 - 1228.05** **Permanent Signs Permitted in I-R and I Districts with a Permit**
-

[Permanent signs which require a permit shall only be permitted in each of the zoning districts as indicated in the following tables.](#)

1228.01 PERMANENT SIGNS PERMITTED IN R AND O-R DISTRICTS WITH A PERMIT									
Land Use	Sign Style	Sign Type	Max. No. Per Zone Lot	Max. Area Per Zone Lot	Max. Area Per Sign Face	Max. Ht. From Grade	Setback Front	Setback Side & Rear	Other Requirements
R-1 and R-2 Residential Districts			Either one (1) freestanding or building sign	1 s.f.					See (#1). Unlighted signs only.
	Freestanding Signs								
		Low Profile Sign	1 if no building sign	1 s.f.	1 s.f.	2 ft.	10 ft.	5 ft.	
	Building Signs								
		Wall sign	1 if no freestanding sign	1 s.f.	1 s.f.	8 ft.	-	-	
R-3, R-4 and O-R Districts and Non-Residential Business Uses in R Districts			Either one (1) freestanding or building sign	4 s.f.					Unlighted only (#2)
	Freestanding Signs								
		Low Profile or Monument Sign	1 if no building sign	4 s.f.	4 s.f.	6 ft.	10 ft.	30 ft.	
	Building Signs								
		Wall Sign	1 if no freestanding sign	4 s.f.	4 s.f.	-	-	-	
Non-Residential, Institutional Uses (Such uses may include, but are not necessarily limited to churches, schools, community center, institution, funeral homes, and cemeteries)			Either one (1) freestanding or building sign	20 s.f.					See (#1) Unlighted only (#2)
	Freestanding Signs								Identification wall signs not exceeding 4 square feet in area with non-illuminated letters may be permitted in addition to regulated signage.
		Low Profile or Monument Sign (#3)	1 if no building sign	20 s.f.	20 s.f.	6 ft.	10 ft.	5 ft.	
	Building Signs								
		Wall Sign	1 if no freestanding sign	20 s.f.	20 s.f.	6 ft.	10 ft.	5 ft.	
Footnotes:									
1. No commercial message allowed on sign except for a commercial message drawing attention to an activity permitted and conducted on the premises.									
2. Non-residential business and institution signs may be illuminated.									

1228.02 PERMANENT SIGNS PERMITTED IN R-C AND U DISTRICTS WITH A PERMIT									
Land Use	Sign Style	Sign Type	Max. No. Per <i>Zone Lot</i>	Max. Area Per <i>Zone Lot</i>	Max. Area Per Sign Face	Max. Ht. From Grade	Setback Front	Setback Side & Rear	Other Requirements
Institutional Uses (Such uses may include, but are not necessarily limited to churches, schools, community center, institution, funeral homes, and cemeteries)			Either 1 freestanding or building sign	20 s.f.					
	Freestanding Signs								
		Low Profile or Monument Sign	1 if no building sign	20 s.f.	20 s.f.	6 ft.	10 ft.	5 ft.	See (#1)
	Building Signs								
		Wall Sign	1 if no freestanding sign	20 s.f.	20 s.f.	6 ft.	10 ft.	5 ft.	See (#2)
Business Uses									
	Building Signs								
		Wall Sign	1	--	25 s.f. or 5% of the area of the face of the building to which the sign is affixed up to 50 s.f.	-	-	-	
Footnotes:									
1. Signage may only publicize the name of the facility. Such a sign may have an announcement or bulletin board attached to it.									
2. Identification wall signs not exceeding 4 square feet in area with non-illuminated letters may be permitted in addition to regulated signage.									

1228.03 PERMANENT SIGNS PERMITTED IN C, IC-R AND C-R DISTRICTS WITH A PERMIT

Land Use	Sign Style	Sign Type	Max. No. Per <i>Zone Lot</i>	Max. Area Per <i>Zone Lot</i>	Max. Area Per Sign Face	Max. Ht. From Grade	Setback Front	Setback Side & Rear	Other Requirements
Institutional Uses (Such uses may include, but are not necessarily limited to churches, schools, community center, institution, funeral homes, and cemeteries)			Either 1 freestanding or building sign	20 s.f.					
	Freestanding Signs								See (#1)
		Low Profile or Monument Sign	1 if no building sign		20 s.f.	6 ft.	10 ft.	5 ft.	Setback (#2)
	Building Signs								
		Wall Sign	1 if no free-standing sign		20 s.f.	-	-	-	
Business Uses									See (#3)
	Freestanding Signs		1 of the following:						Setback (#2)
		Low Profile or Monument Sign			1 s.f. per lineal foot of lot frontage or 50 s.f., whichever is less.	25	10	5	
		Pole Sign			1 s.f. per lineal foot of lot frontage or 50 s.f., whichever is less.	25	10	10	
	Building Signs								
		Wall Sign	1	--	2 s.f. per lineal foot of building frontage or 50 s.f., whichever is less	-	-	-	

Footnotes:

1. Signage may only publicize the name of the facility. Such a sign may have an announcement or bulletin board attached to it.
2. No sign shall be located closer than twenty-five (25) feet to any residential zoning district boundary line.
3. Signs may only advertise the business, service, products, merchandise or commodities provided, stocked or sold on the premises.

1228.04 PERMANENT SIGNS PERMITTED IN C-D and N-C DISTRICTS WITH A PERMIT

Sign Style	Sign Type	Max. No. Per <i>Zone Lot</i>	Max. Area Per <i>Zone Lot</i>	Max. Area Per Sign Face	Max. Vertical Dimension of Sign	Max. Horizontal Dimension of Sign	Other Requirements
Building Signs			2 s.f. per lineal foot of building frontage or 50 s.f., whichever is less.				
	Wall Sign	1					Additional Signage (#1, #2)
	Projecting Signs	1		12 s.f.	4 ft.	4 ft.	Additional Signage (#1, #2) Placement Requirement (#3)
	Window Signs	1		20% of the total window area of the space occupied by the activity.			Additional Signage (#4)

Footnotes:

1. If a business has a secondary customer entrance facing a public street or alley, an additional wall or projecting sign not exceeding thirty-two (32) square feet in area shall be permitted.
2. If a business has a secondary customer entrance from a parking lot, an additional wall or projecting sign not exceeding thirty-two (32) square feet in area shall be permitted.
3. No part of a projecting sign shall extend nearer than one (1) foot to a curb line. The lowest point of any part thereof shall be at least ten (10) feet above a sidewalk or other walkway.
4. Any use located on a floor other than at street level shall be permitted one (1) window sign not to exceed fifteen (15) square feet, provided however, that if such use is one of several uses served by one entrance, all uses shall be identified by one (1) common wall or window sign not to exceed twenty-five (25) square feet.

1228.05 PERMANENT SIGNS PERMITTED IN I-R and I DISTRICTS WITH A PERMIT									
Land Use	Sign Style	Sign Type	Max. No. Per <i>Zone Lot</i>	Max. Area Per <i>Zone Lot</i>	Max. Area Per Sign Face	Max. Ht. From Grade	Setback Front	Setback Side & Rear	Other Requirements
Business Uses									See (#1)
	Freestanding Signs		1 of the following:						Setback (#2)
		Low Profile or Monument Sign			1 s.f. per lineal foot of lot frontage or 50 s.f., whichever is less.	25	10	5	
		Pole Sign			1 s.f. per lineal foot of lot frontage or 50 s.f., whichever is less.	25	10	10	
	Building Signs								
		Wall Sign	1	--	2 s.f. per lineal foot of building frontage or 50 s.f., whichever is less	--	--	--	
<p>Footnotes:</p> <ol style="list-style-type: none"> Signs may only advertise the business, service, products, merchandise or commodities provided, stocked or sold on the premises. No sign shall be located closer than twenty-five (25) feet to any residential zoning district boundary line. 									

~~Outdoor advertising signs shall be classified as a business use and are specifically prohibited from all residential districts. Outdoor advertising signs shall be erected subject to the provisions of Chapter 1165. [HISTORY: Former Sections 1161.18 and 1218.18]~~

**CHAPTER 1229
TEMPORARY SIGNS**

1229.01	Regulations Pertaining to Temporary, Special Event Signage
1229.02	Banner Signs
1229.03	Political Signs
1229.04	Real Estate Signs
1229.05	Signs for Civic, Philanthropic, Educational, or Religious Organization Events

1229.01 REGULATIONS PERTAINING TO TEMPORARY, SPECIAL EVENT SIGNAGE

The following regulations shall apply to temporary, special event signage where it is permitted as set forth within this Chapter:

- (a) A temporary, special event sign shall be erected only after making application for and receiving a [Zoning Temporary Sign](#) Permit ~~from the Zoning Inspector~~ pursuant to [Article 4, Section XXX](#).
- (b) An individual business, company, corporation or property owner shall be entitled to employ temporary, special event signage for a time period not to exceed ninety (90) calendar days per calendar year. Permits shall be issued in thirty (30) day increments and may be issued for consecutive thirty (30) day terms.
- (c) No temporary, special event sign shall employ any flashing lights or moving parts.
- (d) Any and all temporary, special event signs, when connected to an electrical service shall not employ the use of a household extension cord for the purpose of making such connection. All wiring and connections must N.E.C. standards.
- (e) Any and all temporary, special event signs shall be securely anchored so as to minimize danger of wind damage, theft or vandalism.
- (f) All temporary, special event signs shall be removed by no later than two (2) calendar days after the date of expiration on the [Temporary](#) Development Permit for signage.
- (g) The ~~Zoning Inspector~~ [Community Development Director](#) may by written order, demand the immediate removal of any temporary, special event sign in violation of this or any other section of this ~~Zoning- Unified Development~~ Ordinance or amendments thereto.

[\[HISTORY: Former Section 1165.11; Ord. 1998-32. Passed 5-6-98\]](#)

1229.02 BANNER SIGNS.

- (a) No banner sign shall be more than 120 square feet in area. Not more than one banner sign shall be attached to any public property or any building for each occupant thereof and no banner sign shall cover any windows or parts of windows nor shall any banner sign be placed over an electric sign.
- (b) No banner sign shall extend over public property, nor shall any such sign be placed on the outside of any building. However, the Building Inspector may grant a permit for temporary use for a period not to exceed ten days for each sign so used.

[\[HISTORY: Former Section 1327.07; Ord. 1955-87. Passed 12-20-55\]](#)

1229.03 POLITICAL SIGNS.

Such signs shall be placed no earlier than thirty (30) days prior to the date of the election to which they relate and shall be removed by no later than ten (10) days after the date of the election.

[HISTORY: Former Section 1165.08(b)]

1229.04 REAL ESTATE SIGNS.

Real estate signs pertaining only to the sale, lease, or rent of the particular building, property or premises upon which displayed **which may not exceed:** one (1) non-illuminated sign **per three hundred (300) feet of lot frontage,** six (6) square feet in area **per individual sign face in R, U, N-C, C-R, IC-R, and TND Districts and thirty-two (32) square feet per individual sign face in all other districts;** a maximum height of 6 feet; a minimum front setback of ten (10) feet **and a minimum side and rear setback of five (5) feet.**

[HISTORY: Former Section 1165.08(b)]

One (1) temporary real estate sign advertising the development of the premises upon which it stands or the opening of a new subdivision within which such sign is located. Such sign may be located and maintained upon the issuance of a temporary, six (6) month, renewable **Zoning** Development Permit for signage and shall be removed from the premises within thirty (30) days of the sale or rental there-of. Such sign shall not exceed fifty (50) square feet in area nor shall it be located closer than twenty-five (25) feet from any street right-of-way line.

[HISTORY: Former Section 1165.08(d)(1); Ord. 1998-32. Passed 5-6-98]

1229.05 SIGNS FOR CIVIC, PHILANTHROPIC, EDUCATIONAL, OR RELIGIOUS ORGANIZATION EVENTS

Temporary signs for civic, philanthropic, educational, or religious organization events require a **Zoning** Development Permit for signage but do not require the payment of an associated fee. One (1) such sign shall not be erected for a period to exceed thirty (30) days and shall be removed within five (5) days subsequent to said thirty (30) day period. Such signs shall not **exceed: four (4) square feet; a height of five (5) feet; a minimum front setback of ten (10) feet; and a minimum side and rear yard setback of five (5) feet.**

[HISTORY: Former Section 1165.08(c)]

**CHAPTER 1230
PERMIT PROCEDURE TO CONSTRUCT OR MODIFY SIGNS**

- 1230.01 Signage Plan Required for Permit**
- 1230.02 Applications for Development Permits for Signage**
- 1230.03 Permit Fees**
- 1230.04 Completeness**
- 1230.05 Action on Development Permit for Signage**
- 1230.06 Action on Master Signage Plan**
- 1230.07 Action on Comprehensive Signage Plan**

1230.01 SIGNAGE PLAN REQUIRED FOR PERMIT.

The following procedures shall govern the application for, and issuance of, all Development Permits for signage under this Article, and the submission and review of Comprehensive Signage Plans and Master Signage Plans.

- (a) **No Development Permit for signage requiring a permit shall be issued for an individual sign or multiple signs on the same zone lot unless and until a Master Signage Plan or a Comprehensive Signage Plan for the zone lot on which the sign will be erected has been submitted and approved.**

- (b) All approved Master or Comprehensive Signage Plans in compliance with all appropriate laws and regulations of the City shall be included in any Development Plan, Site Plan, Planned Unit Development Plan, or other official plan required by the City for the proposed development and shall be processed simultaneously with such other plan.
- (c) After approval of a Master or Comprehensive Signage Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan, and such plan shall be enforced in the same way as any provision of this Unified Development Ordinance. In case of any conflict between the provisions of such a plan and any other provision of this Ordinance, this Ordinance shall control.

1230.02 APPLICATIONS FOR DEVELOPMENT PERMITS FOR SIGNAGE

A Development Permit for signage application for the construction, creation, or installation of a new sign or for modification of an existing sign on a *zone lot* with a Master or Comprehensive Signage Plan in effect shall be made to the Community Development Department upon a form provided by the Department. One application and Development Permit may include multiple signs on the same *zone lot*. The following information shall be provided in the application:

- (a) To the extent that such details are not contained on a Master Signage Plan or Comprehensive Signage Plan then in effect for the *zone lot*, the application shall be accompanied by detailed drawings and other such information indicating the dimensions, design, structure, and location of each particular sign on the site. A Master or Comprehensive Signage Plan shall be amended by filing a new Master of Comprehensive Signage Plan that conforms with all requirements of the resolution then in effect.
- (b) For individual Development Permits for signage for each use or business within a Comprehensive Sign Plan area, a narrative description must be submitted from the owners' or property owner' association indicating conformance with the established standards of the Comprehensive Sign Plan for this development.

1230.03 PERMIT FEES.

An application for a Development Permit for signage shall be filed with a permit fee for each sign in the amount posted by a separate City ordinance. ~~The Building Inspector shall receive the fee of two dollars (\$2.00) for every sign permit issued, which shall cover the cost of issuing the permit and making the inspection of the sign.~~
 [HISTORY: Former Section 1327.02; Ord. 1955-87. Passed 12-20-55]

1230.04 COMPLETENESS.

The Community Development Director shall review a Development Permit for signage or for a Comprehensive or Master Signage Plan for completeness pursuant to the application requirements of **Chapter 1131**.

1230.05 ACTION ON DEVELOPMENT PERMIT FOR SIGNAGE.

- (a) Where a complete application for a Development Permit for signage applies to a *zone lot* with an unmodified Master or Comprehensive Signage Plan in effect, the Community Development Director shall take action pursuant to **Chapter 1132** (Issuance or Denial of Development Permits) based on the requirements of this Ordinance and the Master or Comprehensive Signage Plan.

1230.06 ACTION ON MASTER SIGNAGE PLAN.

On any application for approval or modification of a Master Signage Plan, the Community Development Director shall take action on or before the applicable one of the following dates:

- (a) Fourteen days after the submission of a complete application if the application is for signs for existing developments; or

- (b) On the date of final action on any related application for a Development Permit, Site Plan, or Development Plan for signs involving new construction.

1230.07 ACTION ON COMPREHENSIVE SIGN PLAN.

A Comprehensive Signage Plan or amendment shall be approved by the Planning Commission as conforming with this Article. Applications for Comprehensive Sign Plans must be submitted to the Community Development Department no less than two weeks prior to the date of the Planning Commission meeting at which action on the Plan is requested. On any application for approval or modification of a Comprehensive Sign Plan, the Planning Commission shall review the application and either:

- (a) Approve the proposed plan if the sign(s) as shown on the plan and the plan itself conforms in every respect with the requirements of this Article; or
- (b) Table the proposed plan subject to the applicant's agreement the plan will be modified to meet specified requirements identified by the Planning Commission necessary for the plan to conform to this Article. The modified plan shall be resubmitted to the Community Development Department no less than two weeks prior to the date of the next regular Planning Commission meeting.
- (c) Reject the proposed plan if the sign(s) as shown on the plan or the plan itself fails in any way to conform with the requirements of this Article. In case of a rejection, the Planning Commission shall specify in the rejection the section or sections of the resolution with which the plan is inconsistent.

**CHAPTER 1231
MASTER OR COMPREHENSIVE SIGNAGE PLANS**

- 1231.01 Master Signage Plan**
 - 1231.02 Comprehensive Signage Plan**
-

1231.01 MASTER SIGNAGE PLAN

For any *zone lot* on which the owner proposes to erect one or more signs requiring a permit, unless such *zone lot* is included in a Comprehensive Signage Plan, the owner shall submit to the Community Development Director a Master Signage Plan containing the following:

- (a) The name and address of the owner of the sign;
- (b) The name, address, and signed, written consent of the owner of the premises where the sign is located or to be located in such form as the Community Development Director shall require;
- (c) Legal description of the property;
- (d) Existing zoning on the property;
- (e) Design restrictions placed on the development by the owner in addition to the requirements of this resolution;
- (f) Clear and legible drawings on an accurate site plan of the lot, at such scale as the Community Development Director shall reasonably require, with a description showing:

- (1) The proposed location of the sign which is the subject of the permit; The location of all other existing signs whose construction would otherwise require permits, when such signs are on the same premises; and the location of existing and future signs of any type whose construction would not require a permit, except that incidental signs need not be shown. For window signs, simply indicate the areas of the windows to be covered by window signs and the general type of the window signs (e.g., paper affixed to window, painted, etched on glass, or some other material hung inside window) and need not specify the exact dimension or nature of every window sign.
 - (2) Location of buildings, parking lots, driveways, and landscaped areas on such lot; and
 - (3) Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the lot(s) included in the plan under this Article, with such computations demonstrating conformance to the applicable dimensional requirements of this Article.
- (g) Drawings showing the dimensions, construction supports, sizes, foundation, electrical wiring and components, and materials of the sign, the method of attachment and the character of the structural members.
 - (h) The applicant or owner must attest that all signs will be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Article at all times.

1231.02 COMPREHENSIVE SIGNAGE PLAN.

The Comprehensive Sign Plan use permit procedure is intended to encourage a flexible procedure to allow businesses to coordinate signage, utilizing a consistent theme appropriate to the character of the proposed or existing development. The procedure provides adequate identification and information, provides a good visual environment, does not negatively impact traffic safety and is regulated to the extent necessary to be consistent with the purpose and intent of this sign resolution.

- (a) Eligible Districts, Parcels, and Development.
 - (1) *Zone lots* that are eligible for Comprehensive Sign Plans must be located in a C or I Zoning District. Developments eligible to submit Comprehensive Sign Plans include commercial, industrial, or office complexes or campuses, or multi-use business park sites.
 - (2) The area proposed for the Comprehensive Sign Plan procedure shall be consistent with the area defined in an approved Preliminary Plat or contiguous parcels. This area shall not be less than five (5) acres.
 - (3) The owners of three (3) or more existing businesses on contiguous parcels or the owner of a multi-tenant complex may submit a Plan for approval. However, all owners or tenants within the area of the Comprehensive Sign Plan boundaries must be subject to the standards established in the Plan.
- (b) Provisions of Comprehensive Signage Plan. The Comprehensive Signage Plan shall contain all of the information required for a Master Signage Plan and shall also specify the following standards for consistency among all signs on the *zone lots* affected by the Plan:
 - (1) Placement. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures, and sign orientation relative to viewing distances and viewing angles.
 - (2) Quantity. The Comprehensive Signage Plan, for all *zone lots* with multiple uses or multiple users, shall limit the number of freestanding signs to a total of one for each street on which the *zone lots* included in the plan have frontage and shall provide for shared or common usage of such signs. The

number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation, and directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.

- (3) **Height and Size.** All signs shall be no larger or erected to a height greater than necessary for visibility and readability. The preferred type of sign shall be a low-profile monument sign. Factors to be considered in determining appropriate height and size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. All building and freestanding signs single owner/tenant occupied building shall be located in a landscape setting to provide the desired continuity and street scene effect of the development.
- (4) **Colors and Materials.** Sign materials and color schemes samples shall be provided which are compatible with the architectural features of buildings on the site and/or natural materials incorporated into the project construction. This is required to be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy.
- (5) **Illumination.** Signs shall only be illuminated with external fixtures designed to prevent light spill over to another property or glare from uplighting.
- (6) **Plan for Non-conforming Signage.** If any new or amended Comprehensive Signage Plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance, within three years, all signs not conforming to the proposed amended plan or to the requirements of this resolution in effect on the date of submission.
- (7) **Legal Devices.** Deed restrictions, protective covenants and other legal statements or devices to be used to establish participation in the Comprehensive Sign Plan and enforce the standards established in the Plan. These shall be approved by the Planning Commission and enforced by the owners;
- (8) **Theme.** A narrative description of the common theme for signage within the development, how it relates to architectural and/or landscaping elements of the development. The applicant shall present the signage that would otherwise be permitted within the underlying zoning and the areas where the proposed Comprehensive Sign Plan exceeds or otherwise differs with that which would normally be permitted and an explanation as to why these differences are necessary for this development; and
- (9) **Any other information which, in the opinion of the Community Development Director or Planning Commission, is necessary to provide for enforcement of this resolution.**

**CHAPTER 1232
NONCONFORMING SIGNS**

- 1232.01** [Nonconforming Signage](#)
 - 1232.02** [Discontinuance or Abandonment](#)
-

1232.01 NONCONFORMING SIGNAGE

The lawful use of any sign or advertising structure existing at the effective date of this Zoning Ordinance or amendments thereto may be continued although such sign does not conform with the provisions of this Chapter. Such nonconforming signage shall be subject to the following provisions:

- (a) No non-conforming sign shall be expanded or enlarged unless it meets any and all applicable provisions set forth within this Chapter.
[\[HISTORY: Former Section 1165.17\(a\); Ord. 1998-32. Passed 5-6-98\]](#)
- (b) Whenever a non-conforming sign and associated support structure is removed, any new or replacement signage shall be erected to comply with any and all requirements of this Chapter and other sections of this Ordinance.
[\[HISTORY: Former Section 1165.17\(b\); Ord. 1998-32. Passed 5-6-98\]](#)
- (c) The face of a non-conforming sign may be replaced for alternative advertising so long as the face area is not increased.
[\[HISTORY: Former Section 1165.17\(c\); Ord. 1998-32. Passed 5-6-98\]](#)
- (d) An existing sign with a non-conforming status shall not be exempt from the conditions, procedures, or responsibilities set forth in Section 1165.15(a) and (b) regarding the removal of signs.
[\[HISTORY: Former Section 1165.17\(d\); Ord. 1998-32. Passed 5-6-98\]](#)

1232.02 DISCONTINUANCE OR ABANDONMENT

Whenever a nonconforming sign has been abandoned, no right to continue the nonconforming use of the subject property shall thereafter exist pursuant to [Section XXX](#).

**CHAPTER 1233
VIOLATIONS AND ENFORCEMENT**

- 1233.01** [Compliance Required](#)
 - 1233.02** [Time Limit for Removal or Repair](#)
 - 1233.03** [Removal of Signs](#)
 - 1233.04** [Conflict of Laws](#)
 - 1233.05** [Penalty](#)
-

1233.01 COMPLIANCE REQUIRED.

No owner or other person in control of any signboard or of any property upon which any signboard may be located shall violate any requirement of this chapter or fail to comply therewith.

[HISTORY: Former Section 1327.16; Ord. 674. Passed 6-18-34]

1233.02 TIME LIMIT FOR REMOVAL OR REPAIR.

The ~~Building Inspector~~ ~~Community Development Director~~ is authorized to order the removal or repair within ten days of any sign or signboard which may be dangerous or which does not comply with this chapter.

[HISTORY: Former Section 1327.15; Ord. 674. Passed 6-18-34]

1233.03 REMOVAL OF SIGNS

(a) The ~~Zoning Inspector~~ ~~Community Development Director~~ may order any sign ~~or any portion of its structural elements or its supporting framework which shows gross neglect, becomes dilapidated, has ground area around it that is not well maintained in accordance with the provisions of this Article, or is abandoned,~~ to be painted or refurbished at least once each year; ~~all supports, guys, braces and anchors for each sign shall be maintained in a safe condition.~~ The ~~Zoning Inspector~~ ~~Community Development Director~~ may order removed any such sign that is not so maintained, and it shall be unlawful for the owners or persons having charge of such sign to not remove the same after receiving ~~ten (10) days written~~ notice ~~by certified mail~~ from the ~~Zoning Inspector~~ ~~to correct the deficiencies or remove the sign(s).~~

[HISTORY: Former Section 1165.14; Ord. 1998-32. Passed 5-6-98]

(b) Any sign now or hereafter existing which no longer advertises a bonafide business shall be removed by the owner, agent or person having the beneficial use of the building or structure upon which such sign may be found within ten (10) days after written notification from the ~~Zoning Inspector~~ ~~Community Development Director~~, and upon failure to comply with such notice within the time specified in such order, the ~~Zoning Inspector~~ ~~Community Development Director~~ is hereby authorized to cause removal of such sign, and any expense incident thereto shall be paid by the owner of the property on which the sign is located.

[HISTORY: Former Section 1165.15(a); Ord. 1998-32. Passed 5-6-98]

(b) If the ~~Zoning Inspector~~ ~~Community Development Director~~ shall find that any sign or other advertising structure regulated herein is unsafe or insecure, is a menace to the public or has been constructed, erected or is maintained in violation of the pro-visions of this Ordinance, notice shall be given in writing by the ~~Zoning Inspector~~ ~~Community Development Director~~ to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after such notice, such sign or other advertising structure may be removed or altered to comply with this ordinance at the expense of the permittee or owner of the property upon which it is located. The ~~Zoning Inspector~~ ~~Community Development Director~~ shall refuse to issue a permit to any permittee or owner who refuses to pay costs so assessed. The ~~Zoning Inspector~~ may cause any sign or other advertising structure which is an immediate peril to persons or property to be removed summarily and without notice.

[HISTORY: Former Section 1165.15(b); Ord. 1998-32. Passed 5-6-98]

1233.04 CONFLICT OF LAWS.

In the event of any conflict between any of the provisions of this chapter and the provisions of Part Eleven - Planning and Zoning Code, the provisions of Part Eleven - Planning and Zoning Code shall prevail.

[HISTORY: Former Section 1327.17]

1233.05 PENALTY.

Whoever violates any of the provisions of this chapter shall be fined not more than five hundred dollars (\$500.00) for each violation. Each day's violation shall constitute a separate offense.

[HISTORY: Former Section 1327.99; Ord. 674. Passed 6-18-34]