

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Wednesday, July 18, 2012 @ 7:00 p.m.

LOCATION: Millcreek Township Hall, 10420 Watkins Road, Marysville Ohio 43040

LEGAL NOTICE(S): The Millcreek Township Zoning Commission will hold a regular business meeting on the third Wednesday of each month for 2012, except November will be held on the second Wednesday of the month. The meeting dates are as follows: 2/15/12, 3/21/12, 4/18/12, 5/16/12, 6/20/12, 7/18/12, 8/15/12, 9/19/12, 10/17/12, 11/14/12 and 12/19/12. All meetings begin at 7:00 p.m. and are held at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, Ohio 43040. The public is invited to attend.

CALL TO ORDER: Meeting called to order by Zoning Commission Chair Joni Orders at 7:03 p.m.

ROLL CALL: Zoning Administrator Joe Clase called the roll of members present.

Zoning Commission Present: Jocelin Boutet, *Alternate*
Jim Lawrenz
Joni Orders
Freeman Troyer

Absent Members: Kenny Coakley, *Alternate*
Greg Wisniewski

Others Present: Joe Clase, *Zoning Administrator*
Bill Lynch, *Trustee*

MINUTES REVIEW & APPROVAL: The board reviewed minutes from June 20, 2012. Jocelin Boutet made a motion to approve minutes from the June 20, 2012 meeting. Freeman Troyer seconded the motion. All voted in favor of the motion and the motion carried.

CITIZENS' COMMENTS: None

TRUSTEES' COMMENTS: Trustee Bill Lynch stated that Trustee Keith Conroy is working with the City of Marysville regarding their concerns with the use of their water tower to mount Celerity Networks' wireless internet equipment. Their next Board of Trustees meeting has been moved to August 1, 2012 at 7pm in the Township Hall.

ZONING ADMINISTRATOR REPORT / COMMENTS: Joe Clase reviewed activities included in his June 2012 monthly report.

OLD BUSINESS: The Zoning Commission reviewed draft sign regulations that were prepared and distributed by Zoning & Planning Administrator Joe Clase. Consensus was that single-family subdivision identification signs were not desirable. Child Daycare Centers should be regulated the same as home occupations and the maximum height of such signage should be six (6) feet only in the U-1 district. Sandwich board signs should only be permitted adjacent to sidewalks. Black and white should not be

considered regulated colors of a sign. ^{when} Jim Lawrenz stated that he was concerned individuals would have to pay a substantial fee for a variance ~~with~~ they do not meet these standards. Joe Clase stated that he would make discussed revisions and bring a draft back for board discussion in September.

NEW BUSINESS: None.

NEXT MONTHLY MEETING: Joni Orders announced the next meeting will be Wednesday, August 15, 2012 at 7:00 p.m. at the Township Hall. The County Engineer's Office and Logan-Union-Champaign Regional Planning Commission staff will be presenting on subdivision regulations and their standard regulatory review process in Union County.

ADJOURNMENT: Jim Lawrenz made a motion to adjourn the regular meeting. Jocelin Boutet seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 8:35 p.m.

PREPARED BY:



Joe Clase, Zoning Administrator

ATTEST:

Joni Orders, Zoning Commission Chair

APPROVED:

Date

ARTICLE XI – SIGNS AND ADVERTISING

Section 11001 – Signs & Advertising – Purpose:

The purpose of this chapter is to provide standards for ~~on-site~~ signs to safeguard life, health, property, safety, and public welfare, while encouraging creativity, variety and compatibility, and protection of the Township's rural character as articulated in the Comprehensive Land Use and Growth Plan. The provisions of this Chapter are intended to:

- (A) Encourage creative and well-designed signs that contribute in a positive way to the Township's visual environment, express local character, and help develop a distinctive image for the Township. Predictable and mediocre signs are discouraged.
- (B) Encourage signs that are responsive to the aesthetics and character of their particular location, adjacent buildings and uses, and the surrounding neighborhood. Signs should be compatible and integrated with the building's architectural design and with other signs on the property.
- (C) Recognize that signs are a necessary form of communication, and provide flexibility within the sign review/approval process to allow for unique circumstances and creativity.

Section 11010 – Signs & Advertising – Applicability:

- (A) Sign standards – The sign standards provided in this Article are intended to apply to signs in each zoning district in the Township. Only signs authorized by this Article shall be allowed.
- (B) Existing signs; continuance – Except as otherwise specifically provided, nothing in this chapter shall require removal or discontinuance of an existing on-premises or existing off-premises sign. Such signs shall not be enlarged or extended and the same shall be deemed a nonconforming sign under the terms of this Zoning Resolution.
- (C) Nonconforming signs – Nonconforming signs are subject to the provisions of Article IV, Administration and Enforcement in addition to this Article.
- (D) Content not regulated – The Township regulates only the physical location, size, massing and appearance of signage. This Resolution shall not be used to restrict content or Constitutionally-protected free speech.

Section 11020 – Signs & Advertising – Sign Permits:

- (A) Sign permits required. To ensure compliance with the regulations of this Article, a Sign Permit shall be required in order to apply, erect, move, alter, reconstruct, or repair any permanent or temporary sign, except signs that are exempt from permits in compliance with ~~Section 8016~~ this article. Additional permits may be required through the Building Department.
- (B) Review authority. The Zoning Administrator will review all sign permit applications within the Township. If and when a Township Architectural Review Board is established, the board shall also review all sign permit applications for consistency with the Comprehensive Land Use and Growth Plan policies, and with Design Standards in Article IX. The Zoning Administrator has thirty (30) days from the date of submittal to review all sign permit applications and either grant or deny the sign permit application.
- (C) Preparation. Applicants for a sign permit must submit the following information.
 - (1) Color sign rendering.
 - (2) Site plan and elevations.
 - (3) Sign dimensions and dimensions of sign mounting material, where applicable.
 - (4) Distance from all public rights-of-way.
 - (5) Style, type, wattage, and location of all lighting.
 - (6) List of construction materials, including sign mounting material, where applicable.
- (D) Criteria for approval. The Zoning Administrator may approve a sign permit, if the proposed sign meets the requirements of this Chapter. If and when a Township Architectural Review Board is established, the board shall ensure the sign is compliant with the following criteria:
 - ~~(1) Meets the requirements of this Chapter;~~
 - ~~(2)~~ (1) Is in compliance with the Sign Design Guidelines;
 - ~~(3)~~ (2) Would not interfere with pedestrian or vehicular safety;
 - ~~(4)~~ (3) Would not detract from the character of a historic or architecturally significant structure;
 - ~~(5)~~ (4) Would not be located so as to have a negative impact on adjacent property;
 - ~~(6)~~ (5) Would not detract from the pedestrian quality of street or area; and

~~(7)(6)~~ Would not add to an over proliferation of signs on a particular property or area.

~~(E) Modification of standards. Modifications to the requirements of this Section may be requested in compliance with Article IV.~~

Section 11030 – Signs & Advertising – Sign Standards by Zoning District:

All signs shall comply with the standards of the applicable zoning district, in compliance with the following provisions.

Table 11030(A) - Sign Standards for Residential Zoning Districts

Under current Zoning guidelines, this applies to U-1, R-1, and residential portions of Planned Unit Development Districts.

Sign Class	Maximum number per site ¹	Permit Required	Permitted Sign Types	Maximum Area per Sign	Maximum Height (Entire Structure)	Lighting Allowed	Additional Requirements
Single-family subdivision identification signs	<u>None</u> 1 per entrance	<u>Y/N/A</u>	<u>Monument</u> <u>None</u>	<u>32 SF</u>	<u>6'</u>	<u>No</u>	<u>Must not be located closer than 5 feet from the nearest right-of-way</u>
		<u>Y</u>	<u>Freestanding bracket</u>	<u>32 SF</u>	<u>6'</u>	<u>No</u>	<u>Must not be located closer than 5 feet from the nearest right-of-way</u>
		<u>Y</u>	<u>Cantilever</u>	<u>16 SF</u>	<u>15'</u>	<u>No</u>	<u>No internal illumination</u>
Multi-family development	1 per entrance	Y	Monument	32 SF	6'	No	Must not be located closer than 5 feet from the nearest right-of-way
		Y	Freestanding bracket	32 SF	6'	No	Must not be located closer than 5 feet from the nearest right-of-way
		Y	Cantilever	16 SF	15'	No	No internal illumination
Home Occupation	1	Y	Wall	<u>6-2 SF</u>	12'	No	No internal illumination
		Y	Freestanding bracket or Cantilever	<u>10 SF (Not permitted in a PUD)</u>	3'	No	No internal illumination
<u>Public Service, Public Uses, Parks, Conservation Districts or Private Schools</u>	1 per side of street frontage	Y	Wall	1 SF per linear foot of wall surface up to 75 SF	10'	Yes	No internal illumination
		Y	Monument	48 SF	6'	Yes	No internal illumination
		Y	Freestanding bracket	32 SF	6'	Yes	No internal illumination
		Y	Cantilever	25 SF	15'	Yes	No internal illumination
Child Daycare Center	1 per side of street frontage	Y	Wall	1 SF per linear foot of wall surface up to 48 SF	3'	Yes	No internal illumination
		Y	Monument	32 SF	3'	Yes	No internal illumination
Sign Class	Maximum number per site ¹	Permit Required	Permitted Sign Types	Maximum Area per Sign	Maximum Height (Entire Structure)	Lighting Allowed	Additional Requirements
Churches or Other Places of Worship	1 per side of street frontage	Y	Monument	32 SF	6'	Yes	No internal illumination
		Y	Wall	1 SF per linear foot	6'	Yes	No internal

				of wall surface up to 48 SF			illumination
		Y	Freestanding bracket	32 SF	6'	Yes	No internal illumination
		Y	Cantilever	25 SF	15'	Yes	No internal illumination

Notation 1 – The total number of signs permitted per site can be any combination of the permitted sign types. The maximum number per site does not maximum number per each permitted sign type.

Notation 2 – All lighting of signs must be with down-cast lighting fixtures

Table 11030(B) – Sign Standards for Non-Residential Zoning Districts

Under current Zoning guidelines, this applies to B-2, M-2, EQ and non-residential portions of Planned Unit Development Districts.

Sign Class	Maximum number per site	Permit Required	Permitted Sign Types	Maximum Area per Sign	Maximum Height (Entire Structure)	Lighting Allowed	Additional Requirements
Business Identification – Primary business frontage	2 per primary business frontage 1 per side of street frontage	Y	Wall	1 SF per linear foot of wall surface up to 80 SF	15'	Yes	
		Y	Window	More than one window sign is permitted; however the maximum area may not exceed the total allowed for wall signs		No	Window signs may not be larger than twenty-five (25) percent of the aggregate window area Window signs are limited to one per window
		Y	Awning / Canopy	N/A	N/A	No	
		Y	Blade / Bracket ³	8 SF	4'	Yes	No internal illumination
		Y	Freestanding Bracket ³	48 SF	6'	Yes	
		Y	Monument	48 SF	6'	Yes	Not allowed for second story tenants unless part of a directory sign No internal illumination
		Y	Cantilever	25 SF	15'	Yes	No internal illumination
Business Identification – Secondary business frontage	1 per secondary business frontage	Y	Wall	1 SF per linear foot of wall surface up to 6 SF	2'	Yes	
		Y	Awning / Canopy	N/A	N/A	No	
Business Identification – No street frontage	1 per tenant space	Y	Wall	1 SF per linear foot of wall surface up to 50 SF	10'	Yes	Allowed only for uses with no business frontage facing a public street No internal illumination
		Y	Window	More than one window sign is permitted; however the maximum area may not exceed the total allowed for wall signs		No	Window signs may not be larger than twenty-five (25) percent of the aggregate window area Window signs are limited to one per window
		Y	Awning / Canopy	N/A	N/A	No	

Notation 3 – Only one permitted per site

Table 11030(C) – Signs Exempt from Permits and Temporary Signs

The following sign classes are allowed in any Zoning District and are exempt from sign permits or are deemed to be of a temporary nature.

Sign Class	Maximum number per site	Permit Required	Permitted Sign Types	Maximum Area per Sign	Maximum Height (Entire Structure)	Lighting Allowed	Additional Requirements
Flags, Pennants or Insignia of any nation, state, township, political unit or educational institution		N	Flags, Pennants	N/A	N/A	N/A	
Signs of a duly constituted government body		N	All types	N/A	N/A	No	Window signs may not be larger than twenty-five (25) percent of the aggregate window area. Window signs are limited to one per window
Cornerstones, Commemorative tablets and historical signs		N		10 SF		No	
Property address signs, or signs with the names of occupants of a residential property		N	All types	1 SF	4'		No internal illumination
Official neighborhood watch signs		N	All types	2 SF	5'		
Signs authorized by Ohio Dept. of Transportation within their right-of-way		N					To be located in ODOT right-of-way
Off-site directional signs to publicly owned facilities or emergency facilities		N	All types	12 SF	4'	Yes	
Off-site signs that are part of and accessory to bus shelters, transit shelters, or banners attached to streetlights and other similar structures and installed by the Township or in compliance with an agreement with the Township Board of Trustees		N	Wall signs and banners	4 SF		Yes	
Signs located inside a building		N	Interior				Must not be plainly visible from the exterior of the building
Business identification	1 per tenant space	N	Wall—On or over a showing window or door	3 SF	10'	No	Limited to name of proprietor and nature of business
Second or higher floors of a building	1 per use	N	Window	25% of aggregate window area		No	Meet other requirements of this section
Directional signs, entry or exit to parking		N		4 SF	3'	No	Cannot be in ROW or obstruct motorist line of sight

Accessibility signs indicating special parking for the handicapped	1 per parking space	N	Pole / Bracket / Wall	2 SF	4'	Yes	Imprinted with the universal sign of accessibility
Official and legal notices required by a court or government agency		N	Temporary – All types				
Real Estate signs located on < 20 acres	1 per lot	N	Temporary – All types	4 SF	10'	No	Remove 10 days after sale complete
Real Estate signs located on 20 acres or more	1 per road frontage	N	Temporary – All types	32 SF per face (max 64 SF total)	8'	No	Remove 10 days after sale complete; cannot be in ROW
Open house signs	3 off premise directional	N	Maximum 48 hours display	4 SF		No	Cannot be in ROW, must be with property owners' permission
Promotion of community services, schools, churches	1 per lot	N	Maximum of 30 days uninterrupted display				
Decorations associated with national, state, local or religious holidays		N	Flags / Signs / Lights / Maximum 30 days after the holiday			Yes	Can contain no advertising
Political signs		N	Maximum 30 days prior to election and 72 hours after the election	4 SF	4'	No	Cannot be in ROW or on any fences or poles in ROW
Business "sandwich board"	1 per business location (only on sidewalk)	N	Limited to daylight regular hours of business	Not more than 3' wide	4'	No	Must leave 4' of sidewalk for passage, only display during daylight hours

Section 11040 – General Requirements:

- (A) Outdoor advertising signs. Outdoor advertising signs shall be limited to signs pertaining to advertising exclusively for the use established or goods sold or services rendered on the premises.
- (B) Encroachment into public right-of-way. No sign shall encroach into a public right-of-way, except that a blade/bracket sign attached to a building may project a maximum of three feet over a public sidewalk, if the lowest part of the sign is at least eight feet above the sidewalk surface.
- (C) Illumination of signs. The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:
- (1) External light sources shall be directed downward and shielded to limit direct illumination of any object other than the sign;
 - (2) The light from an illuminated sign shall not be of an intensity or brightness that will create a negative impact on residential properties in direct line of sight to the sign;

- (3) Signs shall not have blinking, flashing, or fluttering lights, or other illuminating devices that have a changing light intensity, brightness or color;
- (4) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices;
- (5) Reflective type bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs so that the face of the bulb or lamp is exposed to a public right-of-way or adjacent property; and
- (6) Light sources shall utilize energy efficient fixtures to the greatest extent possible.
- (7) Bulbs and lamps must be maintained in working order and replaced when broken or burned out.
- (8) Lighted signs must be "turned off" when establishment is closed.
- (D) Colors. Simple combinations of no more than three (3) colors may be used on the sign face, and must be harmonious with each other and the surroundings. Black and White shall be considered colors.
- (E) Lettering Styles and Sign Coverage. No more than two letter styles are permitted per sign. Letters may not occupy more than 75 percent of any sign panel.
- (F) Measurement of sign area.
 - (1) The surface area of a sign shall be calculated by enclosing the extreme limits of all lettering, background, emblem, logo, representation, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines drawn at right angles. See Figure 1.

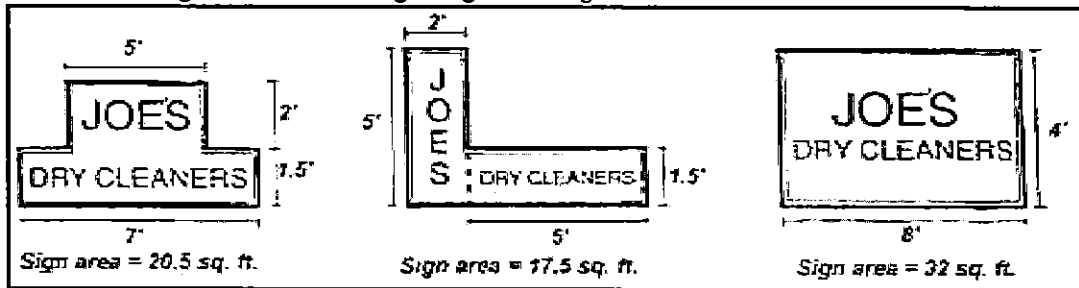


Figure 1 Sign Measurement Area

- (2) Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
- (3) Double-faced (back-to-back) signs shall be regarded as a single sign only if mounted on a single structure, and the distance between each sign face does not exceed two feet at any point. Only one face of an identical double-faced sign shall be measured when determining maximum allowable area.
- (4) Where a sign consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane. Signs with three-dimensional objects that exceed a projection of six inches from the sign face may be approved in compliance with allowances for Creative Signs.
- (5) Time and temperature devices shall not be included within the measurement of maximum sign area.
- (G) Sign copy: The sign copy (text) of permanent signs shall relate only to the name and/or nature of the business. Permanent signs that advertise continuous sales, special prices, etc. shall not be allowed.
- (H) Alterations: No display sign shall hereafter be altered, rebuilt, enlarged, extended or relocated except in conformity with the provisions of this Article. The repainting of signs shall not be deemed to be an alteration within the meaning of this Resolution.
- (I) Sign maintenance: Signs and supporting hardware, including temporary signs and time/temperature signs shall be structurally safe, clean, free of visible defects, and functioning properly at all times. Visible rot or rust, falling parts, burned out bulbs or broken parts are prima facie evidence that a sign is not in a state of good repair. Repairs to signs shall be equal to or better in quality of materials and design than the original sign.
- (J) Notice to repair: When the Zoning Administrator determines that such a sign exists in a state of disrepair, the Zoning Administrator shall issue to the owner of the sign and the owner of the real estate a notice of such disrepair and the need for corrective action.
- (K) Sign removal or replacement: When a business ceases operation for at least 90 days, the sign shall be removed. The property owner may request a variance to extend this time. When a sign is removed or replaced, all brackets, poles, and other structural elements that supported the sign shall also be removed. Affected building surfaces shall be restored to match the adjacent portion of the structure.

- (L) Appeals: Any individual that believes the requirements of this Article impose an unreasonable burden may request and present a case for a Variance to the Township Zoning Commission. Any action or decision of the Zoning Administrator with respect to Signs, may be appealed through the Township Board of Zoning Appeals as outlined in Article IV Administration and Enforcement.

Section 11050 – Standards for Specific Types of Signs:

- (A) Awning and canopy signs. Awning and canopy signs may be permitted only as an integral part of the awning or canopy to which they are attached or applied, as follows.
- (1) Location. Signs may be placed only on awnings that are located on first- and second-story building frontages, including those fronting a parking lot or pedestrian way.
 - (2) Maximum area and height. No structural element of an awning or canopy shall be located less than eight feet above finished grade. An awning valance shall be located no less than seven feet above finished grade.
 - (3) Lighting. Awnings shall not be internally illuminated except as part of a creative sign. Lighting directed downwards that does not illuminate the awning is allowed.
 - (4) Required maintenance. Awning and canopy signs shall be regularly cleaned and kept free of dust and visible defects.

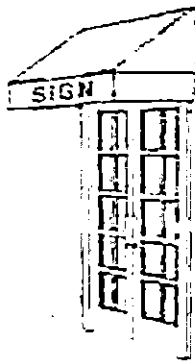


Figure 2 Canopy/Awning Sign

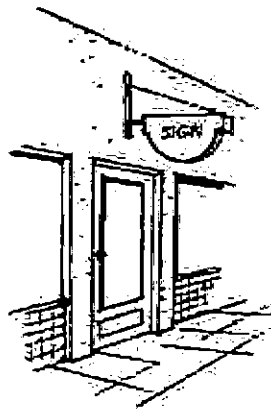


Figure 3 Blade/Bracket Sign

- (B) Blade/bracket signs.
- (1) Location. Blade or bracket signs shall be placed only on a ground floor facade, except for businesses located above the ground level with direct exterior pedestrian access
 - (2) Maximum area and height. The lowest point of a blade or bracket signs shall be at least eight feet above finished grade.
 - (3) Sign structure. Sign supports and brackets shall be compatible with the design and scale of the sign.
- (C) Changeable copy signs.
- (1) Limitations on use and sign area. Changeable copy signs may only be allowed:
 - (a) In conjunction with facilities used exclusively for educational, religious, governmental, cultural, or theatrical purposes subject to the approval of a comprehensive sign program and limited to a maximum area of twelve (12) square feet; or
 - (b) To advertise gasoline prices.
 - (2) Portable changeable copy signs. Portable changeable copy signs are prohibited.
- (D) Freestanding bracket signs.
- (1) Location. The sign may be located only on a site frontage adjoining a public street. In any case signs must be located no closer than five (5) feet to the public right of way line.
 - (2) Sign mounting. The sign shall be mounted on one or more posts or have a solid monument-type base. Posts shall not have a diameter greater than 12 inches.
 - (3) Landscaping requirements. Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 20 square feet of sign area = 40 square feet of landscaped area. The

Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project.

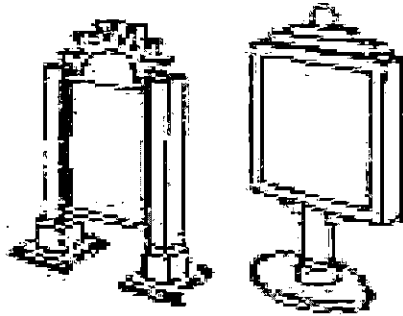


Figure 4 Freestanding Bracket Sign

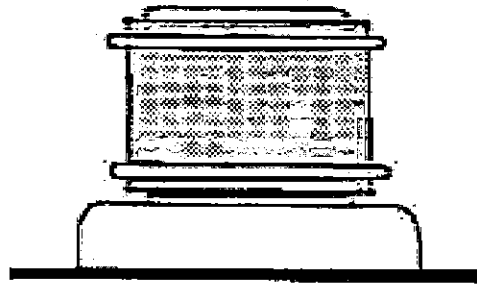


Figure 5 Monument Sign

(E) Monument signs.

- (1) Location - The sign may be located only along a site frontage adjoining a public street. Signs must be no closer than 5 feet to the public right of way line.
- (2) Material - The base of must be constructed of a natural material.
- (3) Design - The design of a monument sign shall be consistent with the overall scale of the building - The design and placement of the sign shall not obstruct traffic safety sight areas.
- (4) Landscaping requirements - Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 20 square feet of sign area = 40 square feet of landscaped area. The Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project.

(F) Wall signs.

- (1) Location. The sign shall not be placed to obstruct any portion of a window, doorway, transom, or other architectural detail.
- (2) Projection from wall. The sign shall not project above the edge of the roof of a structure and from the surface upon which it is attached more than required for construction purposes and in no case more than 12 inches in a commercial or industrial district. In a residential district, a wall sign shall not project more than 3 inches.

(G) Cantilever signs.

- (1) Location. The sign may be located along any site frontage adjoining a public street.
- (2) Design. The design of a cantilever sign shall be consistent with the overall scale of the building. The design and placement of the sign shall not obstruct traffic safety sight areas.
- (3) Landscaping requirements. Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 20 square feet of sign area = 40 square feet of landscaped area. The Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project.

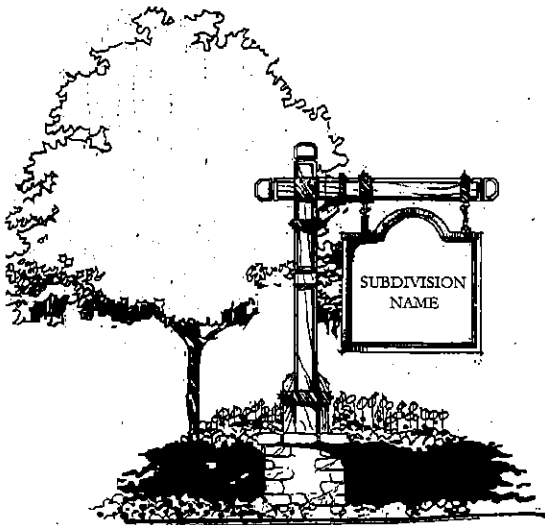


Figure 6 Cantilever Sign

(H) Outdoor Advertising / Billboards.

- (1) Location: The sign may be located only along a site frontage adjoining a public street. Signs must be no closer than 5 feet to the public right of way line.
- (2) Material: The base of must be constructed of a natural material.
- (3) Design: The design of an outdoor advertising / billboard sign shall be consistent with the overall scale of the building. The design and placement of the sign shall not obstruct traffic safety sight areas.
- (4) Landscaping requirements: Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, 20 square feet of sign area = 40 square feet of landscaped area. The Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project.
- (5) Lighting: No lighted signs.
- (6) Maintenance Requirements: All signs must be maintained

Section 11100 – Creative Signs:

- (A) Purpose: This Section establishes standards and procedures for the design, review and approval of Creative Signs. The purposes of this creative sign program are to:
 - (1) Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - (2) Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the Township, while mitigating the impacts of large or unusually designed signs.
- (B) Applicability: An applicant may request approval of a Sign Permit under the Creative Sign Program to authorize on-site signs that employ standards that differ from the other provisions of this Chapter but comply with the provisions of this Section. For the purposes of this Article, murals shall be considered creative signs and therefore require the submittal of a creative sign permit application.
- (C) Approval authority: A Sign Permit application for a Creative Sign shall be subject to approval by the Zoning Administrator or the Architectural Review Board should one become established.
- (D) Appeals: Any individual that believes the requirements of this Article impose an unreasonable burden may request and present a case for a Variance to the Township Zoning Commission. Any action or decision of the Zoning Administrator with respect to Signs, may be appealed through the Township Board of Zoning Appeals as outlined in Article IV Administration and Enforcement.

- (E) **Application requirements:** A Sign Permit application for a Creative Sign shall include all information and materials required by the Department, and the filing fee set by the Township.
- (F) **Design criteria:** In approving an application for a Creative Sign, the Zoning Administrator shall ensure that a proposed sign meets the following design criteria:
- (1) **Design quality.** The sign shall:
 - (a) Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
 - (b) Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - (c) Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
 - (2) **Contextual criteria.** The sign shall contain at least one of the following elements:
 - (a) Classic historic design style;
 - (b) Creative image reflecting current or historic character of the Township;
 - (c) Inventive representation of the use, name or logo of the structure or business.
 - (3) **Architectural criteria:** The sign shall:
 - (a) Utilize and/or enhance the architectural elements of the building; and
 - (b) Be placed in a logical location in relation to the overall composition of the building's facade and not cover any key architectural features/details of the facade.

Section 11200 – Prohibited Signs:

The following signs and types of signs are inconsistent with the purposes and standards of this Article and are prohibited in all zoning districts unless otherwise expressly allowed by the Ohio Revised Code.

- (A) No display signs except those exempted in Section 11016, park/recreation sign, church sign, public/private school sign, comprehensive subdivision type signage, and temporary signs shall be permitted in any residential district, excluding parcels occupied by commercial uses in Planned or conditional uses permitted in a residential district
- (B) No Sign shall be placed within any public right-of-way, except by permission of Ohio Department of Transportation (ODOT) or the Union County Engineer
- (C) Flashing, moving, rotating, intermittently lighted signs or other mechanical devices
- (D) Air actuated attraction devices
- (E) Roof signs
- (F) Pole signs
- (G) Portable changeable copy signs except as noted in Section 10005 (a) (4) (c) above
- (H) Electronic variable message signs and portions of signs, and reader boards (not including "time and temperature" signs)
- (I) Billboards and all off-premises signs except for church and institutional directional signs and special event signs provided for in Sections 10014 or 10016.
- (J) Any sign not included under the types of signs permitted in any district regulations or in this section

Section 11300 – Temporary Signs Requiring Permits:

A temporary sign permit is required prior to the erection or construction of any temporary sign listed below. No sign shall contain more than two (2) faces. The maximum square footage allowed for a temporary sign shall apply to each face.

- (A) **Subdivision Signs** – Signs advertising the sale of platted lots in a subdivision may be erected and displayed in such subdivision provided that not more than one (1) such sign facing on any one (1) street shall be permitted in any subdivision. Such signs may also be used to advertise the sale or lease of multi-family units or store or office space in a commercial development, however, such signs shall not be utilized to advertise the sale, lease or development of land. Such signs shall be limited to twenty-four (24) square feet in area, be not more than eight (8) feet in height and be located not closer than fifteen (15) feet from any public right-of-way. Such signs shall be permitted for a one (1) year period or until ownership of at least of sixty (60) percent of the platted lots is transferred.
- (B) **Banner Signs** – Banner signs may be installed subject to the following requirements:
 - (1) That the size of the banner sign shall not exceed that allowed for a permanent wall sign.
 - (2) That a banner sign may only be displayed for a period not to exceed thirty (30) days in any calendar quarter, and

no more than four (4) times per calendar year.

- (3) That a banner sign shall not be displayed above the roof line of any structure.
- (4) That a banner sign shall not have more than three (3) colors. For the purpose of this Section, black and white shall be considered colors.
- (5) For the purpose of this section, advertising signs containing representations of any flag or national, state or local emblem shall be considered as part of the banner sign and not exempt as permitted under Section 11016.
- (C) Bond for Signs over Public Street or Sidewalk – Each temporary sign permit issued for the erection or maintenance of any sign located over a public street or sidewalk shall contain a condition that the permit holder furnishes a bond set by the Township Trustees to hold the Township harmless from liability for injury to third persons.
- (D) Portable Signs – Portable signs shall be limited to unlit signs and shall be permitted for not more than two (2) weeks per year for each business. Such signs shall be not more than four (4) feet high and not more than eight (8) feet wide and mounted such that the overall height is not greater than seven (7) feet above the ground. Portable signs shall not be located in any right-of-way and shall be located such that they do not obstruct the view of motorists for the purposes of ingress and egress.
- (E) Construction Signs – Construction signs announcing the names of contractors, material men, developers, designers and financial institutions participating in the construction of a building shall be permitted only during the actual time of construction and shall be limited to only one (1) sign per building, shall not exceed sixteen (16) square feet in area for a residential project and thirty-two (32) square feet for a non-residential project, shall not exceed four (4) feet in height for a residential project and ten (10) feet in height for a non-residential project, and shall be located no closer than fifteen (15) feet from any public right-of-way. Such signs shall be removed within thirty (30) days after the Certificate of Occupancy is issued.

Section 11310 – Signs Exempt From Permit Requirements, Permanent:

Sign permits shall not be required for the signs listed in this Section. These exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site.

- (A) The flag, pennants or insignia of any nation, state, Township, or other political unit or jurisdiction.
- (B) Cornerstones, commemorative tablets and historical signs, not to exceed ten (10) square feet in area.
- (C) Signs bearing only residential property address or names of occupants of residential premises, not to exceed one (1) square foot in area. Signs bearing only non-residential street number, not to exceed one (1) square foot in area.
- (D) Off-site signs that are part of and accessory to bus shelters or transit shelters located in the public right-of-way, or banners attached to streetlights and other similar structures and installed by the Township or in compliance with an agreement with the Township.
- (E) One wall sign on or over a show window or door of a store or business establishment, announcing only the name of proprietor and the nature of the business, not to exceed three (3) square feet in area.
- (F) Signs located in residential neighborhoods that are designated official neighborhood watch areas and limited to two (2) square feet in area.
- (G) Signs located off-site and providing directions to publicly owned facilities or emergency facilities and limited to 12 square feet in area.
- (H) Traffic directional signs indicating points of entry or exit to off-street parking, provided such signs are not larger than four (4) square feet in area. Such signs shall not be located in a public right-of-way and shall not obstruct the view of motorists for the purposes of ingress and egress.
- (I) Window signs not larger than twenty-five (25%) percent of the aggregate window area. For uses that are located in the second or higher floors of a building, window signs shall meet the requirements of this Section.
- (J) A sign(s) located inside a building, provided the sign is not visible from the exterior of the building.
- (K) Signs of a duly constituted government body.
- (L) Elevated signs posted to indicate special parking locations for the handicapped, imprinted with the international symbol of accessibility.
- (M) Flags, pennants, or insignia of any governmental or educational institution.

Section 11320 – Signs Exempt from Permit Requirements, Temporary:

Sign permits shall not be required for the signs listed in this Section. These exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site.

- (A) Official and legal notices required by a court or governmental agency.
- (B) Real estate for sale, sold, rental or lease signs limited to no more than four (4) square feet in area, no more than six (6) feet in height, and with one (1) sign per lot. (Properties of less than 20 acres.)
 - (1) Sold signs may be posted for a period not to exceed ten (10) days.
 - (2) A maximum of three (3) off-premise directional signs shall be permitted in conjunction with an open house, not to exceed forty-eight (48) consecutive hours. During the hours of the open house, one additional sign indicating that the house is open will be permitted on the property.
 - (3) For property with a lot size equal to or exceeding twenty (20) acres, real estate for sale, sold, rental or lease signs are permitted to be a maximum of thirty-two (32) square feet in area for any one display area with a total display area not to exceed sixty-four (64) square feet and no more than eight (8) feet in height.
- (C) Signs for the civic promotion of schools, church, or community service activities which may be displayed for a maximum of thirty (30) days.
- (D) Flags, signs and sources of illumination clearly in the nature of decorations customarily associated with any national, state, local or religious holiday, and containing no advertisement.
- (E) One (1) sandwich board shall be permitted for each business location not to exceed four (4) feet in height as measured from the sidewalk and shall not exceed three (3) feet in width per side. Such signs shall be limited to three (3) colors, shall be displayed only during daylight hours and shall not be located on a sidewalk less than six (6) feet in width. Damage to sandwich signs and any liability shall be the responsibility of the owner. Sandwich boards shall be placed in such a way as to leave at least four (4) feet to allow for passage.
- (F) Political signs provided that they are maintained and displayed during a period of time not to exceed thirty (30) days before the election at which such candidacy, question or issue is to be submitted to voters and removed seventy-two (72) hours following such election; that such signs shall not exceed four (4) square feet in total display area and shall not exceed four (4) feet in height above the ground level and shall be displayed behind the property line or streets on which a lot or parcel fronts. The Township may enforce, at its discretion, greater distances to achieve safe view for traffic. Such signs shall not be illuminated nor be erected within any public rights-of-way or easements nor attached in any manner to any utility pole, fence or any other structure within any public rights-of-way.
- (G) Special event signs shall be defined as signs which are used to present knowledge regarding some special event of community importance such as a church or community festival. Such signs shall be considered as temporary signs, do not require a permit before erection but are subject to the following requirements:
 - (1) Not more than two (2) such signs regarding the same topic shall be erected at any given time and located no closer than one thousand (1,000) feet from each other.
 - (2) Such signs shall not impact the traffic sight triangle defined in Section 9026.
 - (3) Such signs shall not be illuminated.
 - (4) Such signs shall not be displayed for a period more than thirty (30) days before the event and shall be removed within forty-eight (48) hours after the event if located in any public right-of-way or within five (5) days if located elsewhere.
 - (5) Flexible type signs such as banners shall be provided with internal air vents to adequately relieve wind pressure.

Section 11400 – Comprehensive Sign Program, Purpose:

A comprehensive sign program is intended to integrate the design of the signs proposed for a development project with the design of the structures, into a unified architectural statement. A comprehensive sign program provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum incentive and latitude in the design and display of multiple signs and to achieve, not circumvent, the intent of this Article.

Section 11410 – Comprehensive Sign Program, Applicability:

The approval of a comprehensive sign program shall be required whenever any of the following circumstances exist, or whenever an applicant requests the approval of a Comprehensive Sign Program:

- (A) Two or more separate tenant spaces are to be created on the same parcel;
- (B) Five or more non-exempt signs are proposed for a new or existing development; and
- (C) The Zoning Administrator determines that a comprehensive sign program is needed because of special project characteristics (e.g., the size of proposed signs, limited site visibility, a business within a business, the location of the site relative to major transportation routes, etc.).

Section 11420 – Comprehensive Sign Program, Approval Authority:

The Zoning Commission must approve a Comprehensive Sign Program prior to issuance of a sign permit by the Zoning Administrator.

Section 11430 – Comprehensive Sign Program, Application Requirements:

A sign permit application for a Comprehensive Sign Program shall include all information and materials required in Section 11002, any other additional information required by the Zoning Commission, and the filing fee set by the Township.

Section 11440 – Comprehensive Sign Program, Standards:

A comprehensive sign program shall comply with the following standards:

- (A) The program shall comply with the purpose of this Article and the overall intent of this Section;
- (B) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the comprehensive sign program, to the structures and/or developments they identify, and to surrounding development;
- (C) The program shall accommodate future revisions that may be required because of changes in use or tenants; and
- (D) The program shall comply with the standards of this Chapter, except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the comprehensive sign program will enhance the overall development and will more fully accomplish the purposes of this Section

Section 11450 – Comprehensive Sign Program Revisions:

The Zoning Administrator may approve minor revisions to a comprehensive sign program if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new Comprehensive Sign Program.

Section 11500 – Abandoned Signs:

If any sign shall become abandoned, in a manner defined herein, such sign is declared a public nuisance by reason that continued lack of use results in lack of reasonable and adequate maintenance, thereby causing deterioration and creating a blighting influence on nearby properties. An abandoned sign shall be any sign that meets any of the following conditions:

- (A) Any sign associated with the abandoned nonconforming use.
- (B) Any sign that remains after the termination of a business. A business shall be considered terminated if it has ceased operations for at least ninety (90) consecutive days. Seasonal businesses are exempted from this determination.
- (C) Any sign that is not maintained in accordance with Section 11006.

Section 11510 – Abandoned Signs – Determination of Abandonment:

When the Zoning Administrator finds, upon investigation, that a sign has been abandoned, the Zoning Administrator shall notify the owner of said sign and the owner of the property upon which such sign is located, of any findings. Such notice shall advise the owner of the sign that said sign has been declared abandoned and must be removed within thirty (30) days from the date of mailing of said notice. The owner of the sign or the owner of the property may appeal such decision to the Zoning Commission as provided in Article IV. The Zoning Administrator shall maintain a photograph of said sign along with a written report of any finding in a permanent file.

Section 11520 – Abandoned Signs – Right to Remove:

If the sign is not removed as ordered, the same may be removed by the Township at the expense of the lessee or owner. If the Township is not reimbursed for the cost of removal within thirty (30) days of such removal, the amount thereof shall be certified to the County Auditor for collection as a special assessment against the property upon which such sign is located.

Section 11530 – Violations, Penalties and Remedies:

Any person, firm or corporation violating any requirement or prohibition of this chapter shall be considered in violation of this Code. Failure to comply within thirty (30) days of receipt of notification of violation, unless extended by the Zoning Administrator, shall render such person, firm or corporation subject to the penalties provided in Article IV.