



**City of Mason, Ohio
Zoning Code**

**Amendments Regarding
Signs**

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Table of Contents

SIGN AMENDMENTS

<u>Section</u>		<u>Page</u>
1133.140	Definitions	1
1171.9	Unobstructed Site Distance	8
1187.1	Statement of Purpose	10
1187.2	General Provisions	11
1187.3	Nonconforming signs	18
1187.4	Permits	19
1187.5	Signs Authorized Without Permits	20
1187.6	Prohibited Signs	21
1187.7	Temporary Signs	23
1187.8	Billboards	25
1187.9	Signs in the R-1, R-2, R-3, and R-4 Single Family Residential Districts	27
1187.10	Signs in the R-6 Condominium and Landominium and R-7 Multiple Family Residential Districts	29
1187.11	Signs in the B-1 Central Business District	31
1187.12	Signs in the B-2 Shopping Center District	34
1187.13	Signs in the B-3 Road Service District	37
1187.14	Signs in the B-4 Private Recreation District	40
1187.15	Signs in the O-1 Office Park, HT-1 High Tech Light Industrial, I-1 Light Industrial, and I-2 Industrial Districts	41
1187.16	Interstate Highway Sign Overlay Area	43

SECTION 1.

Section 1133.140 SIGNS, of CHAPTER 1133 DEFINITIONS, is hereby amended to read as follows:

1133.140 SIGNS

- A) "Advertising sign" means a sign that directs attention to a business, product, activity or service which is not conducted, sold or offered upon the premises where such sign is located.
- B) "Animated sign" means any sign, which, by method or manner of illumination, flashes on and off, winks, or blinks varying light intensity, shows motion, or creates the illusion of motion or revolves in a manner to create the illusion of moving.
- C) "Area" means the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure of similar character together with any frame or other material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. The necessary supports or uprights on which such sign is placed, not being advertising matter, shall not be included in computation of surface area.
- D) "Awning, canopy or marquee" means a sign that is mounted on, painted on, or attached to an awning, canopy or marquee (see Figure 1133.3).
- E) "Banner" means a sign made of fabric, plastic, paper or other non-ridged material with no enclosing framework.
- F) "Balloon" means a nonporous bag of light material filled with air or heated air or a gas lighter than air intended to be either flown in the atmosphere or placed stationary on the ground or a structure, connected to the ground or structure by a rope, string, ribbon, or wire.
- G) "Balloon sign" means one or more balloons used as a permanent or temporary sign or as a means to direct attention to any business or profession or commodity or service sold, offered or manufactured.
- H) "Building code" means the City Building Code as may be adopted and amended from time to time by resolution of the City Council.
- I) "Business" means a sign, which directs attention to a business, profession, service, product or activity sold or offered upon the premises where such sign is located.

- J) "Changeable copy" means a sign or portion thereof designed to periodically accommodate message or price changes. Changeable copy signs include the following:
- 1) Electronically controlled signs.
 - 2) Manually controlled signs for business purposes.
 - 3) Manually controlled Bulletin Board Sign located on the property of a public, institutional, religious or charitable organization which are used to identify the name of the institution or organization and to announce its activities.
 - 4) Manually or electronically controlled Gasoline Price Signs.
- K) "Commercial message" means any sign, wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.
- L) "Construction" means a sign advertising the development or improvement of a property by a builder, contractor, or other person furnishing services, material, or labor to said premises, which sign is intended for a limited period of display and erected on the same lot or parcel as the work being done.
- M) "Directional" means a sign directing vehicular or pedestrian movement onto or within a premise with no identification or commercial advertising on the sign.
- N) "Directory sign" means a ground or wall sign that lists tenants or occupants of a building or project, with unit numbers, arrows, or other directional information.
- O) "Domestic advertising" means a sign advertising the sale of household goods previously used by an individual or his family, when such sign is located at the place of residence of the individual or family.
- P) "Electronic message board" means any sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
- Q) "Festoon" means a string of ribbons, tinsels, small flags, pinwheels, or lights typically strung overhead in loops.
- R) "Flag" means a banner of distinctive design used as a symbol of a nation, state, or other governmental entity.
- S) "Flashing" means any illuminated sign on which the artificial light or any part thereof has conspicuous or intermittent variation in intensity or color.

- T) "Free-standing" means a sign supported by one or more uprights, poles, braces, or bases in or upon the ground, and not attached to any building (see Figure 1133.3). Freestanding signs include, but are not limited to:
- 1) Bulletin board. A structure containing a surface upon which is displayed the name of a religious institution, school or library, auditorium, stadium, athletic field or area of similar use for the announcement of services or activities to be held therein.
 - 2) Ground mounted sign. A three-dimensional, self supporting, base mounted, free standing sign, consisting of two (2) or more sides extending up from the base, and upon which a message is displayed.
 - 3) Monument sign. A freestanding sign supported by a base anchored in the ground located in close proximity to the entrances of an office or industrial park provided that the entrance into the office or industrial park is a public thoroughfare. A monument sign is an integrated component of an overall entryway design theme that typically includes landscaping, lighting and signage.
 - 4) Pole sign. A freestanding sign that is mounted on or supported by one or more uprights, pylons, or poles located in or upon the ground so that the bottom edge of the sign is above grade.
- U) "Frontage, building" means the length of the portion of a building occupied by a single business facing a street abutting the premises on which the business is located.
- V) "Gasoline price sign" means a sign which is used to advertise the price of gasoline on-site. In the event that the brand identification sign is attached to or is a part of the gasoline price sign advertising price, that portion of the sign used for advertising price shall be considered the gasoline price sign. However, the gasoline price sign shall be counted as part of the total sign area whether or not the gasoline price sign is attached to other signs.
- W) "Governmental" means a sign erected and maintained pursuant to and in discharge of any governmental functions, or required by law, resolution or other governmental regulation.
- X) "Height" means the vertical distance from the uppermost point used in measuring the area of the sign to the centerline of the road on which the property fronts or the elevation of the base of the sign, whichever is lowest.
- Y) "Holiday decoration" means temporary signs, in the nature of decorations, clearly incidental to and customarily and commonly associated with any national, local or religious holiday.
- Z) "Identification" means a sign limited to the name, address and number of a building, institution or persons and to the activity carried on in the building or institution, or the occupancy of the person.

- AA) "Illumination" means any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light.
- 1) External Illumination. A light source external to a sign that is not seen directly and is shielded from view.
 - 2) Internal Illumination. A light source concealed or contained within the sign, and which becomes visible in darkness through a translucent surface.
- BB) "Incidental" means a small sign, emblem, or decal informing the public of goods, services, available, on the premises. Examples of incidental signs include credit card signs, signs indicating hours of operations, no smoking signs, signs used to designate bathrooms, and business affiliation signs (see Figure 1133.3).
- CC) "Interior, exterior" means the following: interior signs are located within a structure, and are not intended to be seen from the exterior; signs affixed to a window or the walls enclosing the display area behind a window, which are obviously intended for viewing from the exterior, shall be considered exterior signs.
- DD) "Marquee" means a permanent roof like structure or canopy supported by and extending from the face of the building. The sign is attached to or supported by the marquee structure.
- EE) "Memorial" means a sign, tablet or plaque memorializing a person, event, structure or site.
- FF) "Name plate" means a sign designating only the name and address or the name and professional occupation and address of a person or persons residing in or occupying space in such building or premises.
- GG) "Off-premise advertising" means a sign which contains a message unrelated to a business, profession, commodity, service, activity, sold or offered upon the premises where such sign is located. A billboard is a type of off-premise advertising sign.
- HH) "On-premises advertising" means any sign related to a business or profession conducted or a commodity or service sold or offered upon the premises where such sign is located.
- II) "On-site informational" means a sign commonly associated with, and not limited to, information and directions necessary or convenient for visitors coming on the property including signs marking entrances and exits, parking areas, circulation direction, restrooms, and pick-up, and delivery areas.
- JJ) "Political" means a sign which promotes, identifies, announces, opposes, or otherwise offers the public consideration of any political candidate or issue, partisan or nonpartisan.

- KK) "Portable" means a sign that is attached to wheels, skids, or other forms of mounting, which is not permanently affixed in or to the ground (see Figure 1133.3). Examples include but are not limited to:
- 1) Folding portable sign. Any sign supported by an "A-frame" or "T-frame" base which is designed to be easily movable and is intended for advertising price and/or incidental goods or services.
 - 2) Trailer sign. Any sign attached to, supported by or part of a structure which is designed to be moved on trailer wheels, skids, or other similar device or transported, pushed or pulled by a motor vehicle.
 - 3) Changeable copy portable sign. Any sign that is designed to be moved and has a sign face or sign faces that hold changeable copy letters to create various messages. These signs may or may not have wheels.
- LL) "Projecting" means a sign affixed to any building or part thereof, or structure, extending beyond the building wall or parts thereof, or structure, by more than 12 inches (see Figure 1133.3). A projecting sign shall not include a ground or wall sign as herein defined.
- MM) "Promotion" means a temporary sign, the function of which is to announce a special event. Promotion signs may advertise grand openings, festivals, annual events, etc.
- NN) "Real estate" means a sign advertising for sale, lease, or rent the parcel or real estate on which the sign is located. Also, temporary directional signs less than four square feet in message area displayed during the hours in which an "open house" showing of real property for sale, lease, or rent is actually being conducted shall be considered real estate signs, even though they may not be located on the parcel of real estate being advertised. "Sold" signs shall be considered commercial advertising signs.
- OO) "Residential entranceway sign" means a type of monument sign located at the entrance or entrances of residential subdivisions that incorporate high quality building materials and landscaping to create a uniquely identifiable landmark for the subdivision.
- PP) "Roof-mounted" means any sign which is erected over the roof or parapet above the roof-line and/or receives any or all its support from the roof structure.
- QQ) "Sign" means a name, identification, description, display, or illustration which is affixed to or painted upon or represented directly or indirectly upon a building, structure, or piece of land; or affixed to the glass on the outside or inside of a window so as to be seen from the outside of a building and which directs attention to an object, product, place, activity, person, institution, organization, or business.
- RR) "Signature wall sign" means a wall sign typically placed beneath the roof line of an industrial or office building wall facing an interstate highway for the sole purpose of advertising a company name or logo to a regional audience.

- SS) “Streamer” means a long, narrow ribbon-like flag.
- TT) “Structure, sign” means the supports, uprights, bracing, or framework for signs.
- UU) “Temporary” means a banner, pennant, poster display, or illustration which is affixed to or painted upon or represented directly or indirectly upon a building, structure or piece of land and which directs attention to an object, product, place, person, institution, organization, or business and is constructed of cloth, plastic sheet, cardboard, or other like materials and which is intended to be displayed for a limited period of time (see Figure 1133.3).
- VV) “Wall” means any sign painted on, attached to, or erected against the wall of a building or structure, with the exposed face of the sign in a plane parallel to the plane of said wall and extending not more than 15 inches from the face of the wall.
- WW) “Warning” means any sign indicating danger or a situation which is potentially dangerous.
- XX) “Window, permanent” means any sign visible from the exterior of a building or structure which is painted, attached, glued, or otherwise affixed to a window or depicted upon a card, paper, or other material and placed on, taped on, or hung immediately behind the window or displayed from a window for the specific purpose of identifying the proprietor or name of business to the passer-by (see Figure 1133.3).
- YY) “Window, temporary” means any sign visible from the exterior of a building or structure which is painted on a window, depicted upon a card, paper, or other material or placed on, taped on, or hung immediately behind the window, or displayed from a window for the specific purpose of attracting attention of the passer-by to a sale, or to promotional items, or other products or services (see Figure 1133.3).

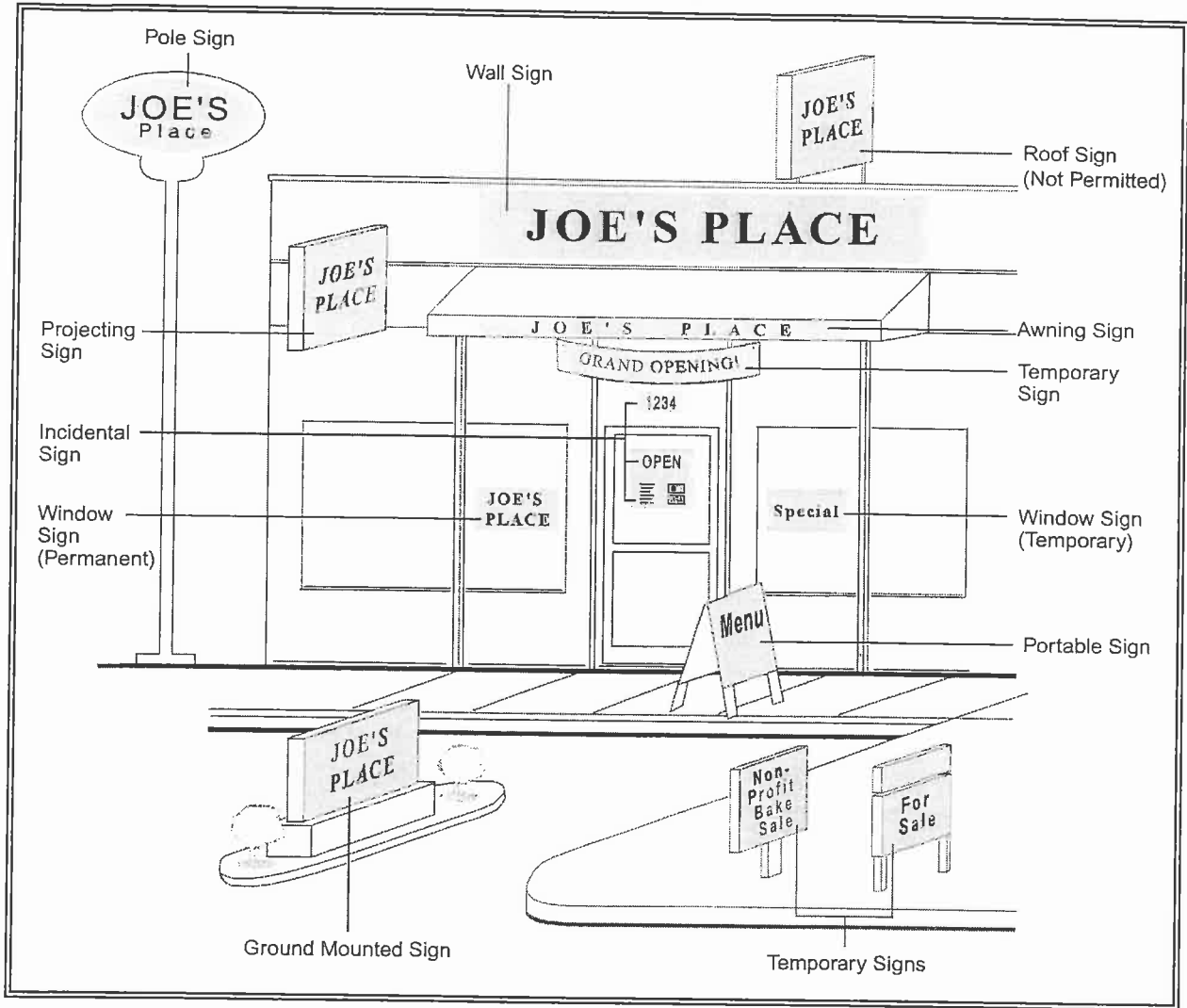


Figure 1133.3: Sign Types

SECTION 2.

Section 1171.9 TRAFFIC VISIBILITY ACROSS CORNER LOTS, of CHAPTER 1171 COMPLIANCE AND GENERAL REGULATIONS, is hereby amended to read as follows:

1171.9 UNOBSTRUCTED SIGHT DISTANCE

Sight distance as defined in the Ohio Department of Transportation's *Location and Design Manual, Vol. 1*, shall govern if they are more strict than the standards found in this section. No fence, wall, sign, structure, vehicle, or planting shall be erected, established, or maintained on any lot which will obstruct the view of drivers in vehicles approaching an intersection of two (2) roads or the intersection of a road and a driveway or curb cut. Fences, walls, signs, structures, vehicles, or plantings located in the triangular area described below shall not be permitted to obstruct cross-visibility between a height of thirty (30) inches and five (5) feet above the lowest point of the intersecting road(s) (see Figure 1171.1).

- A) Unobstructed Sight Area. The unobstructed triangular area is described as follows:
- 1) Driveway Intersection Sight Triangle. At intersections of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb with the driveway edge, and by measuring from this point a distance of ten (10) feet along the driveway to a point and a distance of twenty (20) feet along the street curb to a point and connecting these points (see Figure 1171.2)
 - 2) Street Intersection Sight Triangle. At street-intersections, the sight triangle shall be formed by measuring at least thirty-five (35) feet along curb lines and connecting these points. Within the first twenty (20) feet of the street intersection sight triangles, no structure or landscaping material is permitted except required ground cover. Within the portion of sight triangle that is located between twenty (20) feet and thirty-five (35) feet, signs and trees shall be permitted only when the pole or trunk is the only part of a sign or tree that is visible between the ground and five (5) feet above the ground, or otherwise does not present a traffic visibility hazard (see Figure 1171.2).

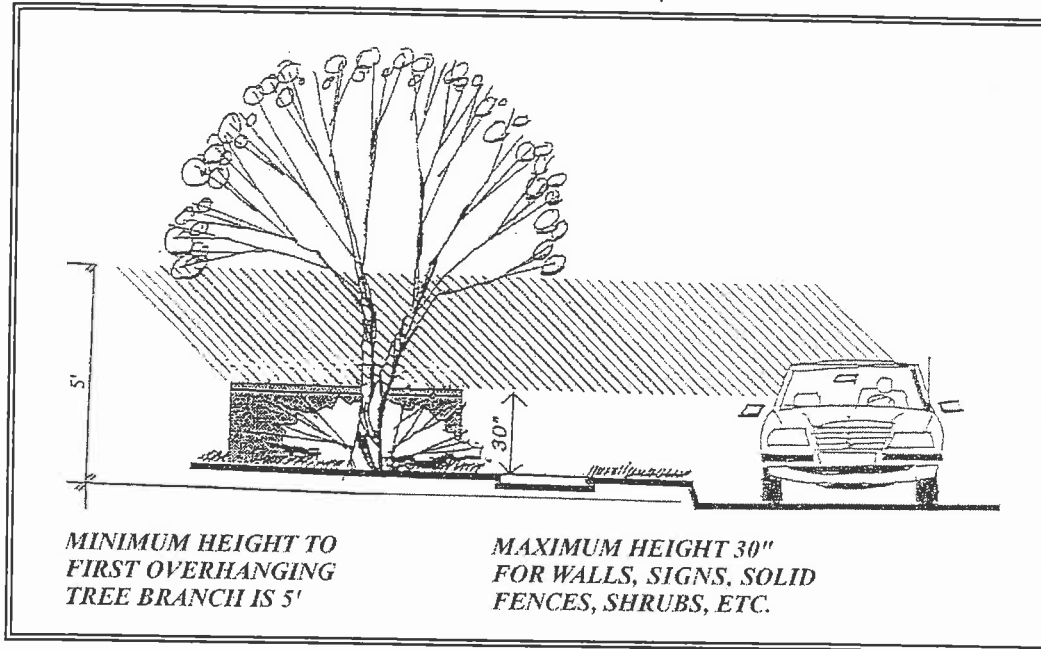


Figure 1171.1: Sight Clearance Zones

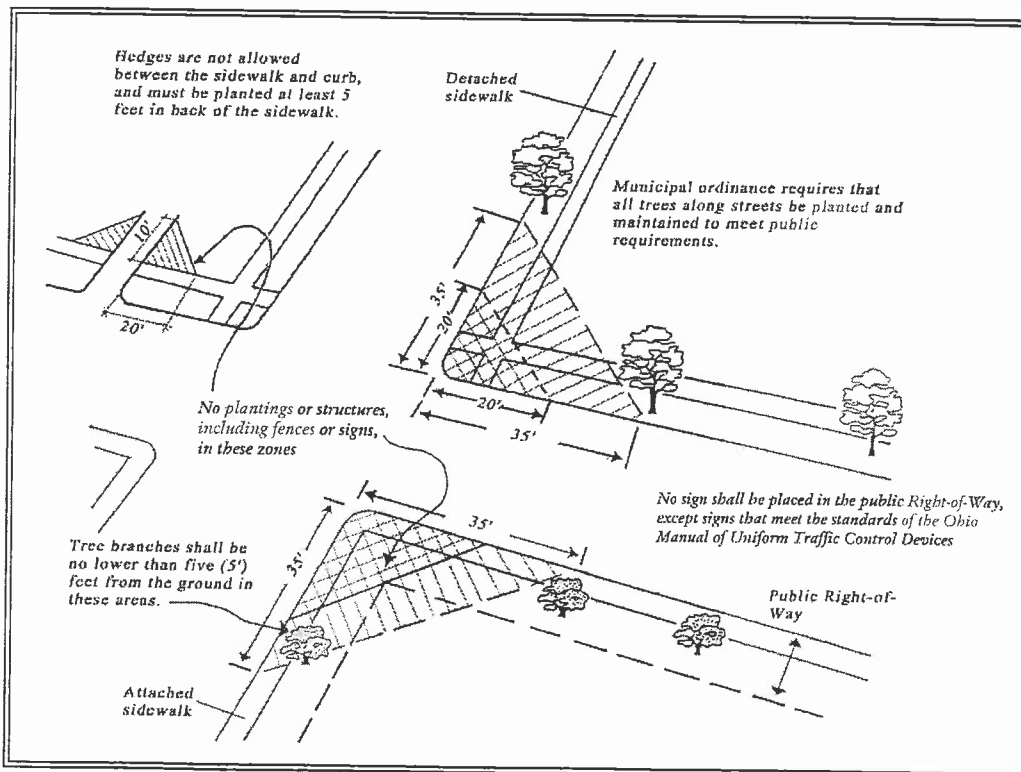


Figure 1171.2: Clear Vision Zones

SECTION 3.

CHAPTER 1187, SIGN REGULATIONS of TITLE 7 ZONING GENERAL PROVISIONS, is updated and replaced, in its entirety, and is hereby amended to read as follows:

CHAPTER 1187
Sign Regulations

1187.1 STATEMENT OF PURPOSE

It is hereby determined that regulation of the location, size, placement, and certain features of signs is necessary to enable the public to locate goods, services and facilities without difficulty and confusion, to promote traffic safety, safeguard public health and welfare, and prevent wasteful use of natural resources in competition among businesses for attention.

In addition, it is the intent of this Chapter to assure the continued attractiveness of the total City environment through the adoption of discretionary controls designed to preserve scenic, aesthetic, and economic values within the City. It is further determined that signs lawfully erected and maintained under the provisions of this Chapter are consistent with customary usage.

The standards contained herein are intended to be content neutral while achieving the following objectives:

- A) Recognize the proliferation of signs is unduly distracting to motorists and non-motorists travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates the potential for vehicular crashes.
- B) Prevent signs that are potentially dangerous to the public because of structural deficiencies or disrepair.
- C) Require signs to conform to the City character and scale and reduce visual pollution caused by a proliferation of signs which could diminish the City's image, property values, and quality of life.
- D) Recognize that the principal intent of commercial signs, to meet the purpose of these standards and serve the public interest, should be for identification of an establishment on the premises, and not for advertising special events, brand names, or off-premise activities; alternative channels of advertising communication and media are available for advertising that does not create visual blight and compromise safety of the motoring public.
- E) Enable the public to locate goods, services, and facilities without excessive difficulty and confusion by restricting the number and placement of signs.

- F) Prevent placement of signs that will conceal or obscure signs of adjacent uses.
- G) Protect the public right to receive messages, especially non-commercial messages such as religious, political, economic, social, philosophical, and other types of information projected by the First Amendment of the U.S. Constitution.
- H) Achieve a substantial government interest for public safety, aesthetics, and protection of property values.
- I) Maintain and improve the image of the City by encouraging signs that are compatible with and complimentary to related buildings, uses, and adjacent streets through the establishment of limited discretionary standards and specific standards for various commercial areas in the City.
- J) To prohibit all signs that are not expressly permitted under this Chapter.

1187.2 GENERAL PROVISIONS

The following general provisions are applicable to all signs unless modified by the general requirements or standards of a specific zoning district.

- A) Scope of Requirements. It shall be unlawful for any person, firm, or corporation to erect, construct, or alter any sign in the City except in conformance with the provisions of this Chapter, subject to issuance of a permit, except as otherwise provided herein.
- B) Location.
 - 1) Setback Requirements
 - a) All freestanding signs shall be set back a minimum of ten (10) feet from the right-of-way as shown on the City of Mason Thoroughfare Plan, unless otherwise exempted.
 - b) Signs shall be setback at least three (3) feet from the closest edge of any parking lot to protect signs from vehicular encroachment.
 - c) Freestanding signs in nonresidential zoning districts shall be located no closer than fifty (50) feet to any residential zoning district. Freestanding signs in residential districts located on a nonresidential property shall be located no closer than fifty (50) feet to any property line used for residential purposes.
 - d) All signs shall comply with Section 1171.9 Unobstructed Sight Distance.

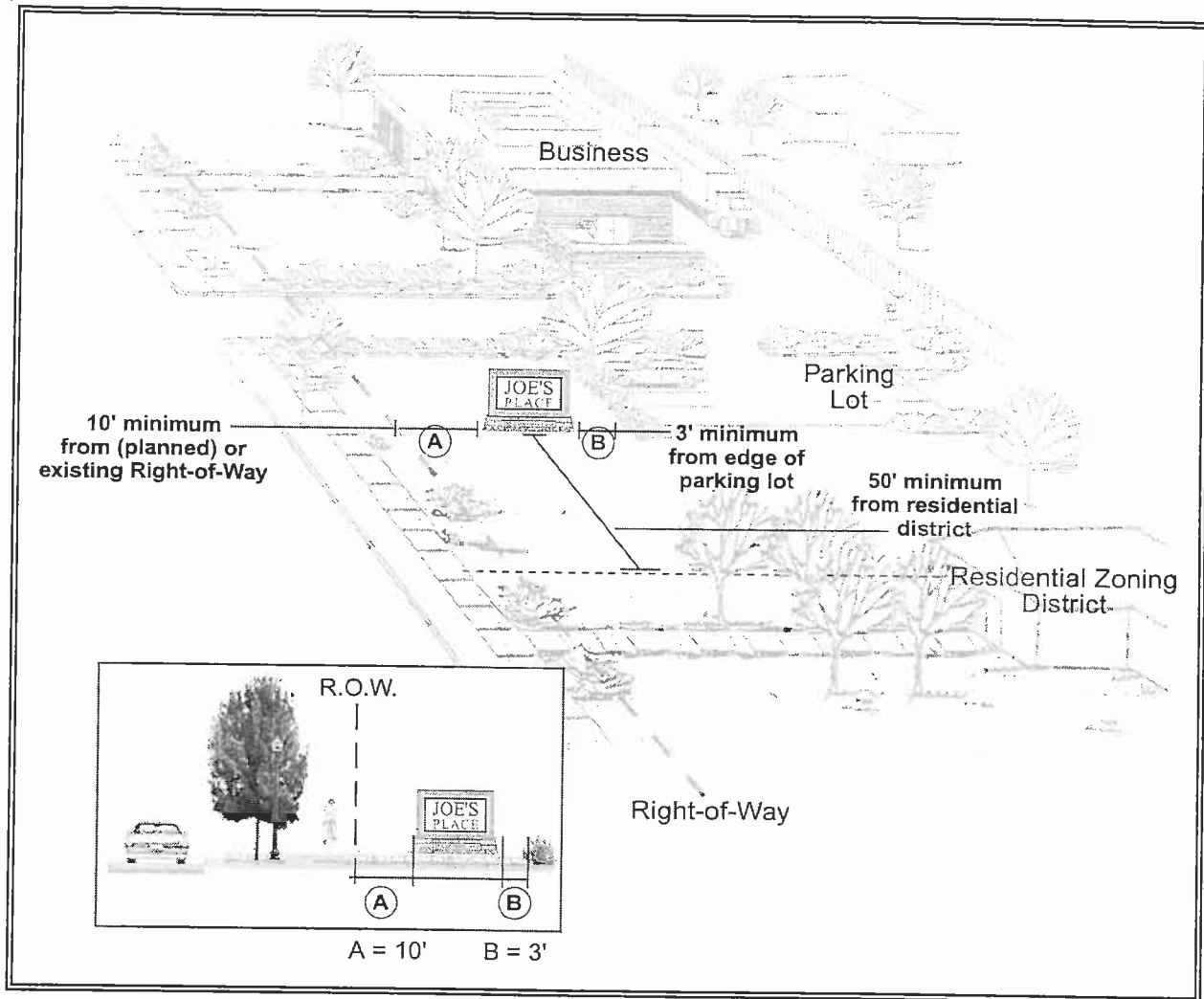


Figure 1187.1: Sign Setbacks

C) Construction Standards.

- 1) General Requirements. All signs shall be designed and constructed in a safe and stable manner in accordance with the Building Code and other applicable codes. All electrical wiring associated with a freestanding sign shall be installed underground.
- 2) Framework. All signs shall be designed so that all internal support framework is contained within the sign or behind the face of the sign or within the building to which it is attached so as to be totally screened from view.

D) Sign Area, Setback and Height Measurements.

- 1) Sign Area Measurements. Sign area shall be computed as follows:
 - a) General Requirements. Where a sign consists of a generally flat surface or sign face on which lettering and other information is affixed, the sign area shall be computed by measuring the entire face of the sign, including any frame which

- forms an integral part of the sign display (see Figure 1187.2).
- b) Individual Letters. Where a sign consists of individual letters and logo affixed directly to a building, the area of the sign shall be computed by measuring the area of the rectangular envelope required to enclose the lettering and logo.
 - c) Freestanding Sign. The area of a freestanding sign shall be computed by measuring the entire vertical surface of a face upon which the letters and logo are attached. The area of a double-faced freestanding sign shall be computed using only one (1) face of the sign provided that: 1) the outline and dimensions of both faces are identical, and 2) the faces are back-to-back so that only one face is visible at any given time.

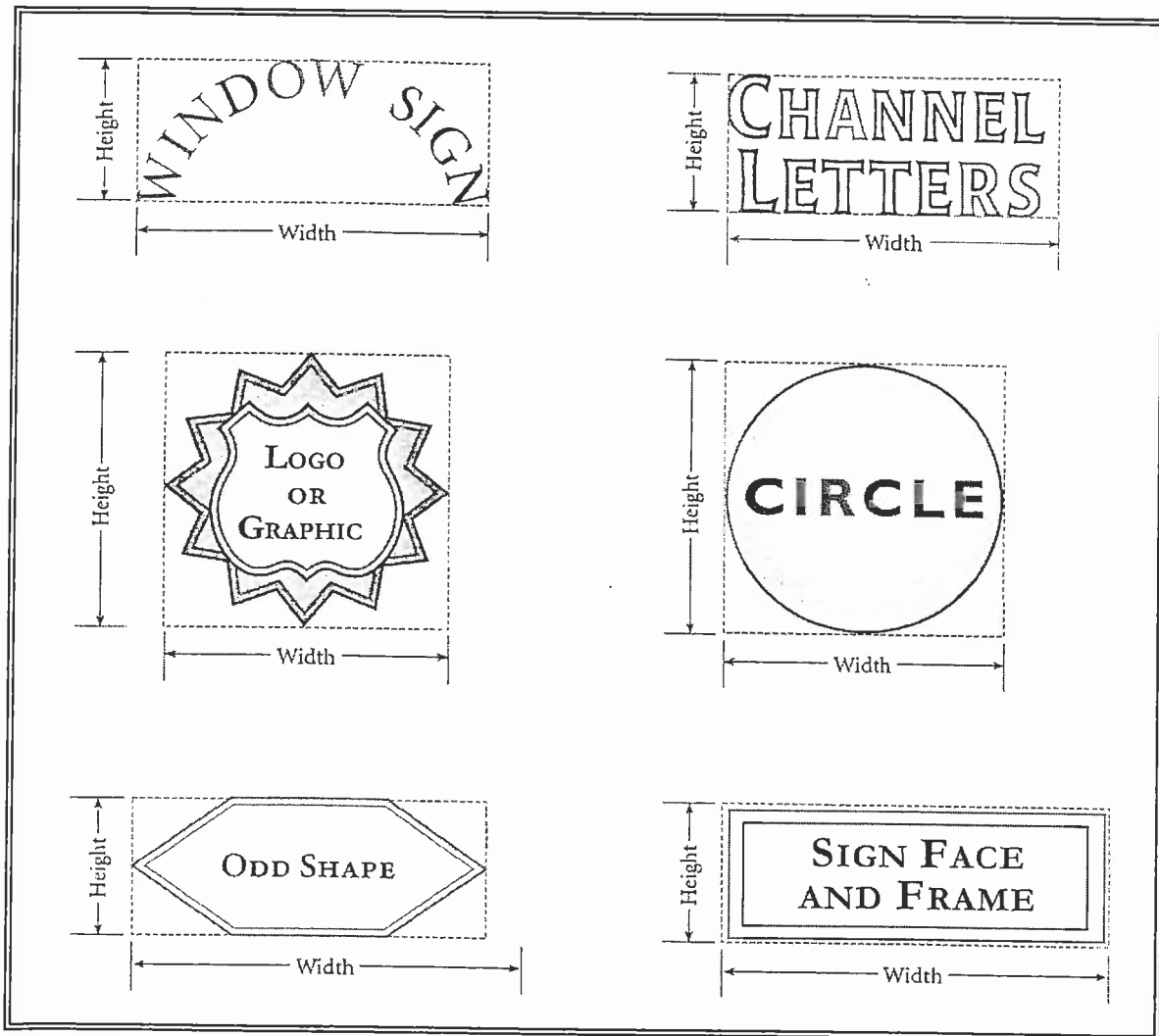


Figure 1187.2: Sign Area Measurements

- 2) Setback and Distance Measurements. The following guidelines shall be used to determine compliance with setback and distance measurements:
- a) The distance between two (2) signs shall be measured along a straight horizontal line that represents the shortest distance between the two signs.
 - b) The distance between a sign and a parking lot or building shall be measured along a straight horizontal line that represents the shortest distance between the sign and the outer edge of the parking lot or building.
 - c) The distance between a sign and a property line shall be measured along a straight horizontal line that represents the shortest distance between the sign and property line.
 - d) The distance between a sign and a right-of-way line shall be measured along a straight horizontal line that represents the shortest distance between the sign and right-of-way line.
- 3) Height Measurements. Sign height shall be computed as follows:
- a) The height of a freestanding sign shall be determined by measuring the vertical distance between the top part of the sign or its structure or frame, whichever is highest, to the elevation of the ground directly beneath the sign or the elevation of the street centerline of the road that the sign fronts on, whichever is lowest (see Figure 1187.3). In the event that the sign height is less than allowed under this Chapter due to the differences in elevation between the street centerline and the ground beneath the proposed sign, the applicant may request a sign height determination from the Zoning Board of Appeals. The Zoning Board of Appeal's determination may not exceed the maximum permitted height of a freestanding sign as regulated in this Chapter.

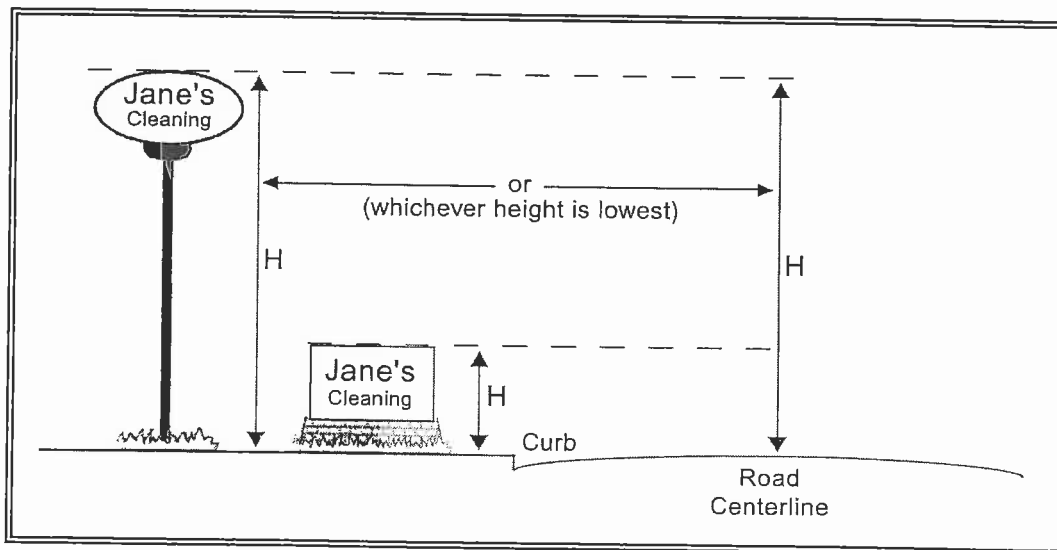


Figure 1187.3: Freestanding Sign Height Measurements

- b) The height of an awning, canopy, marquee, window, wall, or projecting sign shall be determined by measuring the vertical distance between the top part of the of a sign letter, symbol, panel, or frame, whichever is highest to the elevation of ground underneath the sign (see Figure 1187.4).
- c) Any material whose major function is to provide structural support for a sign shall be considered part of the sign for purposes of determining sign height.

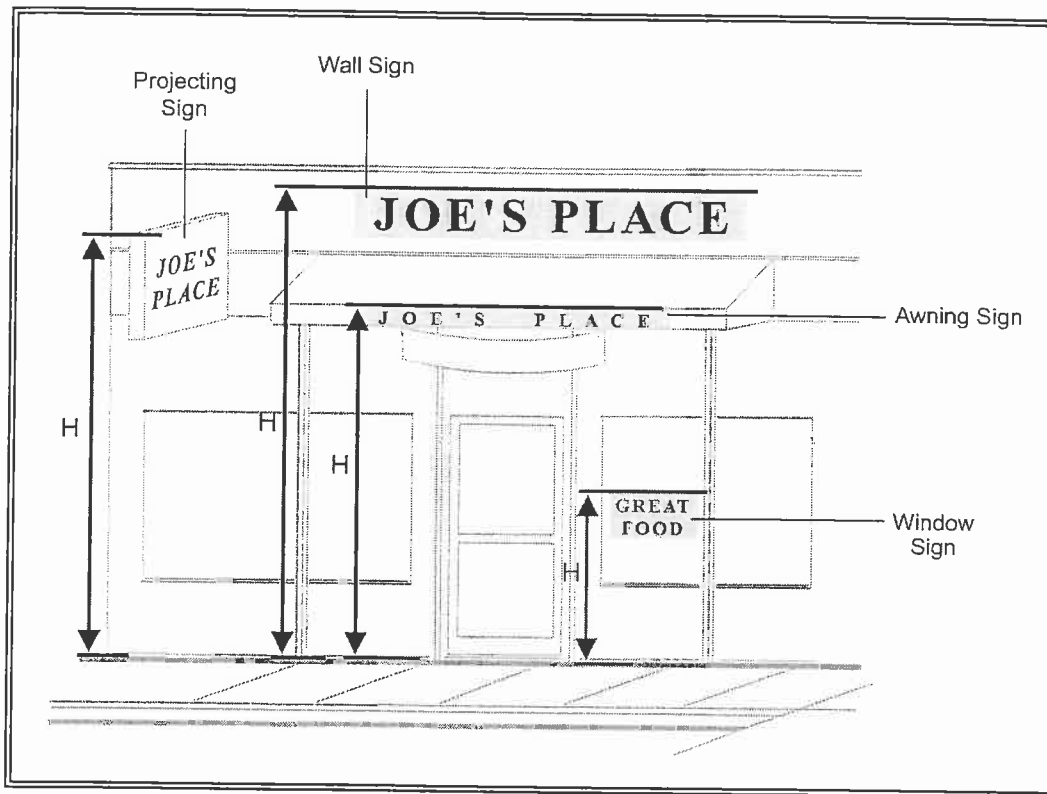


Figure 1187.4: Window, Awning, Projecting and Wall Sign Height Measurements

E) Illumination.

- 1) General Requirements. Signs shall be illuminated only by steady, stationary, shielded light sources directed solely at the sign, or internal to it, except for all signs located in the B-1 Central Business District, which shall be externally lit.
- 2) Non-Glare, Shielded Lighting. Use of glaring, unshielded or undiffused lights or bulbs shall be prohibited. Lights shall be shielded so as not to project onto adjoining properties or thoroughfares.
- 3) Traffic Hazards. Sign illumination that could distract motorists or otherwise create a traffic hazard shall be prohibited.
- 4) Bare Bulb Illumination. Illumination by bare bulbs or flames is prohibited.

- 5) Intensity. Illumination resulting from all signs and sign lighting on any property in a non-residential zoning district shall not exceed one-half ($\frac{1}{2}$) foot candles at a height of five (5) feet when measured at any point on property in a residential zoning district or at any point on any road right-of-way.
- F) Sign Design Features. The following standards shall apply to all signs:
- 1) All signs shall be designed, constructed, and maintained so as to compliment the construction materials and architectural style of the principal structure on the lot and to prevent nuisances and distractions to motorists.
 - a) Location. Signs shall not cover architectural details such as arches, transom windows, doors, moldings, columns, capitals, sills, cornices, and similar details.
 - b) Material. Sign materials shall compliment the construction materials and architectural style of the building facade.
 - c) Lettering Style. Lettering style shall be clean and simple to assure readability (see Figure 1187.5).
 - d) Colors. Colors used on any sign should be in harmony with the building color and architecture.
 - e) Text Lines. The amount and number of text and text lines on any sign should be kept to a minimum to aid in effective communication and to prevent a nuisance (see Figures 1187.5 and 1187.6).



Figure 1187.5: Appropriate Lettering Style and Number of Text Lines



Figure 1187.6: Example Multi-Tenant Ground Sign

G) Treatment of Existing Signs

1) Maintenance

- a) All signs and sign structures shall be kept in repair and in a proper state of preservation.
- b) Sanitation/Landscaping. Property surrounding any freestanding sign shall be kept clean, sanitary, and free from obnoxious and offensive substances, weeds, debris, rubbish, and flammable material. All plant materials and other landscaping surrounding a freestanding sign shall be maintained on a regular basis, including pruning, mowing, watering, fertilizing, and replacement of dead and diseased materials.

2) Inspection of Existing Signs The Building Official shall have the authority to routinely enter onto property to inspect existing signs for compliance with this Chapter. In conducting such inspections, the Building Official shall determine whether the sign is compliant with the City of Mason Building Code. The sign owner shall be notified of any defects or deferred maintenance requiring corrective action in writing.

3) Correction of Defects If any sign reaches a state of disrepair and is deemed unsightly or unsafe or abandoned by the Zoning Administrator and is not properly renovated within thirty (30) days, it shall be condemned and an order issued for its immediate removal by sign erector, owner of the sign, or owner of the land

- 4) Removal of Signs
- a) Public Nuisance. Signs that exhibit a material defect or lapse of maintenance to such an extent that the sign jeopardize public safety shall be deemed a nuisance by the Building Official or his designee and be removed immediately at the expense of the property owner. The Building Official or his designee may have the sign removed by private contractor. Costs associated with the sign removal shall be a debt owed to the City by the owner of the sign. The City may assess the costs to remove the sign on the property owner's taxes.
 - b) Abandoned Signs. Any sign face or copy that no longer identifies a business that is in operation, or that identifies an activity or event that has already occurred, shall be considered abandoned and shall be removed by the owner, agent, or person having use of the building or structure. Upon vacating a commercial or industrial establishment, the property owner shall be responsible for removal of all non-permanent signs and sign copy used in conjunction with the business. The property owner shall paint over painted wall signs so the original sign is not visible and completely blocked. The entire wall shall be painted if the color of paint used to block out the painted wall sign does not match the color of the wall.
 - c) Unlawful Signs. Signs that are erected without an approved permit or erected in a manner different than approved shall be unlawful and removed by the owner, agent, or person having use of the building, structure, or unit. The Zoning Administrator may fine the sign owner or property owner where such unlawful sign is located as permitted in Section 1135.11 PENALTY. The Zoning Administrator may use all remedies provided for by law to bring the unlawful sign into compliance or to have the sign removed.
 - d) Signs Placed in City Right-of-Way. Signs placed in the city's right-of-way without previous approval by City Council will be immediately removed by the Zoning Administrator. All expenses incurred by the city when removing the illegally placed signs will be the responsibility of the sign owner.

1187.3 NONCONFORMING SIGNS

- A) Any signs erected prior to the enactment of this Chapter and not conforming to the provisions of this Chapter shall be deemed to be nonconforming. This shall not prohibit the posting or maintaining in a safe condition any sign which is nonconforming.
- B) Any nonconforming sign which is relocated or replaced shall comply with all provisions of this Chapter.
- C) Any nonconforming sign which has not been used for a continuous period of six (6) months for any reason shall not be rebuilt, re-erected, relocated, or reused unless or until it is made to comply with the standards of this Chapter and the Building Code.

- D) Normal maintenance shall be permitted, provided that any nonconforming sign that is destroyed by any means to an extent greater than fifty percent (50%) of the sign's pre-catastrophe fair market value, exclusive of the foundation, shall not be reconstructed. Normal maintenance shall include painting of chipped or faded signs; replacement of faded or damaged surface panels; or repair or replacement of electrical wiring or electrical devices. A non-conforming sign shall not be structurally altered to prolong the life of the sign.

1187.4 PERMITS

- A) Permits Required. Building and zoning permits shall be obtained for erection, construction, enlargement, relocation or modification of any size sign, as regulated by the Building Department of the City of Mason and this Chapter.
- B) Fee. A permit shall require payment of a fee as set in Section 1121.2. Permits for sign construction shall expire six (6) months from the date they are issued. The applicant can request one, thirty (30) day extension. The request for an extension must be filed in writing to the Zoning Administrator at least fifteen (15) days prior to the expiration date of the original permit. The fee shall be one-half (1/2) the amount required for a new permit.
- C) Permit Applications. Application for a sign permit shall be made upon forms provided by the Zoning Administrator. The following information shall be required:
- 1) Name, address, and telephone number of the applicant.
 - 2) Location of the building, structure, or lot on which the sign is to be attached or erected.
 - 3) A plot plan or site plan showing the position of the sign in relation to the building facade and other existing or proposed improvements on the property such as parking lots, drives, and walkways. Permit applications submitted for freestanding signs shall also show nearby buildings, structures, including other signs, property lines, roadways, and adjacent land uses and zoning within one hundred (100) feet of the proposed freestanding sign.
 - 4) A plot plan or site plan showing the sign dimensions, height, area, materials, colors, lettering as it will appear on the completed sign, method of construction, method of illumination, and method of attachment to the building or in the ground.
 - 5) Landscaping proposed around freestanding signs including the amount and type of species utilized. Landscaping shall be designed as to be proportionate to the size of the sign. All plant materials shall comply with the Mason Landscape Code.
 - 6) Name and address of the person, firm, or corporation owning, erecting, and maintaining the sign.
 - 7) Information concerning required electrical connections and electrical permits.
 - 8) Written consent of the owner or lessee of the premises upon which the sign is to be erected.
 - 9) Other information required by the Zoning Administrator and Building Department to make the determination that the sign is in compliance with all applicable laws and regulations.

- D) Issuance of a Permit. The applicant shall be given a permit by the Zoning Administrator and Building Department after a complete sign permit application is submitted for the Zoning Administrator's and Building Department's review. Sign applications that are not complete or do not meet the minimum standards required in this Chapter shall not be approved. The Zoning Administrator shall send to the applicant a notice of the specific ways in which the application is deficient, incomplete, or not in compliance with this Chapter.
- E) Inspection. All signs for which a permit has been issued shall be inspected by the Zoning Administrator and Building Official when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable Zoning Code and Building Code standards.
- F) Exceptions. A new permit shall not be required for ordinary servicing or repainting of an existing sign, cleaning of a sign, or changing of the message on the sign where the sign is designed for such changes (such as lettering on a marquee or numbers on a gasoline price sign). Replacement of the plastic face shall be included as an exempt operation provided that it is due to a change caused by breakage and/or deterioration of the face, but not for the substitution of a new or different advertiser. Furthermore, a permit shall not be required for certain signs listed in Section 1187.5.

1187.5 SIGNS AUTHORIZED WITHOUT PERMITS

- A) Government signs for control of traffic and other regulatory purposes, street signs, warning signs, railroad crossing signs, and signs for the purpose of public safety or signs associated with city government functions.
- B) Flags, emblems, and insignia of any governmental agency. Lots zoned residential shall have no more than two (2) flags and one (1) flag pole. Nonresidential zoned lots shall have no more than four (4) flags and three (3) flag poles.
- C) Commemorative or memorial plaques placed by recognized historical agencies or in association with the City of Mason.
- D) Two (2) on-site directional signs without commercial messages, logos, commercial information, or other forms of advertising. Directional signs shall not exceed four (4) square feet in area, or thirty (30) inches in height.
- E) Signs that designate a site, building, facility, or portion thereof as barrier-free.
- F) Address numbers with a numeral height no greater than six (6) inches for residences and twelve (12) inches for businesses.
- G) Identification signs not to exceed two (2) square feet.

- H) Incidental exterior window signs (see definition in Section 1133.140), provided that total of all such signs shall not exceed four (4) square feet.
- I) Real estate and "open house" signs with an area no greater than six (6) square feet in area advertising the sale, rental, or lease of that particular property.
- J) "No Trespassing," "Help Wanted," and "No Dumping" or similar signs with an area no greater than two (2) square feet. Signs two (2) square feet or smaller are allowed without a permit. Applicants wishing to install a sign larger than two (2) square feet are required to obtain a sign permit.
- K) Permanent signs on fuel pumps, automatic teller machines (ATM), or ice containers or similar devices indicating only the contents and operational instructions for the devices, provided that the sign area for each device shall not exceed four (4) square feet.
- L) Works of Art that do not include a commercial message.
- M) Any sign inside a building, not attached to a window or door that is not legible from a distance of more than three (3) feet beyond the lot line of the lot or parcel on which such sign is located.
- N) Signs required or specifically authorized for a public purpose by any law, statute or chapter; which may be of any type, number, area, height above grade, location, illumination, or animation, required by the law, statute or chapter under which the signs are erected;
- O) Traffic control signs on private property, such as Stop, Yield, and similar signs, the faces of which meet Ohio Manual of Uniform Traffic Control Devices standards and which contain no commercial message of any sort.

1187.6 PROHIBITED SIGNS

- A) No signs shall be attached or otherwise applied to trees, bus shelters, utility poles, benches, trash receptacles, vending machines, or any other unapproved supporting structure or otherwise placed in the public right-of-way, except signs that meet the standards of the Ohio Manual of Uniform Traffic Control Devices or as approved by City Council.
- B) Pennants, streamers, festoons, spinners, balloons, balloon signs, and similar type devices.
- C) No sign shall emit audible sounds including messages, announcements, music, or sirens, etc.
- D) Signs which are not securely affixed to the ground or otherwise affixed in a permanent manner to an approved supporting structure, except where permitted under this Chapter.
- E) Projecting signs, except in the B-1 Central Business District. No projecting sign shall extend above the wall or parapet of a building to which it is affixed.

- F) All blinking, flashing, or intermittent lighting.
- G) Moving, revolving, or rotating signs.
- H) Off-premise advertising signs except where expressly permitted in this Chapter.
- I) Roof signs.
- J) Portable signs, except where expressly permitted in this Chapter.
- K) Any sign which makes use of the words "Stop," "Look," or "Danger," or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic.
- L) Any sign containing obscene, indecent, or immoral matter.
- M) Real estate signs no longer valid due to the sale, rental, or lease of the property.
- N) String lights used for commercial purposes, other than holiday decorations which must be mounted on the principal structure on the lot.
- O) Signs affixed to a parked motor vehicle or trailer which is being used principally for advertising purposes, rather than for transportation purposes, on public or private property.
- P) Any sign not expressly permitted.
- Q) Abandoned signs.
- R) The tacking, pasting, or otherwise affixing of signs of a miscellaneous character, visible from a public way, located on the walls of buildings, barns, sheds, on trees, poles, posts, fences, or other structures is prohibited unless otherwise permitted by this Chapter.
- S) The permanent use of searchlights shall be prohibited. Searchlights shall be considered temporary signage.
- T) LED and electronic message boards.
- U) Temporary signs with changeable copy.
- V) Neon signs where the tubing is exposed on all sides.
- W) Portable Changeable Copy Signs.

1187.7 TEMPORARY SIGNS

- A) Shall be located on the premises to which they refer.
- B) Shall not be illuminated.
- C) Temporary signs shall be permitted as specified in the Temporary Sign Standards table on the following page.

Temporary Sign Standards (Section 1187.7)

Type of Temporary Sign	District(s) Permitted	Type of Sign Permitted	Maximum Size	Maximum Height	Maximum Number	Permit Required	Required Setback	Permitted Duration
Real Estate - sale or lease of individual home or residential lot	Residential	Ground	6 sq. ft.	4 ft.	1[b]	No	[d][h]	Remove within 30 days of sale or lease.
Real Estate - sale or lease of individual business or vacant lot	Retail Office Industrial	Ground Wall	32 sq. ft.	10 ft.	1[b]	Yes	[d][h]	Remove within 30 days of sale or lease
Real Estate - sale or lease of unplatted vacant land	All	Ground	32 sq. ft.	10 ft.	1[b]	Yes	[d][h]	Remove within 30 days of sale or lease.
Construction/Real Estate Development Sign	All	Ground Wall	32 sq. ft.	10 ft.	1[c]	Yes	[d][h]	Remove within 30 days after 90% of all units or lots are sold or leased.
Garage Sale Sign	Residential	Ground Wall	6 sq. ft.	4 ft.	1	No	[d][h]	7 consecutive days.
Promotional and Information Signs	Retail Office Industrial	[e]	32 sq. ft.	[e]	1	Yes	[a][h]	4 permits per year not to exceed 15 days each.
Window Sign	Business	Paper Paint Plastic Fabric	[f]	[f]	[f]	No	-	[g]

Footnotes

- [a] The temporary sign shall comply with the setback requirements for the district in which it is located.
- [b] On a corner parcel two (2) signs, one (1) facing each street, shall be permitted.
- [c] One sign shall be permitted for each frontage on a secondary or major thoroughfare.
- [d] The temporary sign may be located in the required setback area, but shall not be located within the road right-of-way.
- [e] Promotional signs may include ground or wall signs, subject to obtaining a permit from the Zoning Administrator. Streamers, pennants, or similar displays may be permitted subject to Zoning Board of Appeals approval.
- [f] The total area of all temporary window signs shall not exceed ten (10) square feet. The total area of all window signs, temporary and permanent, shall not exceed fifty percent (50%) of the total window area.
- [g] Temporary window signs that are faded, yellowed, ripped or otherwise damaged shall be removed immediately.
- [h] All temporary signs shall comply with Section 1171.9 Unobstructed Sight Distance.

1187.8 BILLBOARDS

A billboard is an off-premise advertising sign permitted in business and industrial districts located adjacent to an interstate highway. Billboards shall not be located on or over the roofs of buildings.

A) Standards.

- 1) Maximum Size No billboard sign shall exceed four hundred (400) square feet in area per sign. Each billboard sign shall have no more than one (1) sign face. No more than one (1) product, business, message, and/or event shall be advertised on any billboard sign face.
- 2) Maximum Height The maximum height for such signs shall be equal to the height restrictions set for principal structures within the zoning district in which it is located.
- 3) Setbacks
 - a) Highway Right-of-way No billboard sign shall be erected or maintained within six hundred sixty (660) feet of the edge of the right-of-way of an interstate or state highway.
 - b) Property Lines Billboard signs shall comply with the building setback requirements for the district in which they are located.
 - c) Non-compatible Use or Structure No part of any such billboard sign shall be located closer than five hundred (500) feet to any residential dwelling unit, residential zoning district, park, school, church, hospital, cemetery, government building, or interstate interchange.
 - d) Distance Between Billboards There shall be a minimum of two thousand (2,000) feet between billboard signs. Only one (1) billboard sign may be located on either side of an interstate or state highway for each two thousand (2,000) foot segment, including billboard signs in adjacent governmental jurisdictions.

- e) Distance Between Billboards and On-premise Sign There shall be a minimum of two hundred fifty (250) feet between any billboard sign and any on-premise sign.
- 4) Content. Each face of the billboard sign shall exhibit no more than two (2) pictorials and/or two written messages about one use, product, service, goods, event, or facility located on other premises. No face of a sign shall be so designed as to give the impression of more than two signs.
- 5) Any billboard sign not in use for advertising purposes shall have unused surfaces kept uniformly white in color overall. However, the owner of the sign shall be permitted to place a phone number on it to which inquiries for advertisement may be directed.
- 6) Additional Requirements. All outdoor advertising signs shall comply with all applicable requirements and conditions to the Ohio Revised Code and Administrative Code for advertising device control.

1187.9 SIGNS IN THE R-1, R-2, R-3 AND R-4 SINGLE FAMILY RESIDENTIAL DISTRICTS

- A) Permitted Signs. The following signs shall be permitted in residential zoning districts.
- 1) Signs Without a Permit. Signs permitted with out a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
 - 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.
 - 3) Residential Entranceway or Identification Signs. Permanent residential entranceway or identification signs shall be permitted in accordance with the following regulations:
 - a) There shall be no more than one (1) such sign located at each entrance to a subdivision or other residential development. Such sign shall display the name of the development only. Names of developers, homebuilders, or contractors shall not be displayed anywhere on such sign.
 - b) Sign materials shall compliment the construction materials and architectural style of the houses within the subdivision. Landscaping shall be provided to create an aesthetically pleasing and safe identification for the residential development.
 - c) Entranceway structures shall not exceed eight (8) feet in height.
 - d) Entranceway signs shall be externally illuminated.
 - e) All freestanding signs shall comply with the setback and location requirements of Section 1187.2.
 - 4) Home Occupation Signs.
 - a) No more than one (1) non-illuminated sign shall be allowed for each home occupation. The sign shall be located on the facade of the structure in which the home occupation is conducted or on the mailbox of the residence provided that the mailbox is on or abuts the residence where the home occupation is located.
 - b) Said sign shall display only the name and occupation of the residents on the premises.
 - c) Signs placed on the facade of the structure where the home occupation is located shall have no more than one (1) face, nor shall the sign face exceed three (3) square feet in area. Signs placed on the mailbox shall not exceed one (1) square foot in area.
- B) Signs Permitted for Nonresidential Uses in Residential Districts. Nonresidential uses in residential districts, such as schools, colleges, public parks, museums, municipal buildings, churches, and country clubs shall be permitted to erect the following signage:
- 1) Signs Without a Permit. Signs permitted with out a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
 - 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.

- 3) Ground Mounted Signs Including Bulletin Boards.
 - a) Size. There shall be no more than one (1) ground mounted sign per road frontage for a maximum number of two (2) ground mounted signs per lot. The total area of the permitted ground mounted sign adjacent to a local or collector street shall not exceed sixteen (16) square feet. The total area of the permitted ground mounted sign adjacent to a minor or major arterial street shall not exceed sixty-four (64) square feet.
 - b) Setbacks. Ground mounted signs shall be set back as required in Section 1187.2 B.
 - c) Height. The maximum height of any ground mounted sign facing a local or collector street shall be six (6) feet. The maximum height of any ground mounted sign facing a minor or major arterial street shall be eight (8) feet.
 - d) Landscaping. A landscaping area around the base of the ground mounted sign shall be provided equal to the area of the sign face. A mixture of live plant material shall be provided in the landscape area and should include a combination of shrubs, annuals and perennials to create a pleasing identification for the development it advertises.
 - e) Lighting. Ground mounted signs shall be externally lit with shielded and diffused lights.
- 4) Wall signs.
 - a) Size. There shall be no more than one (1) wall sign per parcel. The total area of wall sign shall not exceed one (1) square foot per linear foot of building frontage, not to exceed thirty-two (32) square feet in area.
 - b) Location. Wall signs shall be permitted only on the side of a building which faces the front lot line. Wall signs shall be mounted on a flush surface.
 - c) Height. The top of a wall sign shall not be higher than fifteen (15) feet.

1187.10 SIGNS IN THE R-6 CONDOMINIUM AND LANDMINIUM AND R-7
MULTIPLE FAMILY RESIDENTIAL DISTRICTS

A) Permitted Signs.

- 1) Signs Without a Permit. Signs permitted with out a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
- 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.
- 3) Residential Entranceway or Identification Signs. Permanent residential entranceway or identification signs shall be permitted in accordance with the following regulations:
 - a) There shall be no more than one (1) such sign located at each entrance to a subdivision or other residential development. Such sign shall display the name of the development only. Names of developers, homebuilders, or contractors shall not be displayed anywhere on such sign.
 - b) Sign materials shall compliment the construction materials and architectural style of the houses within the subdivision. Landscaping shall be provided to create an aesthetically pleasing and safe identification for the residential development.
 - c) Entranceway structures shall not exceed eight (8) feet in height.
 - d) Entranceway signs shall be externally illuminated.
 - e) All ground mounted signs shall comply with the setback and location requirements of Section 1187.2.
- 4) Home Occupation Signs.
 - a) Permits for home occupation signs shall be issued by the Zoning Administrator.
 - b) Home occupation signs shall be limited to signs placed on the facade of the structure in which the home occupation is conducted.
 - c) No more than one (1) non-illuminated sign shall be allowed for each home occupation. Said sign shall display only the name and occupation of the residents on the premises.
 - d) No sign for a home occupation shall have more than one (1) face, nor shall any sign face exceed one (1) square feet in area.
- 5) Management Office Identification. Rental or management offices in the residential district shall be permitted one (1) identification sign not to exceed six (6) square feet in area.

B) Signs Permitted for Nonresidential Uses in Residential Districts. Nonresidential uses in residential districts, such as schools, public parks, colleges, museums, municipal buildings, churches, and country clubs shall be permitted to erect the following signage:

- 1) Signs Without a Permit. Signs permitted with out a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
- 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.

- 3) Ground Mounted Signs Including Bulletin Boards.
 - a) Size. There shall be no more than one (1) ground mounted sign per road frontage for a maximum number of two (2) ground mounted signs per lot. The total area of the permitted ground mounted sign adjacent to a local or collector street shall not exceed sixteen (16) square feet. The total area of the permitted ground mounted sign adjacent to a minor or major arterial street shall not exceed sixty-four (64) square feet.
 - b) Setbacks. Ground mounted signs shall be set back as required in Section 1187.2 B.
 - c) Height. The maximum height of any ground mounted sign facing a local or collector street shall be six (6) feet. The maximum height of any ground mounted sign facing a minor or major arterial street shall be eight (8) feet.
 - d) Landscaping. A landscaping area around the base of the ground mounted sign shall be provided equal to the area of the sign face. A mixture of live plant material shall be provided in the landscape area and should include a combination of shrubs, annuals and perennials to create a pleasing identification for the development it advertises.
 - e) Lighting. Ground mounted signs shall be externally lit with shielded and diffused lights.
- 4) Wall Signs.
 - a) Size. There shall be no more than one (1) wall sign per parcel. The total area of wall sign shall not exceed one (1) square foot per linear foot of building frontage, not to exceed thirty-two (32) square feet in area.
 - b) Location. Wall signs shall be permitted only on the side of a building which faces the front lot line. Wall signs shall be mounted on a flush surface.
 - c) Height. The top of a wall sign shall not be higher than fifteen (15) feet.

1187.11 SIGNS IN THE B-1 CENTRAL BUSINESS DISTRICT

- A) Permitted Signs. Awning, wall, projecting, and ground mounted signs are permitted in the B-1 District. No more than two (2) sign types shall be allowed per lot. The following signs shall be permitted in non-residential districts.
- 1) Signs for Residential Uses in a Nonresidential District.
Signs for nonconforming residential uses in nonresidential districts shall be governed by the sign regulations for residential district uses set forth in Section 1187.9 or Section 1187.10.
 - 2) Signs Without a Permit. Signs permitted with out a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
 - 3) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.
 - 4) Wall Signs.
 - a) Number and Location. One (1) wall sign shall be permitted per street frontage on each parcel for a maximum of two (2) wall signs per parcel, except one (1) additional wall sign shall be permitted on the side of the structure that does not have road frontage but does face a side or rear parking lot. Wall signs shall be mounted on a flush surface.
 - b) Size. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage not to exceed thirty two (32) square feet for wall signs facing a street right-of-way and wall signs facing a side or rear parking lot shall not exceed eighteen (18) square feet.
 - c) Vertical Dimensions. The maximum vertical dimension of any wall sign shall not exceed thirty percent (30%) of the building height.
 - d) Horizontal Dimensions. The maximum horizontal dimension of any wall-mounted sign shall not exceed seventy-five percent (75%) of the width of the building.
 - e) Height. The top of a wall sign shall not be higher than whichever is lowest:
 - i) The maximum height specified for the district in which the sign is located.
 - ii) The top of the sills at the first level of windows above the first story.
 - iii) The height of the building facing the street on which the sign is located.
 - 5) Ground Mounted Signs.
 - a) Number. One (1) ground mounted sign shall be permitted per parcel.
 - b) Size. The total area of the ground mounted sign shall not exceed one (1) square foot per lineal foot of building frontage, not to exceed thirty-six (36) square feet.
 - c) Height. The height of a ground mounted sign shall not exceed six (6) feet in height.
 - d) Setbacks. All ground mounted signs shall comply with the setback and location requirements of Section 1187.2, except for Section 1187.2 B)1)a).

- e) Landscaping. A landscaping area around the base of the ground mounted sign shall be provided equal to the area of the sign face. A mixture of live plant material shall be provided in the landscape area and should include a combination of shrubs, annuals and perennials to create a pleasing identification for the development it advertises.
 - f) Street Address. The street address number shall be clearly displayed on the sign in numerals not less than four (4) inches or no more than eight (8) inches in height. Required street address numbers are not counted in the total area of the sign.
- 6) Projecting Sign.
- a) Number. One (1) projecting sign shall be permitted per parcel.
 - b) Size. The total area of the projecting sign shall not exceed six (6) square feet for one-story structures and eight (8) square feet for two-story structures. The opposite sign face shall not be counted in the total sign area if both sign faces are an exact replica. The opposite faces of a projecting sign shall not be separated by more than four (4) inches.
 - c) Height. A projecting sign shall be attached to the building so that no part of the sign or sign support structure is less than eight (8) feet from the surface of the established grade under the sign. No part of a projecting sign or sign support structure shall be more than fifteen (15) feet above the surface of the established grade under the sign.
 - d) Sign Overhang Into Public Right-of-way A projecting sign may protrude into the air space over a public sidewalk by not more than three and one-half (3.5) feet. However, in no event shall the projecting sign obstruct the movement of vehicles or vision of vehicle drivers or vision of pedestrians so as to create a public safety hazard. In the event that a projecting sign will create a hazard even though the overhang is three (3) feet or less, the sign design or sign location must be adjusted to eliminate the potential hazard. Projecting signs shall be set back a minimum of six (6) feet from any curb.
 - e) Maximum Distance from Wall of Building The nearest edge of a projecting sign shall be located no further than six (6) inches from the wall of the building where the projecting sign is anchored.
 - f) Lighting The projecting sign shall not be internally illuminated. Any lighting for the sign shall be from an external source. External lighting shall be properly shielded and directed so that glare from the light source will not create a visual hazard for vehicles or create a visual nuisance for occupants of nearby dwellings, particularly dwellings located on upper floors of downtown buildings.
- 7) Awnings and Canopies.
- a) Coverage. The total area of the lettering and logo shall not exceed twenty-five percent (25%) of the total area of the awning or canopy that would be visible in a drawing of a facade on which the awning is located.

- b) Compliance with Size Requirements for Wall Signs. The area of signs on awnings or canopies shall be counted in determining compliance with the standards for total area of wall signs permitted on the parcel.
 - c) Height. An awning sign shall be attached to the building so that no part of the awning or awning support structure is less than eight (8) feet from the surface of the established grade under the sign. No part of an awning sign or support structure shall be more than twelve (12) feet above the surface of the established grade under the awning sign.
 - d) Maximum Projection. An awning or canopy sign can project out from the wall to which it is attached no more than four (4) feet.
 - e) Sign Overhang Into Public Right-of-way An awning sign may protrude into the air space over a public sidewalk but they can be located no closer than six (6) feet to any curb. However, in no event shall the awning sign obstruct the movement of vehicles or vision of vehicle drivers or vision of pedestrians so as to create a public safety hazard. In the event that a projecting sign will create a hazard, the awning sign design or location must be adjusted to eliminate the potential hazard.
 - f) Lighting. Internally lighted canopies and awnings are prohibited.
- 7) Window Signs. Temporary, incidental, and permanent window signs shall be permitted on the inside in business districts provided that the total combined area of such signs shall not exceed fifty percent (50%) of the total window area. Window signs shall be kept in good repair. Faded, curled, or partially attached window signs are shall be removed.
- 8) Folding Portable. One (1) 20-inch wide by 30-inch tall folding portable sign is permitted per lot provide that the folding portable sign is located on private property completely out of the public right-of-way. Folding portable signs shall be displayed only when the business it advertises is open.

1187.12 SIGNS IN THE B-2 SHOPPING CENTER DISTRICT

A) Permitted Signs.

- 1) Signs Without a Permit. Signs permitted with out a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
- 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.
- 3) Wall Signs.
 - a) Number and Locations. One (1) wall sign shall be permitted per street frontage on each parcel for a maximum of two (2) wall signs per parcel. In the case of a multi-tenant building or shopping center, one (1) wall sign shall be permitted for each tenant having an individual means of public access. Only one (1) wall sign shall be permitted where several tenants use a common entrance in a multi-tenant structure, but the total sign area may be allocated on an equal basis to all tenants provided that the total wall sign area does not exceed that allowed for a single tenant building or sixty-four (64) square feet. Wall signs shall be mounted on a flush surface.
 - b) Size.
 - i) Single-Tenant Building. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage not to exceed sixty-four (64) square feet.
 - ii) Multi-Tenant Building. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage not to exceed forty-eight (48) square feet. The center of the wall sign shall be placed in the center of the unit on which it is affixed.
 - iii) Height. The top of a wall sign shall not be higher than whichever is lowest:
 - (1) The maximum height specified for the district in which the sign is located.
 - (2) The height of the building facing the street on which the sign is located.
- 4) Ground Mounted Signs.
 - a) Number. One (1) ground mounted sign shall be permitted per parcel. In multi-tenant buildings or shopping centers the sign area may be allocated for use by individual tenants.
 - b) Size.
 - i) Single-Tenant Building. The total area of the ground mounted sign shall not exceed eighty (80) square feet.
 - ii) Multi-Tenant Building. The total area of the ground mounted sign shall not exceed one-hundred twenty (120) square feet.
 - c) Height.
 - D) Single-Tenant Building. The height of a ground mounted sign in a B-2 District shall not exceed eight (8) feet in height advertising a single tenant buildings.

- ii) Multi-tenant Building. The height of a ground mounted sign in a B-2 District shall not exceed eight (8) feet in height advertising a multi-tenant building.
- d) Setbacks. All ground mounted signs shall comply with the setback and location requirements of Section 1187.2.
- e) Landscaping. A landscaping area around the base of the ground mounted sign shall be provided equal to the area of the sign face. A mixture of live plant material shall be provided in the landscape area and should include a combination of shrubs, annuals and perennials to create a pleasing identification for the development it advertises.
- f) Street Address. The street address number shall be clearly displayed on the sign in numerals not less than six (6) inches or no more than twelve (12) inches in height. Required street address numbers are not counted in the total area of the sign.
- g) Gasoline Price Signs. One (1) gasoline price sign with changeable copy shall be permitted to be displayed provided that the gasoline price sign is integrated with a ground mounted sign and shall not exceed twenty-five (25) square feet in area. The area of a gasoline price sign shall be included in the maximum area allowed for a ground mounted sign.
- 5) Marquee Signs. Marquee signs shall be permitted for theaters located in the B-2 District subject to the following requirements:
 - a) The written message shall be affixed flat to the vertical face of the marquee.
 - b) A minimum vertical clearance of ten (10) feet shall be provided beneath any marquee.
 - c) Marquee signs shall comply with the setback requirements for the B-2 District and Section 1187.2.
 - d) Number. One (1) marquee sign shall be permitted per lot.
- 6) Awnings and Canopies.
 - a) Coverage. The total area of the lettering and logo shall not exceed twenty-five percent (25%) of the total area of the awning or canopy that would be visible in a drawing of a facade on which the awning is located.
 - b) Compliance with Size Requirements for Wall Signs. The area of signs on awnings or canopies shall be counted in determining compliance with the standards for the total area of wall signs permitted on the parcel.
 - c) Height. An awning sign shall be attached to the building so that no part of the awning or awning support structure is less than seven (7) feet from the surface of the established grade under the sign. No part of an awning sign or support structure shall be more than twelve (12) feet above the surface of the established grade under the awning sign.
 - d) Maximum Projection. An awning or canopy sign can project out from the wall to which it is attached no more than six (6) feet.
 - e) Lighting. Internally lighted canopies and awnings are prohibited.

- 7) Window Signs. Temporary, incidental, and permanent window signs shall be permitted on the inside in business districts provided that the total combined area of such signs shall not exceed forty percent (40%) of the total window area.

1187.13 SIGNS IN THE B-3 ROAD SERVICE DISTRICT

A) Permitted Signs.

- 1) Signs Without a Permit. Signs permitted with out a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
- 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.

3) Wall Signs.

- a) Number and Location. One (1) wall sign shall be permitted per street frontage on each parcel for a maximum of two (2) wall signs per parcel. In the case of a multi-tenant building or shopping center, one (1) wall sign shall be permitted for each tenant having an individual means of public access. Only one (1) wall sign shall be permitted where several tenants use a common entrance in a multi-tenant structure, but the total sign area may be allocated on an equal basis to all tenants provided that the total wall sign area does not exceed that allowed for a single tenant building or eighty (80) square feet. Wall signs shall be mounted on a flush surface.

b) Size.

- i) Single-Tenant Building. The total area of a wall sign shall not exceed one and one-half (1.5) square foot per lineal foot of building frontage not to exceed eighty (80) square feet.
- ii) Multi-Tenant Building. The total area of a wall sign shall not exceed one and one-half (1.5) square foot per lineal foot of building frontage not to exceed sixty four (64) square feet. The center of the wall sign shall be placed in the center of the unit on which it is affixed.
- iii) Height. The top of a wall sign shall not be higher than whichever is lowest:
 - (1) The maximum height specified for the district in which the sign is located.
 - (2) The height of the building facing the street on which the sign is located.

4) Ground Mounted Signs.

- a) Number. One (1) ground mounted sign shall be permitted per street frontage on each parcel provided that access is provided to the parcel via a curb cut and drive on each street frontage. However, only one (1) sign shall be permitted on lots having frontage on more than one street if a single sign can be located such that it is visible from both streets. In multi-tenant buildings or shopping centers the sign area may be allocated for use by individual tenants.

b) Size.

- i) Single-Tenant Building. The total area of the ground mounted sign shall not exceed one (1) square feet per lineal foot of lot-frontage, not to exceed eighty (80) square feet.

- ii) Multi-Tenant Building. The total area of the ground mounted sign shall not exceed one (1) square feet per lineal foot of lot-frontage, not to exceed one-hundred twenty (120) square feet.
 - c) Height.
 - i) Single-Tenant Building. The height of a ground mounted sign in a B-3 District shall not exceed six (6) feet in height advertising a single tenant buildings.
 - ii) Multi-Tenant Building. The height of a ground mounted sign in a B-3 District shall not exceed ten (10) feet in height advertising a multi-tenant building.
 - d) Setbacks. All ground mounted signs shall comply with the setback and location requirements of Section 1187.2.
 - e) Landscaping. A landscaping area around the base of the ground mounted sign shall be provided equal to the area of the sign face. A mixture of live plant material shall be provided in the landscape area and should include a combination of shrubs, annuals and perennials to create a pleasing identification for the development it advertises.
 - f) Street Address. The street address number shall be clearly displayed on the sign in numerals not less than six (6) inches or no more than twelve (12) inches in height. Required street address numbers are not counted in the total area of the sign.
 - g) Gasoline Price Signs. One (1) gasoline price sign with changeable copy shall be permitted to be displayed provided that the gasoline price sign is integrated with a ground mounted sign and shall not exceed twenty-five (25) square feet in area. The area of a gasoline price sign shall be included in the maximum area allowed for a ground mounted sign.
- 5) Marquee Signs. Marquee signs shall be permitted for theaters located in the B-3 District subject to the following requirements:
 - a) The written message shall be affixed flat to the vertical face of the marquee.
 - b) A minimum vertical clearance of ten (10) feet shall be provided beneath any marquee.
 - c) Marquee signs shall comply with the setback requirements for the B-3 District and Section 1187.2.
 - d) Number. One (1) marquee shall be permitted per lot.
- 6) Awnings and Canopies. Signs on awnings and canopies in commercial and industrial districts shall be permitted, subject to the following standards:
 - a) Coverage. The total area of the lettering and logo shall not exceed twenty-five percent (25%) of the total area of the awning or canopy that would be visible in a drawing of a facade on which the awning is located.
 - b) Compliance with Size Requirements for Wall Signs. The area of signs on awnings or canopies shall be counted in determining compliance with the standards for total area of wall signs permitted on the parcel.

- c) Height. An awning sign shall be attached to the building so that no part of the awning or awning support structure is less than seven (7) feet from the surface of the established grade under the sign. No part of an awning sign or support structure shall be more than twelve (12) feet above the surface of the established grade under the awning sign.
 - d) Maximum Projection. An awning or canopy sign can project out from the wall to which it is attached no more than six (6) feet.
 - e) Lighting. Internally lighted canopies and awnings are prohibited.
- 7) Window Signs. Temporary, incidental, and permanent window signs shall be permitted on the inside in business districts provided that the total combined area of such signs shall not exceed thirty percent (30%) of the total window area.

1187.14 SIGNS IN THE B-4 PRIVATE RECREATION DISTRICT

- A) Permitted Signs. This section regulates signs advertising private recreation establishments that are directed toward and seen from adjacent public road right-of-ways. Private recreational signs located internal to the private recreational establishment shall be exempt from these regulations unless any such sign causes a distraction or nuisance on adjacent public right-of-ways.
- 1) Signs Without a Permit. Signs permitted without a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
 - 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.
 - 3) Wall Signs.
 - a) Number. One (1) wall sign shall be permitted per street frontage on each parcel.
 - b) Size. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage not to exceed one hundred (100) square feet.
 - c) Height. The maximum height specified for the district in which the sign is located.
 - 4) Freestanding Signs.
 - a) Number. One (1) freestanding sign shall be permitted per street frontage on each parcel.
 - b) Size. The total area of the freestanding sign shall not exceed one (1) square foot per lineal foot of lot-frontage, not to exceed five-hundred (500) square feet.
 - c) Height. The height of a freestanding sign a B-4 District shall not exceed forty (40) feet in height.
 - d) Setbacks. All freestanding signs shall comply with the setback and location requirements of Section 1187.2.

1187.15 SIGNS IN THE 0-1 OFFICE PARK, HT-1 HIGH TECH LIGHT INDUSTRIAL,
LIGHT INDUSTRIAL DISTRICT, AND I-2 INDUSTRIAL DISTRICT

A) Permitted Signs.

- 1) Signs Without a Permit. Signs permitted with out a permit, such as a name plate sign and street address, are allowed subject to the provisions of Section 1187.5.
- 2) Temporary Signs. Real estate signs and other temporary signs shall be permitted in accordance with Section 1187.7.
- 3) Wall Signs.
 - a) Number. One (1) wall sign shall be permitted per parcel.
 - b) Size. The total area of a wall sign shall not exceed one (1) square foot per lineal foot of building frontage not to exceed two hundred (200) square feet, except wall signs that face residentially zoned land shall not exceed one-hundred (100) square feet.
 - c) Height. The maximum height specified for the district in which the sign is located provided that no part of the wall sign extends past the roof line of the wall to which it is attached.
- 4) Ground Mounted Signs.
 - a) Number. One (1) ground mounted sign shall be permitted per street frontage on each parcel.
 - b) Size. The total area of the ground mounted sign shall not exceed one (1) square foot per lineal foot of lot-frontage, not to exceed eighty (80) square feet, except wall signs that face residentially zoned land shall not exceed sixty-four (64) square feet.
 - d) Setbacks. All ground mounted signs shall comply with the setback and location requirements of Section 1187.2.
 - e) Landscaping. A landscaping area around the base of the ground mounted sign shall be provided equal to the area of the sign face. A mixture of live plant material shall be provided in the landscape area and should include a combination of shrubs, annuals and perennials to create a pleasing identification for the development it advertises.
 - f) Street Address. The street address number shall be clearly displayed on the sign in numerals not less than six (6) inches or no more than twelve (12) inches in height. Required street address numbers are not counted in the total area of the sign.
- 5) Monument Sign. Monument entranceway signs shall be permitted in accordance with the following regulations:
 - a) There shall be no more than one (1) monument sign located at each primary entrance leading into a office or industrial park. The entrance leading into the office or industrial park must be a public thoroughfare. The total area of the monument sign shall not exceed one hundred fifty (150) square feet. Such sign shall display the name of the development only. Names of developers or contractors shall not be displayed anywhere on such signage.

- b) Monument signs shall not exceed ten (10) feet in height.
 - c) Monument signs shall be externally illuminated.
 - d) A landscaping area equal to the sign area shall be provided around the sign base. The landscape area shall include living plants aesthetically located and maintained. Impervious material shall not be permitted within the landscape area.
 - e) All monument signs shall comply with the setback and location requirements of Section 1187.2.
- 6) Directory Signs. Directory signs shall be permitted to direct traffic within office and industrial parks that have at least twenty (20) businesses on individual lots, subject to the following conditions:
- a) One directory sign may be located at the entrance of an office or industrial park provided that the directory sign cannot be seen from the road right-of-way providing access to the office or industrial park.
 - b) Such sign shall be located away from any public right-of-way within the office or industrial park, so that drivers can conveniently pull up to and read the directory without impeding traffic on any road, driveway or entrance serving the office or industrial park.
 - c) Such sign may contain an unlimited number of pieces of information, but letters shall not be more than three inches in height and shall not be legible from any public right-of-way.
 - d) Such sign may not exceed ten (10) square feet in area and eight (8) feet in height.
 - e) One (1) additional directory sign may be provided internal to the office or industrial park for each additional twenty (20) single tenant buildings located within the office or industrial park.
 - f) Directory signs shall not be illuminated.

1187.16 INTERSTATE HIGHWAY SIGN OVERLAY AREA.

Office and industrial users located on property that abuts the I-71 right-of-way are permitted to have one additional ground mounted sign and wall sign placed on the side of the property or building wall that abuts or faces I-71. The ground mounted sign and wall sign shall be located to be seen exclusively from I-71.

A) Permitted Signs.

- 1) Ground Mounted Sign. One (1) on-premise ground mounted sign is permitted on parcels that have frontage on an interstate highway provided that the sign shall not exceed two (2) square feet per lineal foot of lot-frontage, not to exceed two hundred (200) square feet. The height of the ground mounted sign in the Interstate Highway Sign Overlay Area shall not exceed fifteen (15) feet. The ground mounted sign shall meet the setback requirements for the zoning district in which it is located. No ground mounted sign is permitted in the Interstate Highway Sign Overlay Area for multi-tenant structures, except for as permitted in this Chapter.
- 2) Wall Sign. One (1) signature wall sign is permitted on the building wall that faces an interstate highway provided that the sign shall not exceed one (1) square foot per lineal foot of lot frontage, not to exceed two hundred twenty (200) square feet. In the case of a multi-tenant building, only the user that leases the most floor area can advertise using the permitted signature wall sign. The wall sign shall not extend above the roof line on the building that it is attached.