

CHAPTER 1143
Signs

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CROSS REFERENCES

Violations - see P. & Z. 1123.13
 Site design and architectural review standards and criteria;
 advertising features - see P. & Z. 1127.08(e)
 Sites located on or related to parking areas - see P. & Z. 1141.10(c)

1143.01 INTENT.

Sign regulations, including provisions to control the type, design, size, location, motion, illumination, enforcement and maintenance of signs, are established in order to achieve, among others, the following purposes:

- (a) To maintain high value Residential Districts and promote attractive public facilities, by permitting only nameplates, bulletin boards and signs related to the development, rental or sale of properties in such districts;
- (b) To provide reasonable, yet appropriate, conditions for advertising goods sold or services rendered in Business Districts by relating the size, type and design of signs to the size and type of establishments;
- (c) To eliminate any conflict between advertising signs and traffic control signs which would be hazardous to the safety of the motoring public or pedestrians;

- (d) To control the design of signs so that their appearance will be aesthetically harmonious with an overall urban design for the area;
- (e) To promote the most desirable developments and economic activity consistent with the objectives of the planning and development program of the City.
(Ord. 1982-170. Passed 3-22-83.)

1143.02 COMPLIANCE REQUIRED; EXCEPTIONS.

Signs shall be designed, erected, altered, reconstructed, moved and maintained in whole or in part, in accordance with the type, design, size, location, illumination and other requirements of this chapter.

The construction, erection, safety and maintenance of all signs shall be in accordance with applicable City codes. This chapter shall not amend, or in any way interfere with, other codes, rules or regulations governing traffic signs within the City.

The display of official public notices, and the display of a flag, emblem, or insignia of any official governmental body, shall not be governed by this chapter.
(Ord. 1982-170. Passed 3-22-83.)

1143.03 CLASSIFICATION OF SIGNS.

(a) Generally. As used in this chapter, "sign" means any display, figure, painting, drawing, placard, poster or other device visible from a public way which is designed, intended or used to convey a message, advertise, inform or direct attention to a person, institution, organization, activity, place, object or product. "Sign" may be a structure, or part thereof, painted on or attached directly or indirectly to another structure.

(b) By Use Type.

- (1) "Bulletin board" means an announcement sign which directs attention to, and is located on the lot of, a public or semipublic institution.
- (2) "Business sign" means a sign which directs attention to the name of the business or establishment, the goods or commodities sold or the service rendered on the lot on which the sign is located.
- (3) "Directional sign" means a sign indicating only the direction to which attention is called on the lot on which the sign is located. Logos and insignia are not permitted.
- (4) "Identification sign" means a sign indicating the name, owner or manager of an existing project or building on the lot on which the sign is located.
- (5) "Industrial sign" means a sign which directs attention to the name or service of an industrial establishment, the goods produced or the service rendered on the lot on which the sign is located.
- (6) "Informational sign" means a sign which is designed to give general information to the public concerning the location of places for lodging, eating or vehicle service, natural phenomena, weather, time, historic sites, areas of natural scenic beauty, outdoor recreation facilities and similar information.
- (7) "Nameplate" means a sign indicating the name, address or profession of a person occupying the lot or a part of the building on which the sign is located.

- (8) "Project sign" means a temporary sign which directs attention to the promotion, development and construction of the property on which it is located and which identifies the architects, engineers, contractors and other individuals or firms involved with the construction.
 - (9) "Real estate sign" means a temporary sign advertising the sale, rental or lease of the premises, or part of the premises, on which the sign is displayed.
 - (10) "Temporary sign" means a sign designed for use for a limited period of time to announce special events or sales. "Temporary sign" includes a sign advertising the sale, rental or lease of property.
 - (11) "Menu board" means a sign that identifies and names items and services being provided to drive-through or drive-up customers.
- (c) By Structural Type.
- (1) "Canopy sign" means a sign attached to the soffit or fascia of a canopy, covered entrance or walkway, or to a permanent awning or marquee and not projecting above the same.
 - (2) "Ground sign" means a free-standing sign, which has a supporting base designed as an integral part of the sign, resting totally or primarily on the ground.
 - (3) "Pole sign" means a sign which is supported by or suspended from a free-standing column or columns and designed to permit pedestrian or vehicular traffic thereunder.
 - (4) "Wall or panel sign" means a sign integral with the face of an exterior building wall or mansard roof, or attached to or parallel with the wall or roof and projecting not more than twelve inches therefrom.
 - (5) "Window sign" means a sign that is painted on or attached in some manner within twelve inches of a window and invisible from the outside or inside.
(Ord. 1982-170. Passed 3-22-83; Ord. 1991-5. Passed 4-23-91.)

1143.04 MEASUREMENT STANDARDS .

Signs are regulated in this Zoning Code by relating the total area of all signs to the size of the building or building unit or the use of a lot to which the signs are accessory.

- (a) Determination of Area of a Sign. The maximum sign face area for a building or use shall include all the surfaces of the sign or signs. The area of a sign shall be measured as the minimum area which can be enclosed by a rectangle, the sides of which may contact with the extreme points or edges of the sign or signs, excluding the supporting structure if such structure does not form a part of the advertising portion of the sign.

The area of a sign composed of characters or words attached directly to a building wall or mansard roof surface shall be the smallest rectangle which encloses the entire group of characters or words.

- (b) Determination of Size of Building, Building Unit or Lot. The maximum sign face area of signs shall be related to the size of the building, building unit or lot as follows:

- (1) "Frontage of a building" means the width of the facade of the building, store, service or office unit which faces the principal street or the facade containing the main entrance of a store, office, service or manufacturing building. For a single use located in a corner lot building, forty percent of the building depth facing the secondary street may be included in the frontage width factor for that specific use.
- (2) The "frontage of a lot" not occupied by a building means the number of lineal feet the lot abuts on the principal street.
(Ord. 1982-170. Passed 3-22-83.)
- (c) Additional Signs Permitted. A single use within a building having frontage on a secondary street or a secondary public entrance to a parking area may be permitted additional signage along such secondary frontage. However, such additional signage shall not exceed twenty square feet.
- (d) Menu Boards. A restaurant or other business with a drive-through or drive-up window may have a menu board not exceeding thirty-two square feet. At a drive-in restaurant or other business, one menu board may be permitted in addition to the maximum permanent sign allowed if approved by the Planning Commission.
- (e) Nameplate Signs. Nameplate signs will be permitted not to exceed two square feet. The service entrance to the retail business and service use may be identified by a nameplate on the building not exceeding two square feet in single face sign area.
(Ord. 1991-5. Passed 4-23-91.)

1143.05 DESIGN STANDARDS.

Signs, as permitted in the various use districts, shall be professionally designed, constructed and installed so as to be compatible in character, with regard to materials, color and size, to signs designed or located on the same building and on adjoining buildings in order to equalize the attention they are meant to attract and to produce an overall unified effect in accordance with the standards set forth in this section.

- (a) Permanent Ground Signs. The height of a permanent ground sign shall be in accordance with Section 1143.09. The base of a permanent ground sign shall be constructed of either brick, stone or masonry as approved by the Planning Commission. (Ord. 1982-170. Passed 3-22-83; Ord. 1996-77. Passed 1-14-97.)
- (b) Pole Signs. No pole sign shall exceed fifty feet in height in an MS District.
(Ord. 1990-60. Passed 9-25-90.)
- (c) Wall or Panel Signs. All wall signs shall consist of individual letters not more than twelve inches from the building wall to which they are attached. The City Architect shall make recommendations to the Planning Commission regarding design and color. None of the individual letters shall be set back from the end of the building and party wall lines less than three feet and shall not project above the coping or eaves of any building.
(Ord. 1982-170. Passed 3-22-83; Ord. 1992-93. Passed 12-22-92.)
- (d) Relation to Openings. No sign shall project over or obstruct the required windows or doors of any building or be attached to or obstruct a fire escape or interfere with any other safety provision as may be further regulated in the Building Code of the City. (Ord. 1982-170. Passed 3-22-83.)

- (e) Relation to Traffic Control Devices. No sign shall be erected so as to obstruct sign lines along any public way, traffic control lights, street name signs at intersections or street sight lines or signals at railroad grade crossings. No sign visible from the sight lines along a street shall contain an arrow or words such as "stop," "go," "slow," etc., nor shall the movement, content, coloring or manner of illumination of such a sign resemble any highway traffic sign. (Ord. 1991-5. Passed 4-23-91.)
- (f) Signs on Corner Lots. No sign shall be allowed within a triangle formed between points on the front and side lot lines within thirty-five feet from their intersection.
- (g) Vertical Dimension. The lowest member of any sign which is supported or suspended from a column or columns shall be at least eight feet above the finished grade of a sidewalk or any other pedestrian way. If located over a pavement used for vehicular traffic or within eighteen inches of the vertical projection of the edges of such pavement, the lowest member of such a sign shall be at least fifteen feet above the finished pavement. (Ord. 1982-170. Passed 3-22-83.)
- (h) Movement Restrictions. No flashing or moving illumination shall be permitted. No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention, except a sign which performs a public service function indicating time, temperature or a similar service. No sign, or part thereof, shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices. No such devices or strings of lights shall be used for the purpose of advertising or attracting attention when they are not part of a permanent sign. (Ord. 1991-5. Passed 4-23-91.)
- (i) Barber Poles. Revolving barber poles are permitted notwithstanding subsection (h) hereof. (Ord. 1991-105. Passed 1-14-92.)

1143.06 ILLUMINATION OF SIGNS.

Light sources to illuminate signs shall be shielded from all adjacent residential buildings and streets and shall not be of such brightness as to cause glare that is hazardous to pedestrians or drivers of motor vehicles or as to cause reasonable objection from adjacent Residential Districts.

In Residential PF Districts, only nameplates and bulletin boards may be illuminated. All signs in Business and Industrial Districts may be illuminated. Parking lots and automotive sales area lots shall be illuminated in accordance with this section. (Ord. 1982-170. Passed 3-22-83.)

1143.07 SIGNS IN RESIDENTIAL DISTRICTS.

Accessory signs in a Residential District shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following:

- (a) One wall or panel nameplate, indicating an occupant's name and house number, not exceeding two square feet in sign face area, may be located on any building. In a Multifamily Residential District, one permanent wall, panel or ground identification sign, indicating the name, owner or manager of the multifamily project, not exceeding twenty square feet in single face sign area and five feet in height, shall be permitted facing each major street, but such sign shall be not less than fifty feet from a side lot line and fifteen feet from any street right-of-way line.

- (b) One directional ground sign, not exceeding four square feet in single face sign area and three feet in height, shall be permitted on any building or lot located not less than five feet from any side lot line, five feet from any common drive or easement and five feet from any street right-of-way line.
(Ord. 1997-5. Passed 5-27-97.)
- (c) One real estate ground sign, advertising the sale, rental or lease of the premises, or part of the premises, on which the sign is displayed, not exceeding six square feet in single face sign area or four feet in height, shall be permitted for each dwelling or lot, provided that such sign is located not less than twenty-five feet from any side lot line or ten feet from any street right-of-way line. Illumination shall not be permitted.
- (d) One subdivision project ground sign, not exceeding twenty-five square feet in single face sign area and eight feet in height, may be permitted while a subdivision is under construction, provided that such sign is located on the parcel being developed and not less than twenty-five feet from the nearest street right-of-way or lot line.
A permit for such a sign shall be issued for a period not to exceed one year. However, such permits may be renewed while construction is pursued diligently. A project sign shall be removed within fourteen days of the commencement of the intended use.
- (e) One permanent subdivision identification ground sign, not more than thirty square feet in single face sign area and four feet in height, indicating the name of the subdivision or residential development, may be permitted for each entrance to the subdivision or residential development from an arterial or collector street. Such sign shall be set back at least ten feet from the street right-of-way line and shall be part of the overall architectural treatment of the entrance to the development. Illumination, if any, of such sign shall be at the discretion of the Planning Commission and shall be in accordance with Section 1143.06.
(Ord. 1982-170. Passed 3-22-83.)
- (f) (EDITOR'S NOTE: Subsection (f) was repealed by Ordinance 1982-164, passed August 23, 1983.)

1143.08 SIGNS IN PUBLIC FACILITIES DISTRICTS.

Accessory signs in a PF District shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following:

- (a) One bulletin board or announcement ground sign, not exceeding fifty square feet in single face sign area and not exceeding six feet in height, may be permitted on the premises of each public, charitable, religious and educational facility, provided that such sign is set back at least fifty feet from any adjoining Residential District boundary and twenty-five feet from any street right-of-way line.
- (b) One wall or panel nameplate, not exceeding two square feet in sign face area, may be placed on each building.
- (c) Directional and information ground signs, not exceeding six square feet in single-face sign area and three feet in height, may be permitted on any building or lot, provided that such signs are set back at least five feet from any lot line and street right-of-way line.
(Ord. 1982-170. Passed 3-22-83.)

1143.09 SIGNS IN BUSINESS DISTRICTS.

Accessory signs in OB, GB, SC, MS, LB, MH and RS Districts shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following:

- (a) Use Types Permitted. The following use types of signs are permitted in Business Districts:
- (1) Business signs, directing attention to the business establishment;
 - (2) Directional signs, to direct pedestrians and vehicles;
 - (3) Professional nameplates and identification signs; and
 - (4) Real estate signs and project signs of a temporary nature.
- (b) Structural Types Permitted. The following use types of signs are permitted in Business Districts:
- (1) Wall or panel;
 - (2) Canopy;
 - (3) Ground;
 - (4) (Editor's Note: (Subsection (4) was repealed by Ordinance 2000-99, passed February 13, 2001.)
 - (5) Menu board.
- (c) Determination of the Maximum Face Area.
- (1) The maximum sign face area of a permanent sign permitted for each building, building unit or lot not occupied by a building shall be related to the width of the building, building unit or lot not occupied by a building. The maximum sign face area for a business use or building unit thereof shall be determined as follows:
 - A. Office use. The maximum sign face area for an office use shall be determined by the formula:

$$\text{Maximum sign face area: } (W = \text{Building frontage}) - W \times 1.2 + 30$$

Maximum sign face area means the total area of all permitted signage as regulated in this chapter. "Building frontage" is defined in Section 1143.04(b)(1).
 - B. Business use. The maximum sign face area for a business use shall be determined by the formula:

$$\text{Maximum sign face area: } (W = \text{Building frontage}) - W \times 1.5 + 40$$
 - C. Lot not occupied by a building. The maximum sign face area for each separate use of lot not occupied by a building shall be determined by the formula:

$$\text{Maximum sign face area} = W \times .75$$

The element "W" of such formula means the "frontage of a lot," as defined in Section 1143.04(b)(2).
 - D. The maximum sign face area of a permitted nameplate sign is two square feet.

- E. The maximum sign face area of a permitted menu board sign is thirty-two square feet, with a maximum height of six feet to the top of the sign, measured from the finished grade.
- (2) The maximum sign face area of a temporary sign permitted is established in paragraphs (d)(6) and (d)(7) hereof.
- (d) Number, Locations, Maximum Sign Face Area Permitted.
 - (1) Wall signs. One wall sign may be permitted for each business use or each separate unit thereof. The maximum sign face area of a single wall sign shall be 100 square feet.
 - (2) Ground signs. Business uses may be permitted one ground sign in accordance with the other provisions of this section.
 - A. Ground signs. Uses located in MS and MU Districts may be permitted one ground sign per use in accordance with the provisions of this section. (Ord. 2004-8. Passed 4-27-04.)
 - B. Ground signs. Ground signs shall be at least twenty-five feet from another business lot and at least fifty feet from any Residential District line. A ground sign shall be set back at least five feet from the street right-of-way line and ten feet from the nearest edge of any interior drive.

The height from grade of a ground sign including its base shall not exceed fifteen feet in an SC District and six feet in any other Business District where a ground sign is permitted. The maximum single face sign area of any ground sign shall be in accordance with the following schedule:

ZONING DISTRICT	MAXIMUM SINGLE FACE SIGN AREA (SQ. FT.)	NUMBER PERMITTED
Motorist Service Office Building Shopping Center General Business Retail Service Limited Business Mixed Use with the following frontage, in feet:		
Less than 100	20	1
100 to 149	50	1
150 to 199	65	1
200 and over	80	1

(Ord. 1993-30. Passed 9-14-93).

- (3) Canopy or covered walk signs. One canopy or covered walk sign may be attached to the soffit or fascia of a canopy or roof over a walkway structural member of each business use. However, the vertical dimension of such signs shall not exceed five square feet.
- (4) Canopy signs; theaters. The Planning Commission shall determine the size, area and design of signs for each theater.
- (5) Directional ground signs. Directional ground signs, indicating traffic routes and similar information, are permitted and are not subject to the sign face area limitations of this section, provided that no such sign exceeds four square feet in a single face sign area or is closer than fifteen feet from any side lot line or five feet from any street right-of-way line, and provided, further, that no such sign exceeds three feet in height.
- (6) Temporary project ground signs. One temporary project ground sign, not exceeding thirty-two square feet in single face sign area and six feet in height, shall be permitted, if it is located on the lot of a proposed building or a building under construction. Such project sign shall be located not less than 100 feet from the nearest residential lot line and not less than twenty-five feet from the nearest nonresidential lot and street right-of-way line. A permit for such a sign shall be issued for a period not exceeding six months. However, such permit may be renewed while construction is pursued diligently. A project sign shall be removed within fourteen days of the commencement of the intended use.
- (7) Other temporary signs. Temporary signs announcing sales, new products or special business events may be permitted in addition to the maximum sign face area of a permanent business sign. Temporary signs may be placed on the inside surfaces of windows and doors, provided that such signs are not displayed for more than thirty consecutive days. The gross sign face area of all temporary signs may not exceed twenty percent of the maximum area of a permanent sign for which a permit was issued for each establishment. Said sign shall be allowed twice a year. At least thirty days must pass before a second sign may be erected. Temporary signs secured to surfaces other than windows or doors of the main building may be permitted by the Building Commissioner. Mobile, movable and illuminated signs are not permitted. One temporary real estate ground sign may be permitted advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed, provided that such sign does not exceed fifteen square feet in single face sign area or five feet in height. Such sign shall be located not less than twenty-five feet from any side lot line, or fifteen feet from any street right-of-way line.
- (8) Menu board. Menu boards will be located on the lot at the sole discretion of the Planning Commission.

- (9) Shopping centers; multiple business identification signs. One permanent identification sign, indicating the name of a shopping center or building containing a group of individual stores designed and developed as a coordinated unit, may be permitted in accordance with the other provisions of this section. Permanent identification signs for a regional, community and neighborhood shopping center shall be submitted as part of the preliminary and final development plan in accordance with Sections 1137.18 and 1137.19.
(Ord. 1982-170. Passed 3-22-83; Ord. 1986-26. Passed 6-10-86; Ord. 1990-60. Passed 9-25-90; Ord. 1991-5. Passed 4-23-91; Ord. 1997-2. Passed 5-13-97; Ord. 2004-8. Passed 4-27-04.)

1143.10 SIGNS IN INDUSTRIAL DISTRICTS.

Accessory signs in RP and GI Districts shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following:

- (a) Use Types Permitted. The following use types of signs are permitted in Industrial Districts:
- (1) Directional ground signs of the type permitted and as regulated in Business Districts;
 - (2) Service and industrial identification signs; and
 - (3) Temporary real estate and project signs of the type permitted and as regulated in Business Districts.
- (b) Structural Types Permitted. The following structural types of signs are permitted in Industrial Districts: Wall and ground signs.
- (c) Maximum Area and Number Permitted. One permanent identification ground sign, indicating the building name only, shall be permitted on the lot of each building in any Industrial District. A permanent identification ground sign shall not exceed fifty square feet in single face sign area. One identification wall sign shall be permitted for each separate use occupying a building. The maximum sign face area of all permanent wall signs permitted for a building in any RP or GI District shall be directly related to the width of each separate unit within the building. The maximum sign face area of any wall sign shall not exceed one square foot for each lineal foot of all separate units within the building, provided, however, that the maximum single face sign area of any permanent identification wall sign shall not exceed eighty square feet.
- (d) Locations Permitted.
- (1) Signs shall be located so as to maintain the same setbacks and yards as required for buildings, except that one industrial ground sign may be permitted within the required yards of each industrial zoning lot, if approved by the Planning Commission.
 - (2) Ground signs shall be located at least 100 feet from any adjacent Residential District. No permanent ground sign shall be located closer than twenty-five feet from a public street right of way or property line, nor shall a permanent ground sign exceed five feet in height.
 - (3) Directional ground signs shall be permitted in accordance with Section 1143.09(d)(5).
 - (4) A temporary project ground sign shall be permitted in accordance with Section 1143.09(d)(6).

- (5) One temporary real estate ground sign shall be permitted in accordance with Section 1143.09(d)(7).
- (6) The design of wall and ground signs in any RP or GI District shall be in accordance with Section 1143.05.
(Ord. 1982-170. Passed 3-22-83.)

In addition to the signs permitted in this section, one industrial/office park identification ground or pylon sign may be permitted for a unified development of three or more industrial/office buildings serviced by a common access drive. Said sign shall identify only the name and address of the industrial/office park and the name of the building or major tenant of any building, not visible from the frontage street. The maximum single face sign area shall not exceed 90 square feet. The maximum height of a ground and pylon sign shall not exceed six (6') feet and twelve (12') feet respectively. Such sign shall be located at the main vehicular entrance to the industrial/office park.

A ground sign or pylon sign shall be set back not less than ten (10') feet and fifteen (15') feet respectively from the nearest street right-of-way line; and thirty-five (35') feet from the nearest edge of pavement of a private drive except when said sign is located within a median of a divided roadway.
(Ord. 1993-114. Passed 3-22-94.)

1143.11 PERMIT REQUIRED; APPLICATION FOR PERMIT.

- (a) A sign permit shall be required for all permanent signs in any zoning district.
- (b) An application for a permit to erect, place, illuminate or alter a sign shall be made by the owner or lessee of the property for which the sign is proposed. Such application shall be submitted on forms furnished by the City and shall be made either separately or with the application for a building permit. The fee for a sign permit shall be established by separate ordinance. Each application for a sign permit required by this section shall be accompanied by drawings to scale, showing:
 - (1) The width of the building face or faces which abut the frontage street or the width of the lot not occupied by a building;
 - (2) The design and layout proposed, including the total area of the sign and the size, height, character, materials and color of letters, lines and symbols;
 - (3) For illuminated signs, the number and types of lamps and lens material and a statement in writing that the illumination of such sign will comply with Section 1143.06;
 - (4) The exact location of the sign in relation to the building and property;
 - (5) Colored photographs of existing buildings; and
 - (6) Details and specifications for construction, erection and attachment as may be required by the Building Code of the City, and the name of the sign contractor or company.
- (c) The Building Division shall review the drawings for conformity with this chapter. If the proposed sign is in conformity with such zoning requirements, the applicant shall be directed to the Planning Commission for review of the proposed sign as to the standards and criteria set forth in Section 1127.08(e).

(d) The Planning Commission shall approve or disapprove the proposed sign based upon the finding of the Building Division and its own review. Following approval, a sign permit shall be issued by the Building Division.

(e) A sign permit shall be renewed biannually, provided that the sign meets all the requirements of this chapter.
(Ord. 1982-170. Passed 3-22-83.)

1143.12 NATIONAL SERVICE CLUB SIGNS.

One informational ground sign may be permitted at the intersection of major arterial streets and the Municipal corporation line. Such sign shall be devoted exclusively to service club identification and the location and meeting dates of such clubs. The size, design, placement and method of construction of such signs shall be subject to approval by the Planning Commission.
(Ord. 1982-170. Passed 3-22-83.)

1143.13 STATE PERMIT REQUIRED FOR CERTAIN ADVERTISING DEVICES.

Notwithstanding any other section of this chapter, the owners of and applicants for all permitted advertising devices or signs located within 660 feet of the edge of the right of way of an interstate or primary State highway shall make application for a permit therefor to the Director of the State Department of Transportation, c/o Advertising Device Control Section, and comply with all provisions of Ohio R.C. Chapter 5516, prior to applying for a sign permit required by Section 1143.11 of this Zoning Code. Interstate and primary highways are defined in Ohio R.C. 5516.01. (Ord. 1982-170. Passed 3-22-83.)

1143.14 MAINTENANCE; REMOVAL.

All signs and sign structures shall be maintained in a safe and attractive condition. Signs which no longer serve the purpose for which they are intended, or which have been abandoned or are not maintained in accordance with this Zoning Code and other applicable regulations of the City, shall be removed by the latest permit holder, by the property owner or by the City at the expense of the property owner. Cost incurred by the City, if not paid, shall be added to the tax duplicate as an assessment.
(Ord. 1991-5. Passed 4-23-91.)

1143.15 NONCONFORMING SIGNS.

(a) Generally. A sign conforming to the regulations prevailing on the effective date of this Zoning Code (Ordinance 1982-170, passed March 22, 1983), but which does not conform with the regulations of this Zoning Code, or a subsequent amendment thereto, shall be construed as a legal nonconforming sign.

(b) Purpose. The purpose of this section, in addition to providing specific standards for the design, construction and erection of every new graphic, sign, marquee or canopy, is to cause every graphic or other sign in violation of any provision of this chapter to be removed, altered or replaced so as to conform with the provisions of this chapter.

(c) Maintenance. Nonconforming signs may be maintained and structural parts repaired or restored to a safe condition, if required and if a permit therefor has been issued.

(d) Authority to Continue Nonconformities. Any permanent graphic, sign, marquee or canopy, as defined in Section 1143.03, other than a temporary sign, which is deemed to be a nonconformity, which was erected pursuant to a City permit and in place on the effective date of a provision of this chapter or any subsequent amendment thereto, may be continued only in accordance with the following regulations:

- (1) Repairs. Ordinary repairs and nonstructural alterations may be made to a nonconforming sign. No structural alterations shall be made in, to or upon such nonconforming sign, except those required by law to make the sign conform to the requirements of this chapter.
- (2) Additions and Enlargements. A nonconforming sign shall not be added to or enlarged in any manner, except to make the sign conform to the requirements of this chapter.
- (3) Moving. No non-conforming sign shall be moved in whole or in part to any other location unless such sign, and the use thereof, are made to conform to all requirements of this chapter.
- (4) Restoration of damaged nonconforming signs. A nonconforming sign which is destroyed or damaged by fire or other cause to the extent that the cost of restoration will exceed sixty percent of the original cost of such sign, shall not be restored unless it is made to conform to all the requirements of this chapter, or any subsequent amendment thereto. In the event that such damage or destruction is less than sixty percent of the original cost of such sign, no repairs or construction shall be made unless restoration is started within six months from the date of the partial destruction and is diligently pursued to completion.
- (5) Discontinuance of use of nonconforming signs. A nonconforming sign, the use of which is discontinued for a period of thirty days shall thereafter conform to the requirements of this chapter.
- (6) Change of use of nonconforming signs. Where the business, use or identity associated with the nonconforming sign at the time of the adoption of this chapter thereafter terminates or changes, such termination or change of use shall require termination of the nonconforming sign, and the use of such sign shall thereafter conform to the requirements of this chapter.
- (7) Conformance date. All graphics, signs, marquees and canopies rendered nonconforming by the provisions of this chapter and permitted to continue shall be removed, altered or remodeled to conform to the provisions of this chapter no later than January 1, 1994.
- (8) Hardship exceptions. When a structure and/or use is nonconforming and the signage restrictions for the district in which it is located would cause hardship, the regulations of the district most compatible with the current and/or proposed use shall be used.

(e) Engraved and Similar Signs. Any sign, graphic or numeral display embossed, etched, engraved or otherwise an integral part of the original building's masonry architecture, which was in existence prior to the effective date of subsection (d) hereof, may be continued, provided that such sign, graphic or numeral display is maintained as originally designed and intended. (Ord. 1991-5. Passed 4-23-91.)

1143.16 REMOVAL OF SIGNS ACCESSORY TO ABANDONED USES.

Any sign accessory to an abandoned use shall be removed within fifteen days of notification by the Building Division, by certified mail, to remove the same. Such notification shall be deemed sufficient if mailed to the last known address of the owner of the sign or to the address, as shown on the records of the County Recorder, of the owner of the property where the sign is located. A use shall be determined abandoned if it has ceased operations for at least ninety consecutive days. Seasonal businesses are exempt from this provision. (Ord. 1982-170. Passed 3-22-83.)

1143.17 REMOVAL OR MAINTENANCE OF PERMANENT SIGNS AND NONCOMPLYING SIGNS.

(a) Whenever the removal or maintenance of any permanent sign has been ordered by the Building Commissioner, the owner of such a sign shall remove or maintain such sign within forty-eight hours after receiving such notice. In the event of noncompliance, the Building Commissioner may remove or cause to be removed or maintain such sign at the expense of the owner of such sign or the owner of the property on whose premises it was erected, affixed or attached and such person shall be individually and separately liable for the expense incurred in the removal of such sign.

(b) Portable or temporary signs in existence on the effective date of this section (Ordinance 1982-170, passed March 22, 1983), which do not comply with this Zoning Code, and all other signs heretofore erected or displayed without legal authorization, shall be removed immediately after the delivery by the Building Commissioner of written notice to do so, to the owner or occupant of the premises on which such signs are located. Notification can be by personal delivery or by certified mail. Costs for sign removal, if not paid for by the owner, will be added as an assessment to the tax duplicate.

(c) Signs, flags, banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices, that are installed or erected, must be removed immediately upon written or verbal notification from the Building Division. (Ord. 1991-5. Passed 4-23-91.)

1143.18 SIGN SPECIFICATION PLATES.

All signs hereafter erected shall contain a two-inch by four-inch specification plate indicating the date of installation, the sign permit number, the primary voltage and the voltage and amperage of any electrical components in connection therewith. (Ord. 1982-170. Passed 3-22-83.)

1143.19 SIGN REGULATION SUMMARY.

District	Type of Signs Permitted	Number of Signs Permitted	Maximum Size of Single Face Sign Permitted (sq. ft.)	Setback from Street ROW (ft.)	Setback from Lot Line (ft.)	Maximum Height (ft.)	Other Requirements
Residential	Nameplate (wall or panel)	1	2	Bldg.	Bldg.	--	--
	Identification (wall-panel-ground)	1	20	15	50	5	Multi-family District only
	Directional (ground)	1	4	5	5	3	--
	Real estate (ground)	1	6	10	25	4	Illumination not permitted
	Subdivision project (ground)	1	25	25	25	8	Minimum 100 ft. from occupied residence
	Subdivision identification (ground)	1 for each entrance from an arterial or collector street	30	10	--	4	Illumination permitted by Planning Commission review
	Political (ground)	1	25	30	30	8	Party headquarters only

District	Type of Signs Permitted	Number of Signs Permitted	Maximum Size of Single Face Sign Permitted (sq. ft.)	Setback from Street ROW (ft.)	Setback from Lot Line (ft.)	Maximum Height (ft.)	Other Requirements
Public facility	Bulletin board of announcement (ground)	1	50	25	50	6	Public, charitable, religious and educational
	Nameplate (wall-panel)	--	2	Bldg.	Bldg.	--	--
	Direction and informational (ground)	--	6	5	5	3	--
Business (*)	Wall	1	100	Bldg.	Bldg.	--	--
	Ground	1	All Business Districts (see Section 1143.09(d))	5 or 10 from edge of pavement	25 from adjacent business lot	SC-15 Other - 6	Minimum 50 ft. from Residential District boundary
	Canopy	1	5	Bldg.	Bldg.	18" (vertical dimension)	Minimum 8 ft. above sidewalk

District	Type of Signs Permitted	Number of Signs Permitted	Maximum Size of Single Face Sign Permitted (sq. ft.)	Setback from Street ROW (ft.)	Setback from Lot Line (ft.)	Maximum Height (ft.)	Other Requirements
Business *	Directional (ground)	--	4	5	15	3	--
	Temporary project or real estate (ground)	1	25	25 10 (real estate)	25	8 6 (real estate)	Minimum 100 ft. from Residential District boundary
Industrial	Identification (ground) (wall)	1 1 each use	RF, GI-50 80	25 Bldg	25 Bldg	Ground - 5 --	Minimum 100 ft. from Residential District boundary
	Directional (ground)	--	4	5	15	3	--
	Temporary project or real estate (ground)	1	32 15 (real estate)	25 15 (real estate)	25 25 (real estate)	8 5 (real estate)	Minimum 110 ft. from Residential District boundary

* Exact sign face area determined by formula in Section 1143.09 (Ord. 1982-170. Passed 3-22-83; Ord. 1986-26. Passed 6-10-86; Ord. 1990-60. Passed 9-25-90; Ord. 1991-5. Passed 4-23-91; Ord. 2004-8. Passed 4-27-04.)

1143.20 POLITICAL SIGNS.

(EDITOR'S NOTE: Section 1143.20 was repealed by Ordinance 2001-48 passed September 11, 2001.)

1143.21 WINDOW SIGNS.

Permanent window signs are permitted on each wall elevation, provided that they do not exceed fifteen square feet, provided that they do not cover more than thirty percent of said window, and provided that the area between four feet, six inches, and six feet, six inches, above the finished sidewalk grade (each lit of glass next to the door) must be open and free of any and all signage and/or obstruction of view at all times without exception. All signs, permanent or temporary, must be considered when determining the thirty percent coverage. When there is more than one window, each window must meet the criteria for sign area and window coverage. A window is defined as the area of glass within a frame sash or the area separated by muntins or mullions. In any event, only two permanent window signs will be permitted for each fifty linear feet of glass, regardless of glass area being one piece or a number of pieces.

No signs of any kind, except address numbers, hours of operation (maximum eighty square inches) and credit cards accepted (maximum sixty square inches), are permitted on doors.

(Ord. 1991-5. Passed 4-23-91.)

1143.99 PENALTY.

Any person, firm, or corporation violating any of the provisions of this chapter, for which no penalty is otherwise provided, is guilty of a misdemeanor and shall be fined not more than two hundred dollars (\$200.00) for each offense. Each day that a sign is erected or maintained in violation of this chapter shall constitute a separate offense.

(Ord. 1991-5. Passed 4-23-91.)