

CHAPTER 21

REGULATIONS FOR ALL SIGNS

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21.1 Purpose: The purpose of this Chapter is to promote and protect the public health, welfare, and safety by regulating existing and proposed signs. It is intended to create a more attractive economic and business climate, enhance and protect the physical appearance of the community, provide a more enjoyable and pleasing community, and to permit regulated signs in such a way as to support and complement land use objectives.

A. This purpose is based on the following findings regarding signs:

1. That excessive signs create dangerous traffic conditions, intrude on motorists and pedestrian enjoyment of the natural and manmade beauty of the Township, and as such are detrimental to the public health, safety and general welfare of the Township.
2. That business enterprises and other institutions located along public and private streets have a need to identify themselves and their activities to motorists and pedestrians by means of signs.

21.2 Reason: A sign may be erected, placed, established, painted, created, or maintained in the Township only in conformance with the standards, procedures, exemptions, and other requirements of this Zoning Code.

A. The effect of this Zoning Code, as more specifically set forth herein, is:

1. To allow for appropriate sign uses;
2. To allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this Zoning Resolution, but without a requirement for permits;
3. To provide for the enforcement of the provisions of this Zoning Code.

21.3 General Requirements for All Signs

A. No sign shall be permitted in any district except as hereinafter provided.

1. All signs shall be designed and constructed in conformity to the provisions of Article 14 of the Ohio Basic Building Code and the National Electric Code.
2. A fee in accordance with the schedule of amounts posted in the Zoning Officer's Office, as established by the Board of Trustees, shall accompany each application for a Zoning Certificate. A copy of such fees shall be provided by the Zoning Officer.
3. Any illuminated sign or lighting device shall employ only light emitting a constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance. All light emitting from a sign shall be shielded by a translucent covering.

Electronic Signs are permitted on ground and pylon signs for institutional signs under Section 21.9.B.2 and Commercial and Industrial Signs under Section 21.10.C.1, 21.10.D and 21.10.F. However, in no case are electronic signs permitted on wall, projecting or plaque signs. The dynamic portion of an electronic sign may not exceed more than forty (40) percent of the permitted sign

area as noted in the Sections 21.9.B.2, 21.10.C.1, 21.10.D and 21.10.F. Only one electronic sign is permitted per parcel.

No electronic sign shall:

- a. Contain or display animated, moving video, or scrolling advertising.
- b. Display an image, symbol, or combination thereof for a period of time less than sixty (60) minutes and a change in image, symbol, or combination shall be accomplished within two (2) seconds and occur simultaneously. Once changed, the symbol or image shall remain static until the next change.
- c. No electronic signs shall appear within or attached to an off-site advertising sign.

An electronic sign must:

- a. Contain a default mechanism that freezes the sign in one position if a malfunction occurs.
- b. Automatically adjust the intensity of its display according to natural ambient light conditions.
- c. Contain a minimum character size for a display based on viewing distance and the speed at which the audience may be traveling in accordance with the chart below:

Character Size		Max. Viewing Dist.		Permitted Font Size					
inches	Mm	feet	meters	5 mph	15 mph	25 mph	35 mph	45 mph	55 mph
2	51	5-100	30	Yes	No	No	No	No	No
6	152	300	91	Yes	Yes	No	No	No	No
9	229	450	137	Yes	Yes	Yes	No	No	No
13	330	650	198	Yes	Yes	Yes	Yes	No	No
18	457	900	274	Yes	Yes	Yes	Yes	Yes	No
24	610	1200	366	Yes	Yes	Yes	Yes	Yes	Yes
36	914	1800	549	Yes	Yes	Yes	Yes	Yes	Yes
48	1219	2400	732	Yes	Yes	Yes	Yes	Yes	Yes

- 4. Animated, action aerial and beacon signs are not permitted by this Zoning Resolution.
- 5. No wall sign shall be erected or maintained from the front or face of a building a distance of more than eighteen (18) inches, including those projecting from the face of any theater, hotel, or motel marquee.
- 6. No sign shall be placed on the roof of any building, except those integral roof signs whose supporting structure is concealed in such a manner that the sign appears to be a continuation of the face of the building. A special permit for a roof sign may be granted by the Board of Zoning Appeals following an application and a public hearing.
- 7. No portable or temporary sign shall be placed on the front or face of a building or on any premises, except as provided herein.
- 8. Window signs are allowed in all zones except residential zones and for each ground floor occupancy of a building, but no more than two permanent signs may be painted on or otherwise displayed from the inside surface of any window, showcase, or other similar facility. Said signs shall be in addition to those signs

permitted under the provisions in this Chapter. The total area of such signs shall not exceed more than fifty (50) percent of the window surface.

9. No sign of any classification shall be installed, erected or attached in any form, shape or manner to a fire escape or any door or window giving access to any fire escape or fire exit.
10. All permanent signs hung or erected and all temporary signs shall bear appropriately the permit number and date installed.
11. Responsibility, Maintenance and Removal
 - a. The owner of a sign shall be held responsible for the maintenance, repair and upkeep of their sign.
 - b. Any sign reaching a state of disrepair and deemed unsafe by the Zoning Officer shall be condemned and an order shall be issued for the immediate removal of the sign at the expense of the owner or building owner.
 - c. The sign owner shall be held responsible for the removal and dismissal of all abandoned signs, including the complete removal of painted wall signs.
 - d. Signs which are no longer functional, and do not serve the purpose for which they were intended shall be removed or relocated within thirty days following such malfunction or non-function. In the event the sign owner cannot be determined, located or legally held responsible, the building owner, or land owner where no building exists, shall be held responsible.
 - e. Either one (1) bulletin board or sign for a church, school, community, or other public or semi-public institutional building shall be permitted per frontage, provided the area of such bulletin board shall not exceed twenty-five (25) square feet per side and fifty (50) square feet in overall sign area, shall have a maximum height of ten (10) feet and be located not closer than ten (10) feet to any street right-of-way, provided such sign or bulletin board does not obstruct traffic visibility.
 - f. No business shall use, place or erect temporary or non-permanent signs except as provided elsewhere in this chapter.
12. No sign shall be permitted at the intersection of any street in such a manner as to obstruct free and clear vision by motor vehicle operators or at any location where by reason of its position, shape or color it may interfere with or be confused with any authorized traffic sign, signal, or device or which make use of a word, symbol, phrase, shape or color in such a manner as to interfere with, mislead, or confuse traffic.
13. For corner lots or at points of intersection of ingress/egress drives with a street, signs shall be located in such a way to allow a Clear View Area as defined in Section 18.6 of this Article.
14. Unless specifically mentioned in Section 21.9 (Signs Not Requiring a Zoning Certificate), an approved Zoning Certificate must be issued before a sign is erected, placed or attached to any building, structure or property.

(To be added to Chapter 3, Definitions)

Electronic Signs. A permanent sign consisting of text, symbolic imagery, or both, that uses an electronic display created through use of a pattern of lights in a dot matrix configuration allowing the sign face to intermittently change the image without having to physically or mechanically replace the sign face, including an LED (Light Emitting Diode) sign, as distinguished from a static image sign.

21.4

Maximum Sign Area:

- A. The area of all signs for any single business enterprise shall be limited according to the widths of the building or part of building occupied by the enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area of the sign.
- B. The area of all permanent signs for any single business enterprise may have an area equivalent to one and one-half (1-1/2) square feet of sign area for each lineal foot of width of a building, or part of a building, occupied by the enterprise, but shall not exceed a maximum area of one-hundred-twenty (120) square feet. See Section 21.1 O.C. 1. for additional restrictions.
- C. Where such business enterprise requires secondary entrances to rear or side parking areas, a second wall sign having an area up to thirty-three (33) percent of the first authorized sign may be authorized by the Zoning Officer for the rear or side of the building.
- D. The area of existing signs shall be taken into consideration in the computation of maximum sign areas available under this Article.
- E. The maximum sign area of all other signs shall be defined in the following Sections.

21.5

Sign Measurement Standards

- A. Area Measurements: The area of a sign shall be determined as follows:
 - 1. In the case of free-standing or projecting signs, the sign area consists of the entire surface area of the sign on which copy could be placed including the surrounding frame structure. The supporting structure or bracing of a sign shall not be counted as a part of sign face area, unless such structure or bracing is made a part of the sign's message by inclusion of a symbol, logo or other three-dimensional figure, in which case the smallest rectangle which can encompass the area of said symbol or figure shall be included as part of the total message area calculations.
 - 2. In the case of a wall sign whose message is fabricated together with the background which borders or frames that message, the sign area shall be the total area of any symbols, figures or logos as described in subsection one (1) above.

3. In the case of a wall or fascia sign whose message is applied to a background which provides no border or frame, the sign area shall be the area of the smallest combination of rectangles which can encompass all words, letters, figures, emblems, and other elements of the sign message.

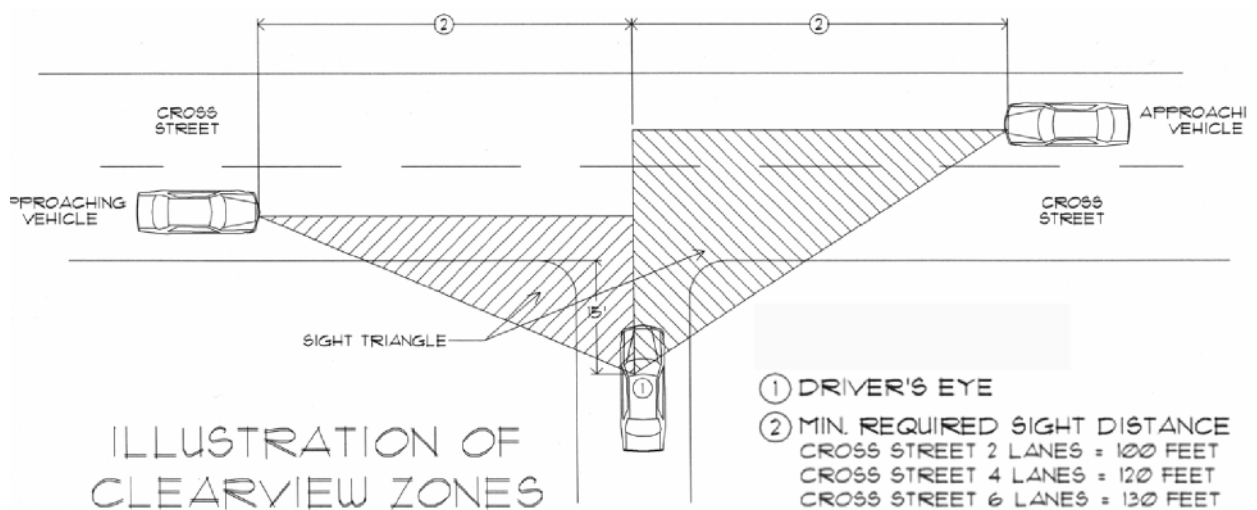
B. Height Measurements. The height of a sign shall be determined as follows:

1. The heights of a projecting sign shall be measured from the top of the sign face to the ground below.
2. The height of a wall sign shall be measured from the finished grade at the building base below the sign. The top of the sign shall be no higher than the maximum permitted building height nor shall it be more than three (3) feet higher than the highest roof elevation in the building, excluding antennas, towers, satellite dishes, non-structural poles or other projections.

21.6

Clear View Area

- A. In order to provide a clear view to the motorist (from the motorist's eye at 3.75 ft. above the ground level) there shall be a triangular area of clear vision free of any obstructions where two (2) driveways, alleys and/or streets intersect. The size and configuration of this area shall be a function of street width as shown below. On any portion of a site that lies within the clear view area triangle described and illustrated, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of three (3) feet and ten (10) feet above the grade of the driveway, alley and/or street.
- B. The triangular area shall be formed by a point at the location of the driver's eye, fifteen (15) feet behind the curb or edge of roadway, the approaching vehicle, and the potential point of impact. When the cross street has more than two lanes, sight triangles shall be formed using the vehicle in the lane nearest the centerline approaching from the right and the vehicle nearest the curb approaching from the left.



21.7 Prohibited Sign Locations: Sign locations shall be in accordance with the particular regulations of this Article. Under no circumstances shall a sign (other than those exempted by this Article) be located in a right-of-way or public easement, applied to trees, utility poles, supporting structures for street signs and other governmental signs, bus shelters, benches, trash receptacles, newspaper vending machines or boxes, or any other portable or temporary supporting device. Trash receptacles, newspaper vending machines and similar devices may contain the identification of the owner of such device.

21.8 Prohibited Locations For Any Signs

A. The following types of signs shall not be permitted, erected or maintained in any district(s);

1. Mobile signs on wheels, runners, casters, spinning, parked vehicles or other mobile devices or any other temporary or non-permanent signs except as provided in Section 9 of this code.
2. Signs which are painted on or attached to any trees, telephone poles, public benches, streetlights, curbs, post(s), electrolier, hydrant, bridge, public easement or other surface located on public property or over or across any street or public thoroughfare except as authorized in this chapter.
3. Roof signs.
4. Abandoned signs or any signs which advertise a business or product no longer existing or sold on the premises.
5. Any signs which, by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety by obstructing the vision of a driver, or by obstructing, or detracting from the visibility of any traffic sign or control device on a public site.
6. Any sign which in the opinion of the Zoning Officer is structurally unsafe, or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment.
7. Any sign or sign structure which makes use of words such as "Stop", "Look", "Danger", or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.
8. Any signs which imitate or resemble traffic or governmental signs or signals.
9. Real estate signs displayed at locations other than on the premises offered for sale or rent.
10. Flags, banners or streamers used for the purpose of advertising individual or groups of people, services, or products.
11. All blinking, flashing or intermittent lighting is prohibited.
12. All advertising signs which project over the public right-of-way are prohibited. Signs attached to bridges, overpasses and walkways are also prohibited. This does not include government signs or postings.

13. No sign shall be permitted which moves or assumes any other motion constituting a non-stationary or fixed condition except for the rotation of barber poles and the indication of time, day or temperature.
14. Other prohibited Signs; Canvas and banner signs; flags, other than those of any nation, state or political subdivision; action, aerial, beacon, pennants, streamer, bunting and wind signs; "A" frame and portable signs of any nature; Statues, real or simulated, utilized for advertising purposes.

21.9

Signs Not Requiring A Zoning Certificate

- A. The following signs do not require a zoning certificate and shall be allowed in all zones unless otherwise noted:
 1. Governmental signs for identification, control of traffic and other regulatory purposes, street signs, warning signs, railroad crossing signs, and signs of public utility for the purpose of identification and public safety.
 2. Flags, emblems, insignia, and signs, of any governmental agency or political subdivision.
 3. Commemorative plaques placed by historical agencies.
 4. Internal Signs within a stadium, theater, building, arena, or other structure, provided that such signs can be viewed only by persons within such stadium, building, arena, or other structure.
 5. Temporary Real Estate Signs advertising the sale, rental, or lease of the premises on which the sign is located shall be permitted on any property provided:
 - a. No such sign shall exceed twelve (12) square feet in display area per side, except in all residential districts where the display area shall not exceed six (6) square feet per side.
 - b. Signs permitted under this section shall have no more than two (2) sides.
 - c. Such signs may be located only on the property for sale, rental, or lease.
 - d. Not more than one (1) such sign shall be permitted on the subject property.
 - e. All such signs shall be set back a minimum of fifteen (15) feet from any street right-of-way and shall conform to the requirements regarding traffic visibility.
 - f. No such sign shall exceed four (4) feet in height from grade.
 - g. No such sign shall be illuminated in any way.
 - h. Such signs shall not remain longer than ten (10) days following the closing or rental of said property.
 - i. Real estate "open house" signs shall be permitted only on the morning when the property is open for inspection and removed by end of that day. Open House signs shall be permitted only on the property open for inspection and

shall meet the same size, height and number requirements of a real estate sign.

6. Portable signs shall be permitted provided:

- a. No such sign may be erected before Friday at 5:00pm and must be removed by Sunday at 7:00pm.
- b. No such sign shall exceed six (6) square feet in display area per side or twelve (12) square feet in total area.
- c. Signs may not be located within five (5) feet of the public right-of-way and may not violate the Clear View Area restrictions.
- d. No sign shall be illuminated in any way.
- e. Maximum sign height shall be four (4) feet.

B. The following types of signs shall be permitted in any zoning district and shall not require a zoning certificate:

1. Residence Sign. One (1) sign showing the name and/or address only of the occupant of a residential structure shall be limited in size of two (2) square feet and shall not include designations as to employment or home occupation. The maximum height of a residence sign shall be six (6) feet.
2. Institutional Sign. Either one (1) bulletin board or sign for a church, school, community, or other public or semi-public institutional building shall be permitted per frontage, provided the area of such bulletin board or sign shall not exceed twenty-five (25) square feet per side and fifty (50) square feet in overall sign area, shall have a maximum height of five (5) feet, and be located not closer than ten (10) feet to any street right-of-way, provided such sign or bulletin board does not obstruct traffic visibility.
3. Memorial Signs or Tablets. Memorial signs or tablets, names of buildings, and dates of building erection when cut into the surface or facade of a building.
4. Flags. The flags, emblems, or insignias of any nation or political subdivision, except where the proposed flag pole is to exceed the maximum height of the tallest building, on the parcel, by five (5) feet, or more, a permit shall be required. There is no fee for the permit, but the Zoning Officer must give prior approval.
5. Symbols or Insignias. Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies, provided that all such symbols, plaques and identification emblems shall be placed flat against the building. A permit shall only be required if the symbol, plaque or identification is larger than six (6) square feet.
6. Farm Signs. Farm signs are permitted on each parcel used for a bona-fide agricultural purpose as follows:
 - a. One (1) identification sign for each parcel not exceeding thirty-two (32) square feet in area indicating the name of the owner and/or property and products on the premises.

- b. All signs shall conform to the building setback requirements specified by the Zoning Code unless the sign forms a gateway over the access lane to the property and is not within the right-of-way.
- c. No detached sign shall exceed a height of fifteen (15) feet. No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this Chapter are complied with.

21.9.

C. Sale of Personal Property Sign. Signs announcing a garage, yard, porch, or moving sale, or similar events are permitted. Such signs shall be no larger than five (5) square feet, shall have a maximum height of four (4) feet, and shall contain the date of the sale for a time period not greater than four (4) days. One (1) sign shall be permitted on the premises of the sale and additional signs not to exceed two (2) in number, shall be permitted to be placed at nearby intersections, and shall not be located in a public right-of-way, telephone poles or other location stated in Section 21.8. of this code.

D. Miscellaneous and Incidental Signs:

- 1. Directional and Informational Signs: Parking lot and other private traffic directional signs, such as “Entrance”, “Exit”, “Parking”, “Service”, “Parts”, and the like, each not exceeding four (4) feet in height, four (4) square feet per side in area and located as least ten (10) feet behind the right-of-way line. Such signs are to be limited to guidance of pedestrian or vehicular traffic within the premises on which they are located, and are not to display the name of a product, service, or any other advertising. Such signs may be internally illuminated.
- 2. Menu Boards: Two (2) free-standing, ground mounted menu boards per lane are permitted for drive-in windows of fast food restaurants. Such sign shall not exceed twenty (20) square feet in total sign area and five (5) feet in height. Such sign shall be in addition to, not deducted from the allowable sign area for that business.
- 3. Incidental Signs: One (1) incidental sign, one (1) sq. ft. in area, indicating hours of operation/credit card information etc. shall be permitted on the entrance door or door recess area to each business establishment.

21.10

Signs Requiring A Zoning Certificate: The following temporary signs are permitted provided they meet the following requirements and upon issuance of a zoning certificate.

A. Temporary Signs Permitted In All Districts Requiring a Zoning Certificate.

- 1. On-Site Construction Signs: In any zone, one (1) unlighted sign per development not to exceed thirty-two (32) square feet in area per side may be placed on the lot or attached to the outside of the building during its construction period. Said sign shall identify only the project, its developer, architects, engineers, designers, contractors or other persons or groups participating in the project provided:
 - a. No such sign shall exceed thirty-two (32) square feet in display area and have a maximum of two (2) display faces.
 - b. All such signs shall be set back a minimum of fifteen (15) feet from any road right-of-way and adjoining property line(s) and conform with Section 21.6 of this Article regarding Clear View Area requirements.
 - c. No such signs shall exceed ten (10) feet in height.

- d. Such signs shall not be illuminated in any way.
 - e. Such signs may be located only on the subject property and no more than one (1) such sign shall be permitted.
 - f. Such signs may be erected for a period of sixty (60) days prior to construction and extend throughout the construction period. All such signs must be removed upon the issuance of the occupancy permit.
2. On-Site Temporary Subdivision Signs. Upon application to the Zoning Officer, a certificate may be issued as a special exception to the terms of this Article allowing one (1) such temporary sign, provided that:
- a. The sign shall not be illuminated.
 - b. The sign shall identify the sale or development of a recorded lot subdivision.
 - c. The sign shall be erected only upon the property for sale or being developed.
 - d. The sign shall be set back a minimum of fifteen (15) feet from any street right-of-way or adjoining property line and conform to Section 6 regarding Clear View Area requirements.
 - e. The sign shall not exceed ten (10) feet in height, may have a maximum of two (2) sides not to exceed thirty-two (32) square feet per side.
 - f. No more than one (1) such sign shall be placed along a single road frontage of any property in single and separate ownership, provided that not more than two (2) such signs may be permitted in any single development.
 - g. A certificate for the erection, construction, or maintenance of the sign shall expire within one (1) year, and be renewable until the advertised phase of development is completed.
3. Off-Site Temporary Subdivision Signs. The Zoning Officer may issue a certificate for a temporary sign in any zone in connection with the marketing of lots or structures in a subdivision located within Hamilton Township, subject to the following conditions:
- a. Time Limit: certificate may be issued for a period of up to one (1) year. The Zoning Officer may renew such certificate for additional periods of up to one (1) year for each certificate upon written application at least thirty (30) days prior to its expiration. Renewals may be issued until seventy-five (75) percent of the units in the final phase of the development have been issued certificates of occupancy.
 - b. Type of Sign: Off-site development signs shall be projecting, double-faced signs, freestanding signs or placed flat against the building as regulated under Sections 21.10.C.1.a, 21.10.C.1.b and 21.10.C.1.c. All other signs are prohibited.
 - c. Legend: The off-site sign may contain advertising in connection with the name of the development, development firm, building contractor, cost of

units, real estate firm, and may refer to materials, appliances, supplies and building trades used in construction of the dwelling units, or services provided by the developer.

- d. Location: Off-site development signs shall be placed no closer than fifteen (15) feet from the right-of-way in all zones. Signs placed on corner lots shall be placed at least fifteen (15) feet from each right-of-way. In circumstances where the off-site development sign is placed on a corner lot, the Warren County Engineer or the Hamilton Township Zoning Officer may require the sign to be setback to a distance appropriate to accommodate pedestrian and vehicle safety. No such sign shall be permitted in one development for the purpose of advertising the sale of lots or structures in another development.
 - e. Size: Off-site development signs may be two-sided, however no facing shall be larger than eight (8) feet wide by four (4) feet tall. The maximum sign height in a residential zone shall be eight (8) feet. Signs in B-1, B-2, M-1 and M-2 Zoning Districts may be a maximum of ten (10) feet in height.
 - f. Number of Signs: A total of four (4) off-site signs per development may be erected within Hamilton Township. No more than one (1) off-site development sign may exist on a property at any time unless the sign is located three hundred (300) feet from any other off-site sign. This number does not include Subdivision Construction Signs or Neighborhood Identification Signs.
 - g. Sign Clearance and Illumination: Clearance and illumination shall be regulated under Section 21 .3.A., of this Code.
 - h. An off-site development sign may be placed within one-hundred (100) feet of a residential zone if the neighboring property owner is not opposed to the placement of such sign, and a signed statement to such effect is submitted with the sign application.
4. Temporary Signs for Non-Profit Activities or Events, Fund Raising Public Service Events provided:
- a. No such sign shall have a display area exceeding thirty-two (32) square feet per face, with a maximum of two (2) faces.
 - b. All such signs shall set back a minimum of ten (10) feet from any street right-of-way or adjoining property line and conform to Section 21.6 regarding Clear View Area requirements.
 - c. No such sign shall exceed eight (8) feet in height.
 - d. No such sign shall be internally illuminated.
 - e. No more than one (1) sign may be displayed per road frontage of the subject premises.
 - f. Use of such signs shall be limited to a period of sixty (60) days.
5. Temporary Special Message Signs for the Display of Special Messages (Only in non-Residential Districts) provided:

- a. No such sign shall have a display area exceeding thirty-two (32) square feet per face, with a maximum of two (2) faces.
- b. All such signs shall set back a minimum of ten (10) feet from any street right-of-way or adjoining property line and conform to Section 21.6 regarding Clear View Area requirements.
- c. No such sign shall exceed fifteen (15) feet in height.
- d. No more than one (1) sign may be displayed per road frontage of the subject premises.
- e. Use of such sign shall be limited to two (2) display periods, not exceeding thirty (30) days per period during each calendar year.
- f. Such signs may be lighted.

6. Special Real Estate Signs

- a. Only one (1) special real estate sign per parcel.
- b. No sign shall exceed thirty-two (32) square feet in area per side with a maximum of two (2) sides.
- c. The sign shall not be closer than fifteen (15) feet from the public right-of-way if detached. If attached, it shall project no more than eighteen (18) inches from the building.
- d. Such permits may be issued for a period not to exceed one (1) year. This permit may be renewed for additional periods of one (1) year upon written application at least thirty (30) days prior to its expiration.
- e. Special Real Estate Signs may only be placed in business or industrial areas and areas used for agricultural purposes. In no case may a special real estate sign be placed in an area zoned for residential purposes.
- f. Sign may be lighted upon inspection from the Warren County Building Department.
- g. The maximum height for a special real estate sign shall be fifteen (15) feet.

7. Model Home Signs

- a. One (1) sign located on the same lot as the model home may be permitted. The sign shall only indicate the builder name, developer, architect, style of home, price range and the hours the model home will be open.
- b. All lighting shall be approved with the zoning application.
- c. Sign facing shall be no larger than thirty-two (32) square feet in size; two (2) sided signs are permitted.
- d. All signs shall comply with Section 21.3 and Section 21.6 of this Code.
- e. Model home signs must be setback a minimum of fifteen (15) feet from the right-of-way.

8. Political, Campaign Signs and Public Issue Signs

- a. Signs shall not exceed fifty (50) square feet in total signage area.
- b. Signs must be placed at least five (5) feet from the right-of-way.
- c. Signs in residential areas shall not exceed ten (10) feet in height, signs in other zones may not exceed fifteen (15) feet in height.
- d. Signs shall not be illuminated.
- e. There is no limit to the number of campaign signs for each property, however only one (1) sign per candidate/issue is permitted on the same property at a time.
- f. A separate certificate is required for each election. Signs may be erected thirty (30) days prior to the election and are to be removed within five (5) days following said election if the sign(s) is (are) one(s) that relate to a candidate or issue on the ballot. Other public issue signs may remain for an unlimited period of time so long as they are properly maintained and otherwise in compliance with this chapter.

B. Residential District Signs

1. In a residential district the following signs may be permitted upon approval of the Zoning Officer:
 - a. Signs permitted in Section 21.9 of this Article and not requiring a permit.
 - b. Subdivision Signs - Temporary as permitted in Section 21.1 0.A of this Article.
 - c. Subdivision Signs - Permanent: Signs which identify the entrance to a residential development shall be permitted as follows:
 1. Each development may have one (1) sign at each street entrance to the development.
 2. Such signs shall be free-standing and ground mounted and part of a decorative wood, brick, stone or masonry wall, or of some similar design compatible with the character of the neighborhood.
 3. Each sign shall have a total message area not greater than twenty-five (25) square feet per side, a maximum of two (2) sides, shall be no more than five (5) feet in height, and shall be set back at least ten (10) feet from any right-of-way line.
 4. Such signs shall include only the name of the subdivision or residential development.
 5. Such signs may be externally illuminated as long as the light source is shielded in such a way as to prevent glare on public streets or neighboring properties.

6. Such signs shall be effectively landscaped with hardy shrubs and/or evergreen ground cover and maintained in good condition at all times.
7. Provision, including responsibility (and appropriate commensurate funding) for the perpetual maintenance of the sign and surrounding land area shall be made to the Township's satisfaction.

C. Signs in Business and Industrial Districts

1. Single-Occupancy Buildings: In retail, office, and planned industrial districts, each business or office which wholly occupies a building shall be permitted one of the following signs: flat or wall sign, bracketed sign, projecting sign, or free-standing sign as follows:

Single Option:

- a. A wall sign shall not project more than one and one-half (1 1/2) feet from the building wall to which it is attached and shall be mounted no lower than three (3) feet or higher than fifteen (15) feet above the surface abutting the foundation of the structure, and the sign area for a single business or office shall have an area equivalent to one and one-half (1 1/2) square feet of sign area for each lineal foot of building width, or part of a building occupied by such enterprise, but shall not exceed one hundred-twenty (120) square feet. Any business that is located at the intersection of two (2) or more streets that are in the township, county, state or federal highway system shall be permitted one (1) wall sign on each surface of the building facing such streets. If this option is selected the area of any sign shall not exceed one (1) square foot per each lineal foot of building width, or part of a building occupied by such enterprise, and shall not exceed a maximum area of one-hundred and twenty (120) square feet.
- b. One (1) bracketed, projecting sign shall be attached to and project from a building wall at an angle of ninety (90) degrees for a distance of not more than four (4) feet. Projecting signs shall have a maximum overall dimensional sign area of six (6) square feet per side and twelve (12) square feet overall, and shall be mounted at least eight (8) feet over a public sidewalk and fifteen (15) feet over any drive.
- c. One (1) free-standing sign not over eight (8) feet in height, having a maximum total overall dimensional sign area of forty-five (45) square feet per side and ninety (90) square feet overall and located not closer than ten (10) feet to any street right-of-way line.
- d. One (1) pole sign in lieu of the free-standing ground sign shall be permitted for business and industrial uses only. The top of such signs shall not exceed fifteen (15) feet above the ground level, shall have a maximum sign area of thirty-two (32) square feet per side for a total of sixty-four (64) square feet, and shall be located a minimum of ten (10) feet from the right-of-way line.

Combination Option:

- e. A combination of one ground mounted and one wall sign shall be permitted as follows:
 - (1.) A wall sign shall not project more than one and one-half (1 1/2) feet from the building wall to which it is attached and shall be mounted no

lower than three (3) feet or higher than fifteen (15) feet above the surface abutting the foundation of the structure, and the sign area for a single business of office shall have an area equivalent to one and one-half (1 1/2) square feet of sign area for each lineal foot of building width, or part of a building occupied by such enterprise, but shall not exceed sixty (60) square feet, and;

(2.) One (1) ground mounted sign not over eight (8) feet in height, having a maximum total overall dimensional sign area of forty (40) square feet per side and eighty (80) square feet overall and located not closer than 10 feet to any right-of-way line.

D. Multiple-Occupancy Buildings: In commercial, industrial and planned unit developments, each business or office which occupies the building shall and be permitted one (1) of the following signs: wall sign, projecting sign, or identifying plaque as permitted below. For purposes of this section a multi-occupancy structure must be larger than ten-thousand (10,000) square feet and house more than one commercial or industrial venture.

1. Tenants of a multiple-occupancy building having their own public entrance, shall be allowed one (1) wall sign based on one and one-half (1 1/2) square feet of sign area per lineal foot of contiguous exterior wall not to exceed sixty (60) square feet; or
2. Tenants of a multiple-occupancy building having their own public entrance, shall be allowed one (1) projecting sign based on one and one-half (1 1/2) square feet of sign area per lineal foot of contiguous exterior wall not to exceed sixty (60) square feet; or
3. One (1) identifying plaque for upper level tenants or tenants with no contiguous exterior wall and having no street frontage. Width of plaque may not exceed width of surface of attachment. Maximum sign area allowed shall not exceed three (3) square feet. All plaques shall be placed adjacent to building entrance. Where more than one plaque is placed at an entrance, the total group is to be related in an orderly and integrated manner in one (1) or more vertical columns with common vertical centerlines. The horizontal centerline of each group must be five (5) feet above the average grade level. Signs identifying upper story occupants or street level occupants having no street frontage shall comply with the following: One (1) identifying plaque for each occupant having access to premises at point of attachment. Height of plaque may not exceed width of surface of attachment. Maximum area is three (3) square feet.

In addition, each multi-occupancy building meeting the criteria set forth above may be permitted one (1) identification sign in accordance with the guidelines below:

1. Ground-Mounted Sign. One (1) ground-mounted identification sign not over ten (10) feet in height, having a maximum total overall dimensional sign area of one-hundred twenty (120) square feet, located entirely on one side and not closer than ten (10) feet to any street right-of-way line. There shall be only one ground-mounted sign per entire development, including separate parceled outlots. The sign shall identify the building, project name, tenants, property and/or address; or
2. One (1) pylon sign in lieu of the ground-mounted sign shall be permitted per entire development, including separate parceled outlots, for commercial and industrial uses only. The top of such signs shall not exceed fifteen (15) feet

feet above the ground level, shall have a maximum sign area of eighty (80) square feet per side and shall be located a minimum of ten (10) feet from the right-of-way line.

E. Shopping Center and Large Developments:

1. Any shopping center (five or more separate stores) or other developments with a minimum enclosed area of fifty thousand (50,000) square feet for retail sales, shall be permitted one (1) double-faced, internally or externally illuminate, free standing, pole mounted, "Identification Sign", not to exceed one-hundred and fifty (150) square feet per side. Free-standing development signs shall be no more than thirty (30) feet in height and located not closer than (10) feet to any street right-of-way.
2. Each tenant of a retail shopping center or other development, as described above, shall be permitted one (1) wall-mounted sign based on one and one-half (1 1/2) square feet of sign area per lineal foot of building frontage occupied by that business not to exceed sixty (60) square feet.
3. Where such business enterprise requires secondary entrances to rear or side parking areas, a second wall sign having an area up to thirty-three (33) percent of the first authorized sign may be authorized by the Zoning Officer for the rear or side of the building.
4. All business identification signs within a shopping center or development shall be of the same type of construction and materials, in order to achieve a uniform and coordinated character compatible with the form and details of the structure(s).
5. In addition to the primary sign, one (1) directional sign per drive or walk, not to exceed four (4) square feet per side or eight (8) square feet overall, and a height of four (4) feet maximum, may be permitted for businesses located within a courtyard or recessed area within a shopping center. Such sign shall contain only the name of the business and a directional arrow pointing to the location of said business. No other advertising may be displayed thereon.

F. Service Station Signs

Due to the special nature and needs service stations share, they shall be subject to the following limitations described herein:

1. Signs limited to the identification of the brand name, logo or type of fuel sold in an approved automobile service station shall be permitted on the gasoline pumps and no sign permit shall be required for these signs.
2. One (1) sign not to exceed two (2) square feet in area is permitted for each set of pumps or each side of a canopy identifying "self-service" or "full-service".
3. Each service station or convenience store selling gasoline may be permitted the following:
 - a. One (1) pylon sign with an area not to exceed thirty-two (32) square feet per face with a maximum of two sides and a maximum of fifteen (15) feet in height. Such signs may be internally lighted and shall be setback a minimum of ten (10) feet from the right-of-way; OR one (1) ground

mounted sign with an area not to exceed forty-five (45) square feet with a

maximum of two sides and ten (10) feet in height. Such signs may be internally lighted and shall be setback a minimum of then (10) feet from the right-of-way.

- b. One (1) lighted or unlighted trademarked gasoline brand name and/or logo shall not exceed forty (40) percent of the total area of the canopy fascia and shall not project above or below the width of the canopy. For the purposed of the Article, unlighted striping containing no advertising verbiage or graphic advertising will not be considered part of the design.
- c. Every business that sells gasoline or diesel fuel to the general public either through a service station mini-mart, car wash, or other location open to the general public, may post signage on the premises indicating the cost of each grade of gasoline or diesel fuel sold on the premises and shall reflect the exact sales price posted on the pump dispensing fuel. Said sign may include pricing, credit and similar information and one sign shall be allowed for each adjacent street. The pricing information shall be included on the pylon sign, ground mounted sign or canopy and the area encompassing the pricing information shall not be subtracted from the total amount of signage allowed in subsections (a) and (b), above, but may not exceed twenty-four (24) square feet per face.

21.11

Conditional Signs

- A. Pursuant to Chapter 519.14 of the Ohio Revised Code, Townships may delegate authority to the Board of Zoning Appeals to Grant Conditional Zoning Certificates for the use of land, buildings, or other structures. The following signs may be erected as conditional uses pursuant to Chapter 26 hereof, following approval from the Board of Zoning Appeals.

1. Off-Premise Signs (Advertising and Bill Board Signs)

- a. Except where otherwise permitted or prohibited by this Chapter, off-premises signs shall be classified as a conditional business use in the following districts:
 - (1.) B-2 / General Business Zone
 - (2.) M-1 / Light Industry Zone
 - (3.) M-2 / Heavy Industry Zone
- b. No off-premises sign shall be located on a parcel that contains another principle structure of use.
- c. All off-premises advertising signs shall meet the minimum setbacks of the zoning district where it is located and all properties where such signs are located shall meet the applicable minimum lot size.
- d. The maximum sign area shall be three-hundred-fifty (350) feet per side with no more than two (2) sides.
- e. The height of the off-premises sign shall not exceed thirty-five (35) feet.
- f. Off-premises signs shall be located a minimum of five-hundred (500) feet from any recorded subdivision or land zone for any of the following residential districts:
 - (1.) R-1 / Rural Residential

- (2.) R-2 / One and Two Family Residence Zone
- (3.) R-3 / Multi-Family Residence Zone
- (4.) R-4 / Urban Residence Zone

- g. Off-premises signs shall be located a minimum of five-hundred (500) feet from any educational institution, hospital, day care facility, public recreation area, religious place of worship, or other similar public uses.
- h. Off-premises signs shall not be located within five-hundred (500) feet of any other outdoor advertising sign.
- i. Off-premises signs along US and State Routes shall meet the permitting requirements of the Ohio Department of Transportation (ODOT). Proof of application to ODOT shall be presented to the Zoning Inspector before a zoning certificate is issued.
- j. Off-premises signs may be illuminated as provided by this Chapter and in accordance with the following regulations:
 - (1.) Submission of a photometric analysis with a point-to-point footcandle reading every ten (10) feet. Lighting onto adjoining residential properties shall not exceed 0.2 footcandles.
 - (2.) Off-premises signage with external illumination shall be illuminated by ground-mounted lights, with the light source being totally screened from view.
 - (3.) Flashing or intermittent lighting is prohibited.

- 2. Advertising Signs with a sign facing larger than thirty-two (32) square feet or sixty-four (64) feet total.
- 3. Bulletin boards and signs for a church, school, community, or other public or semi-public institutional building that exceeds twenty-five (25) feet per sign face or fifty (50) feet total.