



## ***ARTICLE 8 Sign Regulations***

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### **8.01 PURPOSE**

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

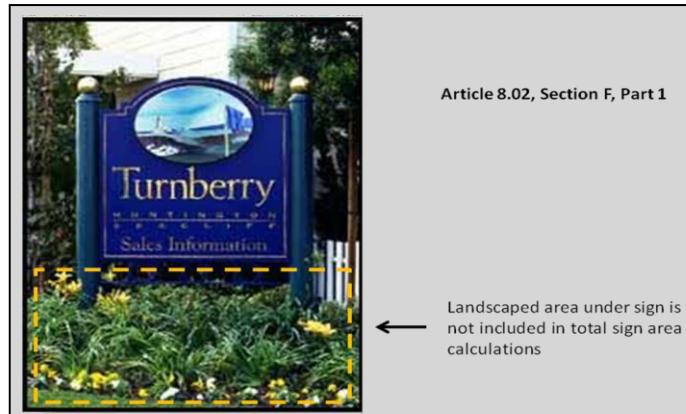
- A.** To allow businesses, institutions, and individuals to exercise their right to free speech by displaying an image on a sign, and to allow audiences to receive such information.
- B.** To promote and maintain visually attractive, residential, retail, commercial, historic open space and industrial districts.
- C.** To provide for reasonable and appropriate communication and identification for on-premise signs in commercial districts in order to foster successful businesses.
- D.** To provide for reasonable and appropriate communication for on-premise signs within industrial districts.
- E.** To encourage the use of creative and visually attractive signs.
- F.** To ensure that signs are located and designed to reduce sign distraction and confusion that may be contributing factors in traffic congestion and accidents, and maintain a safe and orderly pedestrian and vehicular environment.
- G.** To protect property values.
- H.** To promote the public health, safety and welfare by avoiding conflicts between signs and traffic control devices, avoiding traffic hazards, and reducing visual distractions and obstructions.
- I.** To protect and preserve the aesthetic quality and physical appearance of the Township.

The Township does not intend to infringe on the rights of free speech as protected by the First Amendment to the United States Constitution and Article I, §11 of the Ohio Constitution. All provisions in this Article are to be construed, whenever possible, in favor

of vigorous political debate and accommodation of the rights of residents and visitors to speak freely.

## **8.02 APPLICATION AND LIMITATIONS OF SIGN REGULATIONS**

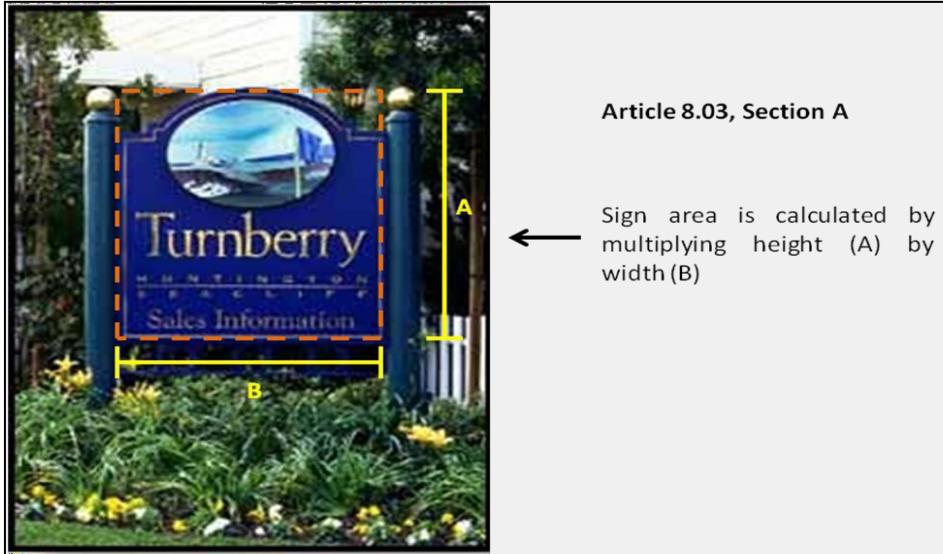
- A.** The regulations contained in this Article shall apply to signs outside of the public right-of-way, except when specifically stated otherwise.
- B.** A sign may only be erected, established, painted, created or maintained in Copley Township in conformance with the standards, procedures, exemptions and other requirements of this Article.
- C.** Signs erected and maintained pursuant to and in performance of any governmental function, or required by any law, ordinance, or governmental regulations are not regulated by the Copley Township Zoning Resolution.
- D.** Signs along interstate and primary highways, if permitted by this Resolution, shall conform to the requirements of O.R.C. Chapter 5516, and regulations adopted in addition to any more stringent standards of this Resolution.
- E.** As provided in O.R.C. §519.20, outdoor advertising shall be classified as a business use and be permitted in all districts zoned for commercial or industrial use, or lands used for agricultural purposes; subject, however, to additional requirements as listed in this Resolution.
- F.** Architectural features that are either part of the building or part of a ground structure are not considered signs and are thus exempt from these regulations. Architectural features include:
  - 1.** Any construction attending to, but not an integral part of the sign, and which may consist of landscape or building or structural forms that enhance the site in general, up to a maximum height of two (2) feet, shall not be calculated as sign area.



2. Graphic stripes and other architectural painting techniques applied to a structure that serves a functional purpose or to a building when the stripes or other painting technique do not include lettering, logos or pictures.

## 8.03 MEASUREMENT OF SIGN AREA and HEIGHT

A. The surface area of a sign shall be computed as including the entire area within a regular, geometric form comprising all of the display area of the sign and including all elements of the matter displayed. Sign area shall not include the frame and structural support unless such structural support is determined to constitute an integral part of the sign design.



B. For a sign that is framed, outlined, painted or otherwise prepared and intended to provide a background for a sign display, the area of the sign shall be the area of one (1) rectangular shape that encompasses the entire background or frame.



C. For a wall sign comprised of individual letters, figures or elements on a wall or similar surface of the building or structure, or an irregularly shaped ground sign, the area and dimensions of the sign shall encompass a regular geometric shape (rectangle, circle, trapezoid, triangle, etc.), or a combination of regular geometric shapes, which form, or approximate, the perimeter of all elements in the display. When separate elements are organized to form a single sign, but are separated by open space, the sign area and dimensions shall be calculated by determining the geometric form, or combination of forms, which comprises all of the display areas, including the space between different elements. Minor appendages to a particular regular shape, as determined by the Zoning Inspector, shall not be included in the total area of a sign.



**Article 8.03, Section C**

When separate elements are organized to form a single sign, but are separated by open space, the sign area and dimensions shall be calculated by determining the geometric form, or combination of forms, which comprises all of the display areas, including the space between different elements.

D. For ground signs and projecting signs:

1. Where a ground sign or projecting sign has two or more display faces, the area of all faces of the sign shall be included in determining the area of the sign unless two display faces are joined back to back, are parallel to each other, and are not more than twelve inches apart, or form a V-angle equal to or less than 30 degrees.



**Article 8.03, Section D, Part 1**

When a ground sign or projecting sign has two or more display faces, the area of all faces shall be included when determining sign area, UNLESS two display faces are joined back to back.

Total area for this sign is 25 Sq. Ft.

Article 8.03, Section D, Part 1 Illustration



View of ground sign or projecting sign with two display faces that are joined back-to-back, are parallel and no more than 12 inches apart.



View of ground sign or projecting sign with two display faces that form a V-angle to or less than 30 degrees.

- 2** No more than two display faces shall be permitted.
- 3.** The portion of a solid sign base that is mostly screened by landscaping, up to a maximum height of two (2) feet, shall not be calculated as sign area.



Article 8.03, Section D, Part 3



Portion of a solid sign that is mostly screened by landscaping, up to max. of two feet shall not be calculated as sign area.

4. Air under a ground sign between supporting posts, air between a projecting sign and the wall to which it is attached, and lighting fixtures and associated brackets shall not be included in the calculation of sign area.



**Article 8.03, Section D, Part 4**

Air under ground sign between supporting posts shall not be included in calculation of sign area.



E. Determining Sign Height. The height of a ground sign shall be measured from the base of the sign or support structure at its point of attachment to the ground to the tallest element of the sign structure. A ground sign on a man-made base, including a graded earth mound, shall be measured from the grade of the nearest street pavement or top of any pavement curb.

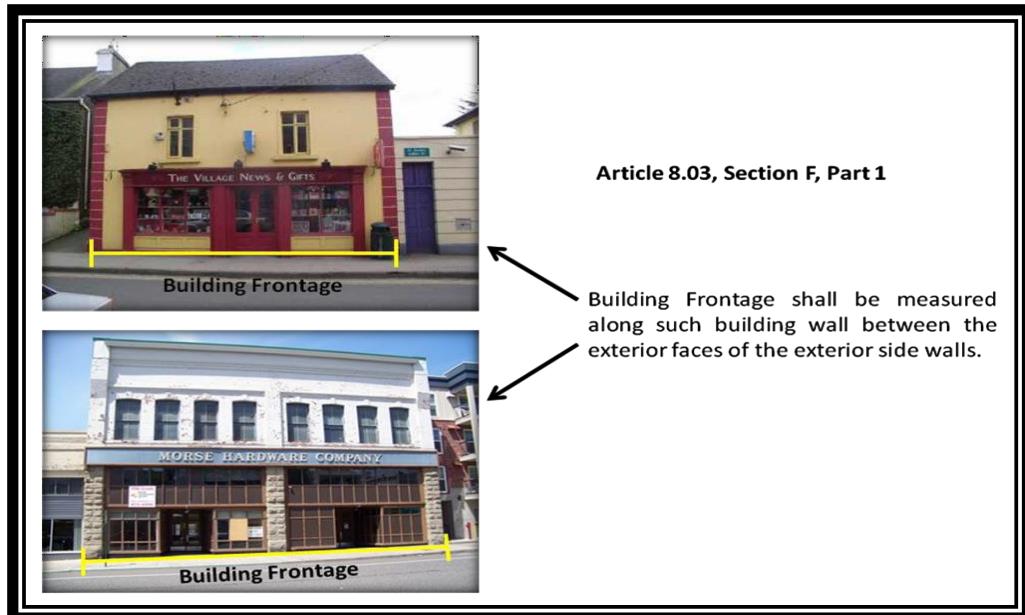


**Article 8.03, Section E**

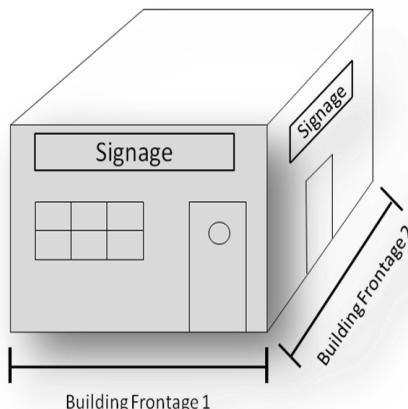
The height of a sign shall be measured from the average natural grade at the base of the sign or support structure to the tallest element of the calculated sign area. A ground sign on a man-made base, including a graded earth mound, shall be measured from the average site grade prior to the addition of the sign.

**F. Determining Building Frontage and Building Unit.** For the purposes of these sign regulations, the length of the building wall that faces a public street or that contains a public entrance to the uses therein shall be considered the building frontage.

1. The building frontage shall be measured along such building wall between the exterior faces of the exterior side walls.

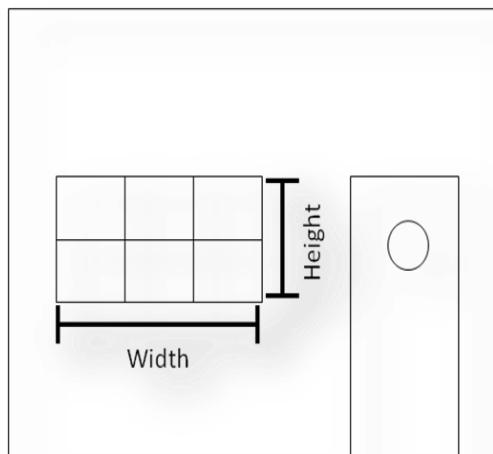


2. In the case of an irregular wall surface, a single straight line extended along such wall surface shall be used to measure the length.
3. A building shall have only one building frontage except as otherwise set forth below.
4. Change to allow frontage for each street. A building shall have two frontages whenever the lot fronts on two or more streets, or the building has a public entrance on a wall other than the wall that faces the street. The property owner shall determine which wall shall be the primary building frontage and which wall shall be the secondary building frontage. Only one outside wall of any business shall be considered its primary frontage and only one additional wall considered its secondary frontage.



5. For multi-occupant buildings, the portion of a building that is owned or leased by a single occupant shall be considered a building unit. The building frontage for a building unit shall be measured from the centerline of the party walls defining the building unit.

**G. Determining Window Area.** The window area of a building shall be the total glass area of windows on the building frontage. For the purposes of determining window area for ground floor occupants, the ground floor shall be considered to be no more than fifteen (15) feet in height above grade.



#### Article 8.03, Section G

The window area of a building shall be the total glass area of windows on the building frontage.

$$\text{Window Area} = \text{Height} \times \text{Width}$$

## 8.04 GENERAL REQUIREMENTS FOR ALL SIGNS

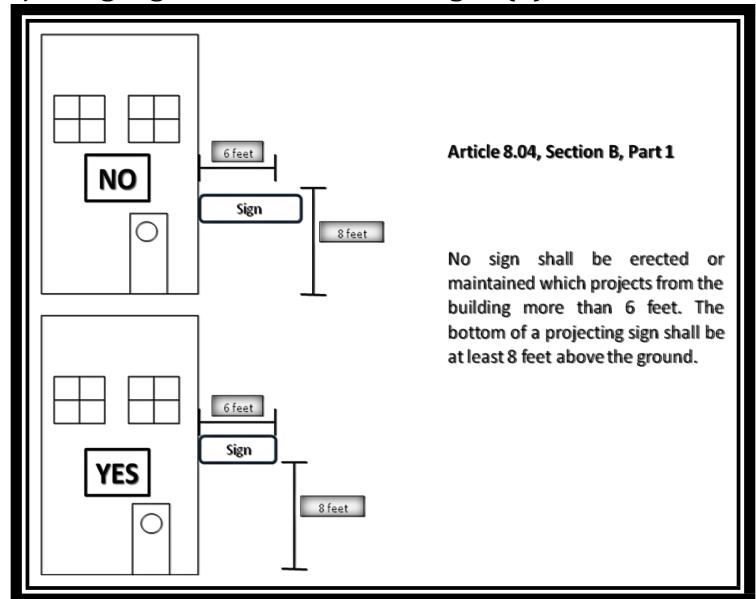
The following regulations shall apply to all signs in all districts:

**A. Sign Characteristics Generally.**

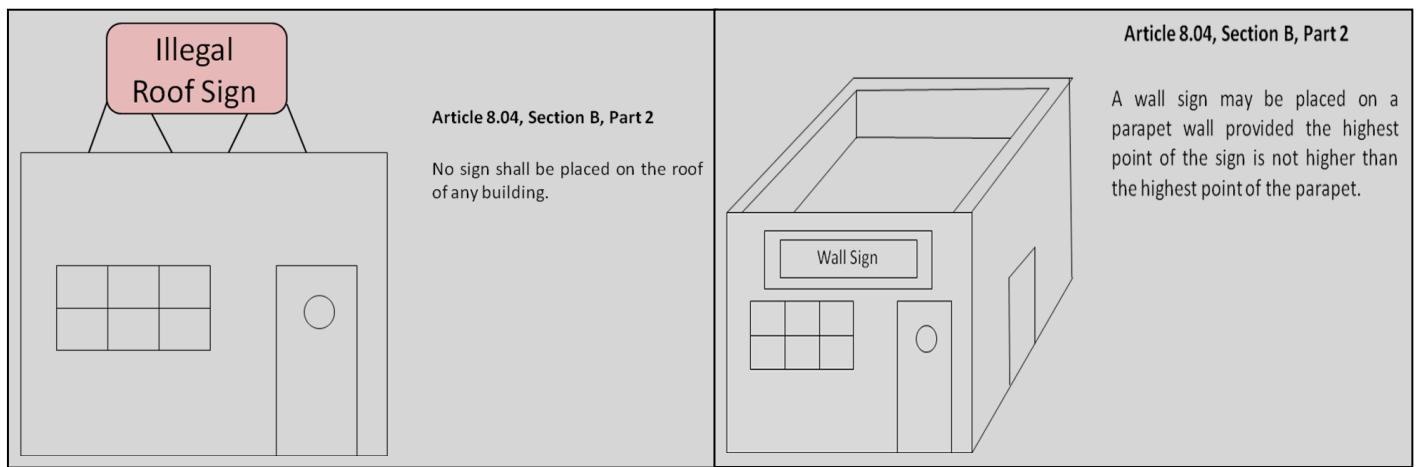
1. Any illuminated sign or lighting device shall employ only an emitting light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights with the exception of electronic message centers permitted under Section 8.09 B of this Resolution.
2. No sign shall include or employ any part or element which revolves, rotates, whirls, spins or otherwise makes use of motion to attract attention.
3. No sign shall be suspended by non-rigid attachments that will allow the sign to swing in the wind.
4. Guide wire shall not be permitted to be attached to secure a ground sign.

## B. Sign Location Generally

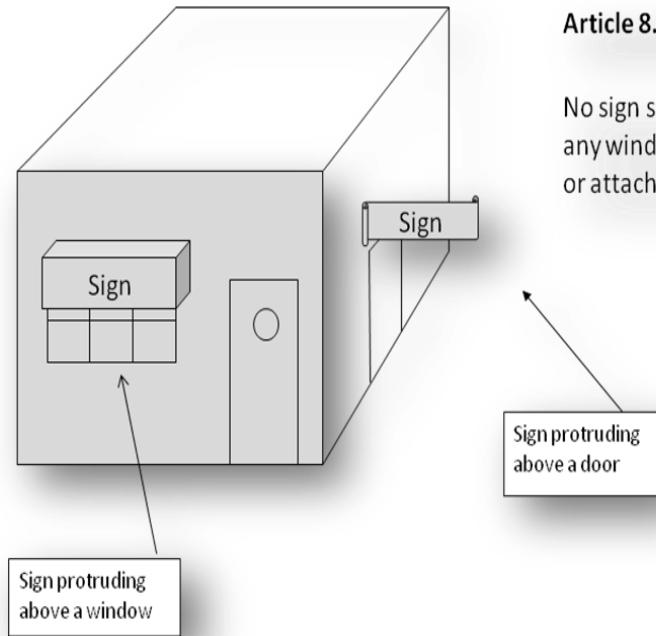
1. No sign shall be erected or maintained which projects from the front or face of a building a distance of more than six (6) feet including those projecting from the face of any theater, hotel or motel marquee, but excluding awning and canopy signs. The bottom of a projecting sign shall be at least eight (8) feet above the ground or pavement level adjoining the building unless the sign extends in such a manner from the building that no passage way exists for pedestrians or vehicles.



2. No sign shall be placed on the roof of any building. A wall sign may be placed on a parapet wall provided the highest point of the sign is not higher than the highest point of the parapet wall.



3. No sign, except for an awning sign, shall project over or obstruct any windows or doors of any building, or attach to or obstruct a fire escape, balcony, platform, stairway, ladder, vent or other means of ingress or egress of any building.



**Article 8.04, Section B, Part 3**

No sign shall project over or obstruct any windows or doors of any building, or attach to or obstruct a fire escape.

4. No sign shall be located closer than ten (10) feet to any side or rear property line, except directional signs for ingress and egress of parking areas.

5. Signs placed on motor vehicles, trucks, or trailers which are parked or located for the primary purpose of displaying the sign are prohibited.

6. An application for a zoning certificate for a sign shall be signed by or include written authorization of the owner of the property on which the sign will be located.

**C. Public Right-of-way; Interference with Traffic.**

1. Signs shall not be constructed so as to obstruct traffic sight lines or control lights at road intersections or signals at railroad crossings.
2. No sign shall be located within any public right-of-way except as otherwise required by law or by this Resolution.
3. Signs shall not in any way resemble traffic directional or governmental signs.

4. Signs attached to any object in the public right-of-way, including but not limited to trees, utility poles, public benches, street lights or street sign poles are prohibited.

**D. Construction Standards.**

1. The construction, erection, safety and maintenance of signs shall comply with the Ohio Basic Building Code.
2. Signs shall be structurally sound and located so as to pose no threat to pedestrian or vehicular traffic.
3. Permanent signs shall be constructed and erected to withstand wind pressures of at least thirty (30) pounds per square foot of surface, and shall be fastened, suspended or supported so that they will not be a menace to persons or property.
4. Permanent signs shall be fabricated on and of materials that are of good quality and good durability.
5. No sign, except for an awning sign, shall be erected so as to project over and obstruct any window, door, fire escape, balcony, platform, stairway, ladder, vent or other means of ingress or egress of any building.
6. No sign shall be attached to a utility pole, tree, trash receptacle, bench or other structure not intended or approved as a sign support.
7. Temporary signs shall be durable and weather-resistant and fastened or anchored sufficiently, whether attached to the building or positioned in the ground.
8. No sign regulated by any of the provisions of this Article shall be erected in the right-of-way, in proximity to railroad-crossings, or at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where, by reason of the position, shape, or color, it may interfere with, obstruct the view of, or be confused with, any authorized traffic sign signal or device as defined in the Manual of Uniform Traffic Control Devices; or which makes use of the words "STOP", "LOOK", "DANGER", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic.
9. Unless specifically allowed elsewhere in this Article, no temporary sign shall have moveable lettering or lettering capable of being moved or replaced.

## **E. Maintenance Requirements**

- 1. All signs hung and erected shall be plainly marked with the name of the person, firm, or corporation responsible for maintenance.**
- 2. Every sign and all supports and attachments shall be maintained at all times in compliance with the following standards:**
  - a. All surfaces shall be maintained to prevent peeling of paint, wearing of surface materials, rust and other corrosion, staining, fading, and other deterioration of the original surfaces.**
  - b. All parts shall be maintained in a manner which is structurally sound and sufficient to ensure that the sign will remain securely in place as originally permitted and shall not pose a hazard to persons on or near the property.**
  - c. All electric elements, including all lights, shall be maintained in working and safe order.**
- 3. Any sign constructed of materials such as paper, cardboard, cloth, soft woods or other materials unsuitable for extended outdoor use, or erected or installed in a manner which is clearly unsuitable for long-term use, shall be removed when the earliest of the following events occurs:**
  - a. At the time as any parts of the sign have apparently deteriorated in a manner which makes the sign illegible, causes it to fall or be in danger of falling, causes a public hazard or nuisance, or otherwise does not comply with the requirements of this Resolution; or**
  - b. Ninety (90) days after its installation; or**
  - c. Upon receipt of notice from the Zoning Inspector that the period of ninety (90) days has elapsed, that the sign has deteriorated and must be removed or replaced, or that the sign otherwise does not comply with the requirements of this Resolution.**
- 4. The Zoning Inspector shall be authorized to enforce these maintenance requirements in the same manner as all other provisions of this Resolution.**

**F. Application Requirements.**

1. An application for a zoning certificate shall be made to the Township Zoning Inspector on the form provided and in the manner required.
2. When any person other than the owner of the property submits an application, the owner of the property or a designated agent for the owner shall also sign such application.
3. The Architectural Review Board, shall review and act on applications for permanent signs according to the standards set forth in this Article. The Zoning Commission shall review and act on any application in place of the Architectural Review Board until such time as the Architectural Review Board is created.
4. The Township Zoning Inspector shall review all temporary signs, and either approve or deny the sign as being in conformity with these regulations, except as otherwise specifically exempted below.
5. Fees for zoning certificates for signs shall be as determined by the Township Trustees and listed in the Copley Township Schedule of Fees available from the office of the Township Fiscal Officer.

**8.05 SIGNS PERMITTED IN ALL DISTRICTS WITHOUT ZONING CERTIFICATE**

The following signs are permitted in any district of Copley Township and will not require a zoning certificate but must adhear to regulations found in the Zoning Resolution:

- A. Dwelling Nameplate/Signplate.
- B. Entrance/Exist Signs.
- C. Window Signs.
- D. Commemorative Plaques. Not to exceed more than six (6) square feet in overall area. Commemorative Plaques may be building signs or ground signs no taller than 5' in overall height.

- E. Instructional Signs. Signs intended for instructional purposes. See also 8.07 F & 8.08 E.
- F. Flag Pole. One flag pole, in addition to poles with governmental flags thereon, shall be permitted. The maximum height for any flag pole is thirty-five (35) feet. The vertical dimension of the flag displayed should be no less than twenty percent (20%) and no more than thirty percent (30%) of the height of the flagpole.
- G. ADA Accessible Signs. Signs shall be permitted as needed which comply with the Americans with Disabilities Act.
- H. Temporary Signs.
  - 1. Temporary signs used for non-commercial messages
  - 2. Temporary signs used as Real Estates Signs. See also Section 8.07 G 6.
  - 3. Temporary signs displaying a commercial message used to identify contractors actively conducting work on premise.

## **8.06 SIGNS PERMITTED IN ALL DISTRICTS WITH ZONING CERTIFICATE**

The following signs are permitted in any district of Copley Township, but require a zoning certificate and are subject to the following requirements:

- A. Institutional Sign. One ground sign of not more than forty (40) square feet in area per side shall be permitted for any church, school, community center, or other public or institutional building. The sign shall be located on the premises of the institution and shall not be located closer to any road right-of-way line than ten (10) feet. Also, one (1) wall sign not to exceed forty (40) square feet in area shall be permitted.
- B. Home occupation. One unlighted name plate not more than one (1) square foot in area shall be permitted for a Home Occupation. The sign shall not be located closer than ten (10) feet from any road right-of-way line.
- C. Farm Market. One unlighted sign not more than thirty-two (32) square feet in area in conjunction with a roadside stand or farm market, which shall be used to advertise seasonal agricultural sales. The sign shall be located at least ten (10) feet from all road right-of-way lines and shall be removed at the conclusion of the seasonal sales.

D. Subdivision and Multi Family Identification Ground Signs. See also Table 4.

E. Civic Organizations. Civic organizations signs are permitted at entrances to the township. The intent is to provide for signs for nationally recognized nonprofit civic organizations such as, but not limited to, Rotary Club, Elks, Lions, Masons and Kiwanis. These signs are limited to one (1) at each boundary of the township. Cooperation is required by all organizations when placing the sign. The following apply:

1. No charge for zoning certificate.
2. No sign shall interfere with traffic visibility including private driveways.
3. Shall not be in road right-of-way unless prior permission has been obtained from the appropriate Copley Township, Summit County or state agency.
4. Letter of authorization from property owner required.

5. Permitted in any zoning district.
6. Maximum size shall be thirty-six (36) square feet with a maximum height of eight (8) feet above established road grade.
7. Individual signs for nationally recognized nonprofit civic organizations shall be a maximum of two (2) square feet in size.
8. All civic organizations signs shall be reviewed by the Architectural Review Board, and approved or disapproved, in order to determine that all nationally recognized nonprofit civic organizations were given the opportunity to participate in the sign.

F. Temporary Portable Changeable Copy Sign. No variances to this Subsection shall be sought or granted. See also Sections 8.07 G and 8.08C.

## **8.07 SIGNS IN COMMERCIAL and INDUSTRIAL DISTRICTS**

Signs in Commercial and Industrial districts shall conform to the standards set forth in this Section except for residential uses which shall comply with the standards set forth in Section 8.08.

A. Maximum Number and Area of Permanent Signs Attached to Buildings. Permanent signs attached to buildings shall conform to the maximum number and area limitations set forth in Table 1. In addition to the sign area permitted in Table 1, each building shall be required to display numerals indicating the building's street address, provided the numerals and letters do not exceed 3 inches in height.

<b>Table 1 Permanent Signs Attached to Buildings</b>		
<b>Type</b>	<b>Maximum Number Permitted</b>	<b>Maximum Area</b>
Signplate	1 per address	2 sq. ft.
Building Sign	1 per ground floor occupant frontage <sup>(a)</sup>	1.5 sq. ft. per linear ft. of building frontage
Projecting Sign	1 per ground floor occupant frontage <sup>(b)</sup>	6 sq. ft.
Awning Signs	1 per window and entrance door	(c)
Instructional Sign	Shall be exempt from regulations when in compliance with Article 8.07 F.	
<p>(a) Buildings that qualify for a building sign larger than 150 sq. ft. may display more than one sign subject to review and approval by the Architectural Review Board. See Section 8.07 B.</p> <p>(b) See Section 8.07 C.</p> <p>(c) The maximum area for Awning Signs is the same as for a Building Sign, provided, however, that the maximum allowable area for <u>both</u> Awning Signs and Building Signs on a single building is the maximum area permitted for a Building Sign alone.</p>		

**B. Building Signs.** The building sign permitted in Table 1 may be a wall sign or window sign erected in compliance with the following additional regulations.

1. Window Sign – Permitted in Commercial Districts and Limited to Commercial Uses in Industrial Districts.
  - a. Ground Floor Occupants. Notwithstanding the permitted area set forth in Table 1, a window sign shall not exceed twenty-five percent (25%) of the total glass area of the ground floor windows.
  - b. Upper Story Occupants. For a multi-story building, each occupant above the ground floor shall be permitted one permanent sign to be placed in a window of the occupant's space, not to exceed six (6) square feet or twenty-five percent (25%) of the area of the window in which the sign is placed, whichever is smaller. These signs shall be in addition to the maximum allowable area for building signs pursuant to Table 1.

2. **Awning Signs.** Awning signs may be permitted to extend over a public right-of-way provided such awning signs are permitted by the owner of the right-of-way and comply with the regulations of this Section. Awning signs shall be a minimum clearance of eight (8) feet from the ground to the bottom of the sign.
3. **Corner Lots and Public Entrances Not Fronting a Street.** The maximum allowable area for building signs set forth in Table 1 shall be the area allowed for the occupant's primary frontage. In the event an occupant has a secondary frontage as defined in Section 8.03 F 4 additional sign area shall be permitted in compliance with the following:
  - a. The sign area for the secondary building frontage shall be sixty percent (60%) of the sign area permitted for the primary frontage.
  - b. The property owner may choose to locate the permitted building sign area on any exterior building wall provided the sign area on any one wall does not exceed the formula set forth in Table 1 and signs are attached to no more than two (2) exterior walls.
4. **Lots Abutting I-77 or Ohio 21.** A building on a lot which abuts the right-of-way of I-77 or Ohio 21 may display, in addition to other signs allowed in this section, an illuminated wall sign on the wall that faces I-77 or Ohio 21. The area of the sign shall be calculated at a ratio of 1.5 sq. ft. per linear ft. of wall frontage of the wall facing I-77 or Ohio 21, subject to a maximum size limit of one hundred fifty (150) s.f. This provision does not apply to any wall that is eligible to display a sign because it is a primary frontage or secondary frontage under the terms of this Article.
5. A building that qualifies for building signage of more than one hundred fifty (150) s.f. may use the total square footage of building signage for which the building qualifies for the display of more than one wall sign, subject to review and approval or disapproval as provided below.
6. A wall sign, or combination of wall signs, on a single building of more than one hundred fifty (150) s.f. shall be reviewed and either approved or disapproved by the Architectural Review Board.
7. In its review of a wall sign, or combination of wall signs, larger than one hundred fifty (150) s.f., the Architectural Review Board, shall consider the following factors:
  - a. When a combination of signs is proposed, whether signs in addition to the primary sign are being used to identify entryways into the building and/or

additional services or products available in the building, as, for example, signs identifying a bank or pharmacy in a building which is primarily operated as a supermarket.

- b. Whether the proposed sign, or combination of signs, is appropriately proportioned to the size, shape and height of the façade on which it will be displayed.
    - c. Whether the proposed sign or combination of signs, is compatible with and complements the design of the building it identifies in terms of materials, colors and design.
    - d. Whether the proposed sign or combination of signs, uses high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community.
  - 8. **Illumination.** Building signs shall be illuminated only in compliance with Section 8.09.

**C. Projecting Signs.**

- 1. Projecting signs, with the exception of awning signs, shall be limited to individual occupants that have a minimum of twelve (12) feet of occupant frontage located along a continuous building frontage of at least one hundred (100) feet.
- 2. All projecting signs shall have a maximum height of fourteen (14) feet and a minimum clearance of eight (8) feet from the ground to the bottom of the sign.
- 3. A projecting sign may be permitted to extend into a private pedestrian right-of-way provided such sign extends no closer than one (1) horizontal foot to the right-of-way.
- 4. **Illumination.** Projecting signs shall be illuminated only in compliance with Section 8.09.

**D. Permanent Ground Signs.** Permanent ground signs permitted in Commercial and Industrial districts shall comply with the following regulations:

- 1. **Maximum Number, Area and Height, Minimum Setback of Permanent Ground Signs.** An occupied lot zoned for Commercial or Industrial use, with a minimum street frontage of sixty (60) feet, is permitted one (1) permanent ground sign.

Permanent ground signs shall comply with the maximum number, area and height limitations and minimum setback from the street right-of-way set forth in Table 2. In addition to the sign area permitted in Table 2, each permanent ground sign shall display numerals indicating the street address of the property where the ground sign is located, provided the numerals and letters do not exceed 3 inches in height.

<b>Table 2 Permanent Ground Signs</b>				
<b>Building Setback</b>	<b>Maximum Number</b>	<b>Maximum Area</b>	<b>Maximum Height</b>	<b>Minimum Setback<sup>(b)</sup></b>
Building Setback <12 feet <sup>(a)</sup>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Building Setback >12 but <30 feet <sup>(b)</sup>	1 per lot <sup>(c)</sup>	30 sq. ft.	6 ft.	10 ft.
Building Setback 30 feet or more <sup>(b)</sup>	1 per lot <sup>(c)</sup>	40 sq. ft.	8 ft.	10 ft.
Entrance/Exit Signs	2 per driveway (1 in, 1 out)	2 sq. ft.	3.5 ft.	0
Instructional Signs	Shall be exempt from regulations when in compliance with Section 8.07 F.			
<p>(a) Not permitted on the site when the building is setback less than 12 feet from the street right-of-way</p> <p>(b) From the street right-of-way</p> <p>(c) Except as otherwise permitted in Section 8.07 D 2 for lots that exceed 500 feet in street frontage</p>				

2. **Additional Ground Signs.** One additional ground sign shall be permitted for every three hundred (300) feet of street frontage or fraction thereof per lot greater than three hundred (300). For corner lots, each street frontage shall be calculated separately. Ground signs on the same lot shall be separated by a minimum of two hundred (200) feet, as measured along the street right-of-way line. For corner lots, both sides of the intersection shall be used in measuring spacing. In no case, however, shall more than three ground-signs be permitted on any property frontage.
  
3. **Minimum Sign Setback from Intersection.** On corner lots, ground signs shall comply with the minimum sign setback from both streets right-of-way, as set forth in Table 2.

4. Minimum Sign Setback from Side Lot Lines. Ground signs shall be located a minimum of ten (10) feet from any side lot line, except that when a side lot line coincides with a Residential District boundary line or a lot used for residential purposes, the minimum setback shall be thirty (30) feet.
5. Support Requirements. Ground signs that exceed two (2) square feet in area shall be erected with a minimum of two supporting posts or on a solid base.
6. Landscaping. Ground signs shall be erected in a landscaped setting and not on sidewalks, drives or in parking lots. Neither the landscaping nor the ground sign shall obstruct the view of vehicles entering or exiting the property.
7. Changeable Copy. Ground signs may have up to thirty percent (30%) of the sign area set forth in Table 2 devoted to changeable copy or an electronic message center.
8. Multi-Occupant Facilities. When a ground sign is permitted on a site that has more than one occupant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof.
9. Illumination. Ground signs shall be illuminated only in compliance with Section 8.09.

#### **E. Business Center Signs.**

1. On Lots of Less than 25,000 Sq. Ft. of Gross Leasable Building Area. On all developed multi-tenant lots, or a grouping of related lots as determined by sharing the same road access or other common feature(s), having less than 25,000 square feet of gross leasable building area with a road frontage of sixty (60) lineal feet or more, a double-faced ground sign shall be permitted in place of the ground sign otherwise permitted under 8.07 D Table 2, not to exceed sixty (60) square feet per sign face, and no greater than fifteen (15) feet in height.
2. On Lots of 25,000 Sq. Ft. or More of Gross Leasable Building Area.
  - a. On developed multi-tenant lots, or a grouping of related lots as determined by sharing the same road access or other common feature(s), having 25,000 or more square feet of gross leasable building area, one ground sign for up to the first three hundred (300) lineal feet of frontage adjacent to a street and one additional ground sign for each additional three hundred (300) lineal feet of street frontage shall be permitted, provided that such

ground signs on the lot shall be no closer to each other than two hundred fifty (250) feet.

- b. Maximum surface area for each such ground sign shall be as follows: for multi-tenant lots having between 25,000 and 100,000 square feet of gross leasable building area, the maximum area of the sign faces shall be one hundred (100) square feet; for multi-tenant lots having more than 100,000 square feet of gross leasable area, the maximum area of ground sign faces shall be one hundred (150) square feet. The maximum height for any of the above multi-tenant signs shall be fifteen (15) feet.
3. In considering requests for approval of a Business Center Sign, the Architectural Review Board, shall consider the following factors in determining whether to approve or disapprove the sign:

  - a. Whether the proposed sign is compatible with and complements the design of the building(s) it identifies in terms of materials, colors and design.
  - b. Whether the proposed sign uses high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community.
  - c. Whether the proposed sign avoids listing numerous individual tenants, other than the anchor tenants, so as to avoid unsightly sign clutter and to insure that the message displayed on the sign is legible to motorists on the roadway(s) to which the message is directed to enhance traffic safety.
  - d. Whether the proposed sign is located so that its location will maximize the effectiveness and functionality of the sign, while maintaining traffic safety and community appearance.
  - e. If the proposed sign uses an EMC, as provided for in Section 8.09 B, whether the EMC is integrated into the overall design of the proposed sign as opposed to giving the appearance of an “add-on” or separate element of the design.

**Table 3 Business Center Signs**

<b>Gross Leasable Area</b>	<b>Maximum Number (a)</b>	<b>Maximum Area</b>	<b>Maximum Height</b>	<b>Minimum Setback from R-O-W</b>
Up to 25,000 feet gross leasable area	1 per lot with 60 lineal feet of frontage	60 sq. ft.	15 ft.	10 ft.
25,001 sq. feet to 100,000 sq. feet of gross leasable area	1 per 300 lineal feet of frontage	100 sq. ft.	15 ft.	20 ft.
>100,000 sq. feet	1 per 300 lineal feet of frontage	150 sq. ft.	15 ft.	20 ft.
Instructional Signs	Shall be exempt from regulations when in compliance with Section 8.07 F.			
(a) Except as otherwise permitted in Section 8.07 D 2 for lots that exceed 300 feet in street frontage				

**F. Instructional Signs.** Instructional signs that are clearly intended for instructional purposes shall be permitted as needed provided such signs comply with the following:

1. The signs are not larger than necessary to serve the intended instructional purpose;
2. The number of instructional signs located on the site are the minimum needed to serve the intended instructional purpose;
3. Located outside of the right-of-way on a public road or 10' from the edge of pavement on a private street; and
4. The signs are not in a location and do not possess design characteristics that constitute or serve to attract attention beyond the perimeter of the site.
5. The Zoning Inspector may require that an applicant submit any or all Instructional Signs for review and approval or disapproval by the Architectural Review Board based on the standards set forth in "1" through "4" above.

**G. Temporary Signs In Commercial and Industrial Districts.** The following regulations for temporary signs in Commercial and Industrial Districts are in addition to the maximum sign area set forth in Tables 1 and 2.

1. Temporary signs may be ground signs (including A-frame signs and portable changeable copy signs), window signs or banner signs.
2. The area of a temporary window sign shall not exceed twenty-five percent (25%) of the total transparent glass area of the window in which the sign is placed.
3. Temporary A-frame ground signs are not required to obtain a permit and may contain changeable copy messages. The temporary A-frame sign shall be located on the premises which the sign advertises but may not be located in any area dedicated to parking. Each business is allowed to display one (1) temporary A-frame sign but it must be removed at the conclusion of business hours and may resume using the A-frame at the next opening of business. All A-frame signs shall be separated by no less than fifteen (15) feet from another A-frame sign and shall not be placed in a location that would compromise the line-of-sight for vehicular traffic. The minimum setback for an A-frame sign is one (1) foot from the road right-of-way. The A-frame sign shall be no taller than three (3) feet in height and two (2) feet in width for a maximum size of six (6) square feet per side.
4. **Temporary Portable Changeable Copy Sign.** One portable changeable copy double- sided sign of not more than thirty-two (32) square feet in area per side, either illuminated or non-illuminated shall be permitted to be displayed twice (2) per year for a period not to exceed twenty-one (21) days each and on any lot with frontage on a public roadway, provided that where there is a grouping of related lots as determined by sharing the same road access or other common feature(s), then only one sign allowed in this section may be displayed on the related lots. The sign shall not be located closer to any road right-of-way line than ten (10) feet. No variances to this Subsection shall be sought or granted. See also Sections 8.07 G and 8.08C.
5. **Signs Used to Display Commercial Messages.** Each commercial or industrial use is permitted to have one temporary sign displaying a commercial message, which may be either a temporary ground sign with a maximum size of eight (8) sq. ft. per side or a temporary single-sided banner sign with a maximum size of sixteen (16) sq. ft., maximum 5' in overall height, located 10' from a public road right-of-way and may be displayed for a maximum of fifteen (15) consecutive days, not more than four (4) times per calendar year, for a total of sixty (60) days per calendar year.

## **6. Signs Used Only For Noncommercial Messages and/or as Real Estate Signs**

In addition to the sign display area otherwise allowed, signs used exclusively for the display of noncommercial messages and/or as real estate signs, or any combination thereof, may be displayed at any time, subject to:

- a. Number:** One sign per frontage may display (a) noncommercial message(s) and /or advertising the sale or lease of each commercial or industrial parcel, or each leased area of a shopping center or of an industrial park only.

- b. Area: Such signs shall not exceed in area sixteen (16) square feet each, single-face. No such sign shall exceed eight (8) feet in overall height and shall be located a minimum distance of ten (10) feet from the public right-of-way. These signs shall not count against the maximum sign area permitted for the parcel or leased area.
- c. Illumination of such signs is prohibited.
- d. Removal: If used as real estate signs, the signs shall be removed within one (1) week of the completion of the transaction advertised.

#### **H. Outdoor Advertising Signs**

- 1. Outdoor Advertising Signs are hereby classified as a business use, and, in compliance with the O.R.C. §519.20, are permitted uses in all non-residential districts, and on lots with an agricultural use in a residential district.
- 2. Only one Outdoor Advertising Sign, with a maximum of two sign faces, may be permitted on a single lot.
- 3. An Outdoor Advertising Sign shall be considered the principal use of a lot.
- 4. Each lot shall comply with the minimum lot size requirements in the applicable district.
- 5. Outdoor Advertising Signs shall be freestanding signs and shall not be located on or attached to a building or other structure not intended or utilized for the sole purpose of supporting said sign.
- 6. The maximum sign area and sign height for Outdoor Advertising Signs are as follows:

**Table 4 Outdoor Advertising Signs**

<b>District</b>	<b>Maximum Number (a)</b>	<b>Maximum Area</b>	<b>Maximum Height</b>	<b>Minimum Setback <u>from R-O-W</u></b>
When located on a lot with an agricultural use in a residential district.	1 per principle lot	40 sq. ft.	8 ft.	As defined per District.

When located in any Commercial District as defined by Article 4 of this Zoning Resolution or any Industrial District as defined by Article 5 of this Zoning Resolution.	1 per principle lot	150 sq. ft.	15 ft.	As defined per District.
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7. All Outdoor Advertising Signs shall comply with the setback requirements of the applicable zoning district.
8. Outdoor Advertising Signs shall be setback a minimum of 1,000 feet from any other Outdoor Advertising Sign.
9. Outdoor Advertising Signs located along any federal or state route shall comply with all applicable federal and state regulations including Sections 5516.06 and 5516.061 of the O.R.C.
10. An Outdoor Advertising Sign shall be erected in a landscaped setting that has a minimum size equal to or exceeding the sign face area set forth in paragraph (H)(6) Table 4.
11. The illumination of Outdoor Advertising Signs shall comply with the following:
  - a. Outdoor Advertising Signs located within residential districts or within 1,000 feet of a residential district shall not be illuminated.
  - b. Outdoor Advertising Signs located in a non-residential district may be externally illuminated through fixtures located external to the sign face and no internal light sources or light producing elements in the sign face or message media shall be permitted.
12. All Outdoor Advertising Signs shall be of monopole construction.
13. No Outdoor Advertising Sign may display a message that changes more frequently than once in every twenty-four (24) hours.

## **8.08 SIGNS IN RESIDENTIAL DISTRICTS**

Signs for all uses in residential districts shall comply with the regulations set forth in this Section.

**A. Sign Standards.** Signs for uses in residential districts shall be limited in number, area, height and setback based on the type of use (should this be type of sign instead of type of use?), as set forth in Table 4.

**Table 4 Permanent Signs in Residential Districts**

<b>(A) Permanent Signs for Single-Family and Two-Family Dwellings</b>					
<b>Type</b>	<b>Maximum Number Permitted</b>	<b>Maximum Total Area per Sign</b>	<b>Maximum Area per Type</b>	<b>Ground Signs</b>	
				<b>Maximum Height</b>	<b>Minimum Setback from ROW</b>
Dwelling Name Plate	No limit per unit if within max. area <sup>(a)</sup>	2 sq. ft.	2 sq. ft.	—	—
Ground Sign	1/building	2 sq. ft.	2 sq. ft.	5 ft.	0 <sup>(b)</sup>
Subdivision Identification Ground Sign	2/subdivision entrance	32 sq. ft.		8 ft.	—
Instructional Sign	Shall be exempt from regulations when in compliance with Article 8.08 E.				

(a) No limit on the number provided the total area of this type of sign does not exceed the maximum area permitted.

(b) But no closer than 10 feet from the pavement of the travel lane of the public or private street.

(c) See also Section 8.08 C.

(d) Or fraction thereof, except as otherwise permitted in Section 8.07 D 2 for lots that exceed 500 feet in street frontage.

<b>(B) Permanent Signs for Multi-Family Buildings</b>					
<b>Type</b>	<b>Maximum Number Permitted</b>	<b>Maximum Total Area per Sign</b>	<b>Maximum Area per Type</b>	<b>Ground Signs</b>	
				<b>Maximum Height</b>	<b>Minimum Setback from ROW</b>
Dwelling Nameplate/Signplate	No limit per unit if within max. area <sup>(a)</sup>	2 sq. ft.	2 sq. ft.	—	—
Ground Sign	1/public entrance to building	2 sq. ft.	2 sq. ft.	—	—
Multi Family Identification Ground Sign	1/development Entrance	15 sq. ft.	15 sq. ft.	8 ft.	10 ft.
Instructional Sign	Shall be exempt from regulations when in compliance with Article 8.08 E.				
	<ul style="list-style-type: none"> <li>(a) No limit on the number provided the total area of this type of sign does not exceed the maximum area permitted.</li> <li>(b) But no closer than 10 feet from the pavement of the travel lane of the public or private street.</li> <li>(c) See also Section 8.08 C.</li> <li>(d) Or fraction thereof, except as otherwise permitted in Section 8.07 D 2 for lots that exceed 500 feet in street frontage.</li> </ul>				

<b>(C) Permanent Signs for Nonresidential Uses</b>					
<b>Type</b>	<b>Maximum Number Permitted</b>	<b>Maximum Total Area per Sign</b>	<b>Maximum Area per Type</b>	<b>Regulations or Ground Signs</b>	
				<b>Maximum Height</b>	<b>Minimum Setback from ROW</b>
Signplate	1/address	2 sq. ft.	2 sq. ft.	—	—
Building Sign	1/building	40 sq. ft.	40 sq. ft.	—	—
Ground Sign	1/500 feet of parcel frontage <sup>(d)</sup>	15 sq. ft. plus 5 sq. ft. for every 50 ft. of frontage > 100 ft.	40 sq. ft.	8 ft.	10 ft.
Instructional Signs- Shall be exempt from regulations when in compliance with Section 8.08 E					
(a)	No limit on the number provided the total area of this type of sign does not exceed the maximum area permitted.				
(b)	But no closer than 10 feet from the pavement of the travel lane of the public or private street.				
(c)	See also Section 8.08 C.				
(d)	Or fraction thereof, except as otherwise permitted in Section 8.07 D 2 for lots that exceed 500 feet in street frontage.				
(e)					

**A. Supplemental Regulations for All Ground Signs.**

- 1.** Ground signs that exceed two (2) square feet in area shall be erected with a minimum of two supporting posts or on a solid base.
- 2.** Ground signs shall be erected in a landscaped setting and not on sidewalks, drives or in parking lots.
- 3.** No part of a ground sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.
- 4.** **Subdivision and Multi Family Identification Ground Sign.** In considering requests for approval of an entrance sign, the Architectural Review Board, shall consider the following factors in determining whether to approve or disapprove a sign:
  - a.** Whether the proposed sign is compatible with and complements the design of the subdivision it identifies in terms of materials, colors and design.
  - b.** Whether the proposed sign uses high-quality materials and workmanship, and/or is of a unique design that exhibits imagination and inventiveness, so as to make a positive visual contribution to the community.
  - c.** The application shall include a statement explaining the manner in which the sign will be permanently maintained, including responsible parties, sources of funds for maintenance, repair, and replacement.
  - d.** The application shall include a statement that the applicant understands, and accepts for all future owners of the sign, the authority of the Zoning Inspector and the entity responsible for the maintenance of the right-of-way to remove the sign or to order the removal of the sign due to lack of maintenance or for other reasons of public health, safety, and welfare.
  - e.** The application shall demonstrate that the materials and finishes which will be used to construct the sign are sufficiently durable to ensure minimum maintenance requirements for a reasonable period of time.
  - f.** The application shall include written authorization to install and maintain the sign from the entity responsible for operating and maintaining the right-of-way.
  - g.**
- 5.** For nonresidential uses, one additional primary ground sign shall be permitted

for every five hundred (500) feet of street frontage or fraction thereof per lot greater than five hundred (500) feet. For corner lots, each street frontage shall be calculated separately. Ground signs on the same lot shall be separated by a minimum of two-hundred (200) feet, as measured along the street right-of-way line. For corner lots, both sides of the intersection shall be used in measuring spacing. In no case, however, shall more than three ground-signs be permitted on any property.

6. For nonresidential uses, a maximum of thirty percent (30%) of the permitted ground sign area may be devoted to changeable copy or electronic message center.
- B. **Temporary Signs in Residential Districts.** The following regulations for temporary signs in residential districts are in addition to the maximum sign area set forth in Tables 4 and 5.
  1. Temporary Signs may be ground signs (including temporary portable changeable copy), window signs or banner signs.
  2. The area of a temporary window sign shall not exceed 25% of the total transparent glass area of the window in which the sign is placed.
  3. Temporary Signs for residential use may display a residential message, non-commercial message and/or real estate message or a commercial message identifying contractors actively conducting work on premise. which total a maximum sign area of 16 s. f. in overall area, shall be no taller than 5' in overall height and located no closer than 10' from the edge of payment on a private street or 10' from the right-of-way on a public road.
  4. Temporary signs for Nonresidential uses which display a commercial message, not for the purpose of identifying contractors actively conduction work on premise, may be either a temporary ground sign with a maximum size of eight (8) sq. ft. per side or a temporary single-sided banner sign with a maximum size of sixteen (16) sq. ft., maximum 5' in overall height, located 10' from a public road right-of-way and may be displayed for a maximum of fifteen (15) consecutive days, not more than four (4) times per calendar year, for a total of sixty (60) days per calendar year.
  5. In addition to the sign display otherwise allowed, signs used exclusively as real estate signs, One sign for a new single or multi family housing development may be displayed and may not exceed 30 s. f. in overall area, shall be no taller than 8' in overall height and shall be located a minimum distance of 10 from the road right-of-way on a public road. These signs may be displayed only until 90% of the units or dwellings in the development have been sold or leased and must be removed when that percentage of sales or leases has been reached.

4. Temporary Portable Changeable Copy Sign. One portable changeable copy double-sided sign of not more than thirty-two (32) square feet in area per side, either illuminated or non-illuminated shall be permitted to be displayed twice (2) per year for a period not to exceed twenty-one (21) days each and on any lot with frontage on a public roadway, provided that where there is a grouping of related lots as determined by sharing the same road access or other common feature(s), then only one sign allowed in this section may be displayed on the related lots. The sign shall not be located closer to any road right-of-way line than ten (10) feet. No variances to this Subsection shall be sought or granted. See also Sections 8.07 G and 8.08C.

**C. Supplemental Regulations for Temporary Signs.**

- 1.** Vacant parcels in residential districts shall be permitted one temporary sign. The permitted sign area shall be eight (8) square feet for every two hundred (200) feet of lot frontage or fraction thereof, provided the sign shall not exceed sixteen (16) square feet.
- D. Illuminated Signs in Residential Districts.** Permanent signs shall be permitted to be illuminated, provided such illumination complies with Section 8.09.
- E. Instructional Signs.** Instructional signs that are clearly intended for instructional purposes shall be permitted as needed on a lot in a residential district provided such signs comply with the following:
  - 1.** The signs are not larger than necessary to serve the intended instructional purpose;
  - 2.** The number of instructional signs located on the site are the minimum needed to serve the intended instructional purpose;
  - 3.** Located outside of the right-of-way on a public road or 10' from the edge of pavement on a private street; and
  - 4.** The signs are not in a location and do not possess design characteristics that constitute or serve to attract attention beyond the perimeter of the site.

## 1.02 SIGN ILLUMINATION

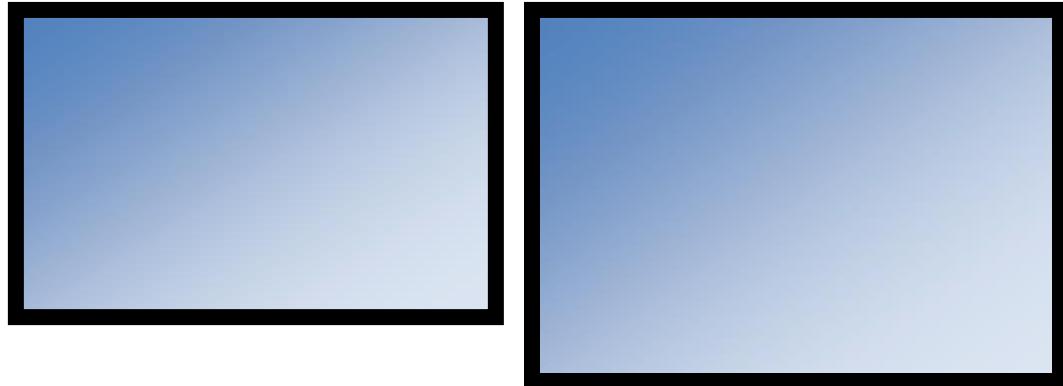
A. Illumination. Signs shall be permitted to be illuminated in compliance with the following:

1. External Illumination: All signs that are permitted to be illuminated as enumerated above shall preferably be externally illuminated, except as otherwise permitted in subsection 8.09 A 2 below. Externally illuminated signs may exceed the maximum size limits listed in Section 8.07 and 8.08 above by twenty-five (25) percent and the external illumination shall comply with the following:
  - a. Only direct lighting from an external source, including back-lit or halo-lit channel letters, or internal illumination of custom lettering cut-outs from a solid sign-face constructed of materials such as metal or stone rather than plastic or other similar synthetics, shall be used to illuminate the sign.
  - b. The source of light shall not be visible from the street or adjacent property.
  - c. No variances to this Subsection shall be sought or granted.

### Section 8.09 A, 1 Illustrations



**40 sq. ft. sign . . . with 25% bonus results in . . . 50 sq. ft. sign**



2. **Internal Illumination:** Internal illumination of signs shall also be permitted, but must conform to the size limits listed above.
3. Signs shall not include animated, flashing, moving or intermittent illumination in which any part of the message changes at a rate of more than once per day, with the exception of electronic message centers as permitted in Section 8.09B.
4. Light shall not be from a colored light source.
5. Illuminated signs in residential districts shall be extinguished by 10 p.m. or at the conclusion of activities conducted at the site, but in no event later than midnight.

6. Illuminated signs in non-residential districts may remain illuminated until the close of business.
7. Unless otherwise permitted in this Article, no temporary sign shall be illuminated or have the potential to be illuminated.

**B. Electronic Message Centers**

The following provisions shall apply to on-premise ground electronic message centers.

1. One (1) electronic message center attached to a permitted on-premise ground sign shall be allowed per premise.
2. Electronic message center signs located may be illuminated in accordance with the standards in Sections A5 and A6 above.
3. Each message displayed on an electronic message center must be static or depicted for a minimum of eight (8) seconds. Animation, movement, or continuous scrolling of messages is prohibited and the change of image on an electronic message center must be instantaneous.
4. Electronic message center signs must be equipped with an automatic dimming control that will: (a) regulate the illumination of the sign so as to maintain a maximum brightness of 5,000 nits during daylight hours and 500 nits during night time hours (b) automatically display a black screen if the sign malfunctions.
5. No electronic message center attached to an on-premise ground sign shall exceed thirty (30) percent of the total allowable sign face area for any on-premise ground sign; provided, however, when an electronic message center does not exceed thirty-two (32) square feet in sign face area and is attached to an otherwise permitted on-premise ground sign, it shall not comprise a portion of the total allowable sign face area for any on-premise ground sign.
6. The addition of any electronic message center to any nonconforming ground sign is prohibited.

## **8.10 PROHIBITED SIGNS**

All signs not expressly permitted in this Article shall be prohibited in the Township. Such signs include but are not limited to the following:

- A. Roof Signs**
- B. Flags on a flagpole intended for advertising or commercial purposes**
- C. Kiosk signs**
- D. Portable signs with copy that may be changed manually, mechanically, electronically, digitally, or by any other means, other than as permitted in Section 8.06 G.**
- E. No mobile signs shall be erected, constructed, displayed or maintained except those on licensed commercial delivery and service vehicles. Such vehicles shall not be parked in any district closer to the street than the front line of the principal building, unless the principal building has a rear parking area; in which case, all such vehicles shall not be parked closer to the street than the rear line of said building.**
- F. Temporary directional signs, other than governmental or emergency signs or those temporary signs as may be approved by the Township Trustees.**
- G. Flashing, moving, inflatable, blinker, racer type, intermittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, exposed light bulbs, strings of lights not permanently mounted to a rigid background, searchlights, laser lights, and other similar types of attention-getting devices, except for electronic message centers as regulated by Section 8.09 B.**
- H. Merchandise, equipment, products, vehicles or other items not themselves for sale and placed for attention getting, identification or advertising purposes.**
- I. Permanent signs erected or attached to accessory structures.**
- J. A person or animal attired or decorated with commercial insignia, images or symbols, and / or holding signs displaying commercial messages, when a principal purpose is to draw attention to or advertise a commercial enterprise that is not located on the lot where the person or animal is standing or no further than two contiguous lots removed from that lot.**

## **8.11 REGULATIONS FOR NONCONFORMING SIGNS**

- A.** Any sign, other than temporary or portable signs, lawfully erected or displayed prior to the effective date of this Zoning Resolution, or any subsequent amendments, that is no longer in conformity with the provisions pertaining to signs contained in this Resolution shall be considered a Legal-Nonconforming sign and shall be subject to the standards below.
- B.** Any Legal-Nonconforming sign that is destroyed as defined by Section 10.02 C of this Resolution shall only be replaced by a sign in conformity with the provisions pertaining to signs contained in this Resolution.
- C.** All Legal-Nonconforming signs shall be brought into compliance with the provisions pertaining to signs contained in this Resolution no later than ten (10) years from the effective date of this Resolution, and shall be required to be brought into compliance in less than ten (10) years under either of the conditions below:
  - 1.** The Zoning Inspector determines that a Legal-Nonconforming sign is a nuisance or unsafe.
  - 2.** The use of the property associated with the sign has been discontinued for a period of two (2) years.
- D.** No Legal-Nonconforming sign shall be altered, rebuilt, enlarged, extended or relocated except in conformity with the provisions pertaining to signs contained in this Resolution; however, changing the message displayed on a Legal- Nonconforming sign shall not be considered an alteration within the meaning of this section.
- E.** All existing Illegal-Nonconforming signs must be removed in accordance with the provisions of this Resolution.
- F.** Nonconforming signs shall be maintained in good condition pursuant to Section 8.04 E and may continue until such sign is required to be removed as set forth in this Article.
- G.** A nonconforming sign shall not be structurally altered, relocated or replaced unless it is brought into compliance with the provisions of this Article, except as otherwise permitted in this Article.
- H.** If a sign face and/or its support is damaged, but the repair costs do not exceed fifty percent (50%) of the replacement cost of the sign, the sign may be repaired

provided all repair work is completed within sixty (60) days of the date the damage was incurred.

- I. The Board of Zoning Appeals may grant exceptions to these standards whenever a sign that is located in an area that has been designated as an historic district pursuant to this Resolution is found to meet the criteria that support the designation of the district as historic.

## **8.12 SUBSTITUTION CLAUSE**

The owner of any sign which has received the necessary approvals or is otherwise allowed by this sign ordinance may substitute copy in lieu of any other copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision prevails over any more specific provision to the contrary.