

ARTICLE 8. SIGN REGULATIONS

§ 157.105 PURPOSES.

This subchapter recognizes that signs perform an important function by identifying residences and businesses. However, some control of signs is necessary to promote the community's safety and general welfare by:

- (1) Lessening safety hazards to pedestrian and vehicular traffic;
- (2) Conserving property values;
- (3) Preventing unsightly and detrimental development which has a blighting influence upon residential and business uses;
- (4) Preventing signs from reaching such excessive size that they obscure one another to the detriment of all concerned; and
- (5) Securing certain fundamentals of design to protect the scenic qualities which form an essential basis for part of the county's economic well-being.

§ 157.106 APPLICABILITY AND EXEMPTIONS.

- A. No sign shall be erected, hung, placed or painted in any Zoning District except as provided in this chapter.
- B. For the purpose of this chapter, any of the following words relating to signs are intended to include any tense or to read with the prefix "re-": affix, alter, attach, display, erect, hang, move, paint, paper, paste, place, post or repair.
- C. No sign erected before the enactment of these regulations shall be altered in any respect or moved, except in compliance with the provisions of this chapter, and except that any sign may be removed completely.
- D. Nothing in this chapter shall prevent the proper erection and maintenance of official signs by federal, state, county or municipal agencies for traffic control, directional or informational purposes, or by a private person or agency solely for the protection of the public health, safety and welfare.
- E. Where the flag, emblem, name or insignia of a nation, governmental unit, nonprofit educational, charitable or religious group is used as a sign within the meaning of this chapter, such use shall comply with the provisions hereof, except that no fee shall be charged for issuing a permit for such use.

§ 157.107 PERMIT REQUIREMENTS.

- A. A permit shall be required to erect, affix, hang, or otherwise display, alter or repair any sign, on-premises or off-premises, except the following:
 - (1) An on-premises identification sign as listed in §157.112.B below, that is no larger than two square feet in area.

- (2) An on-premises temporary sign, as listed in §157.112.D below, that is no larger than 6 square feet in area
- (3) Governmental signs.
- B. All signs of any size shall comply with all the regulations contained herein, regardless of whether a permit is required.
- C. No permit shall be required for the repainting or repapering of a sign which conforms to the provisions of this chapter. Signs accessory to theaters advertising changes in program shall not require permits except for the initial installation thereof.

§ 157.108 MEASURING SIGN AREA.

- A. The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing incidental to the display itself.
- B. The area of a sign painted upon or applied to a building shall be construed to include all lettering, wording and accompanying designs or symbols together with any backing associated with the sign.
- C. Where the sign consists of individual letters or symbols attached to or painted on a surface, buildings, wall or window, the area shall be considered to be that of the smallest rectangle or other shape which encompasses all of the letters and symbols.
- D. In computing the permitted sign area of a double-faced sign, only 1 side shall be considered, provided only one face is readable from any location.

§ 157.109 GENERAL SIGN REGULATIONS.

- A. Any sign attached to a building shall not exceed a height of more than 3 feet above the roof nor project more than 14 inches out from the wall to which it is attached. Signs not exceeding 4 square feet in area may be placed perpendicular to a building face if attached to and below a canopy projecting from the building.
- B. Height of Signs. Signs that are not attached to a building shall not exceed a maximum total height above the ground of 20 feet. However, the Board of Appeals may authorize a special exception to such limit provided that:
 - (1) The exception shall be granted only for on-premises signs accessory to retail commercial uses such as gasoline service stations, restaurants, motels and the like offering services intended primarily or substantially for highway travelers and other transient users;
 - (2) The retail commercial uses are or will be located at or near an interchange of a limited access highway;
 - (3) Such special exception sign shall contain only the name or the name and symbol or emblem of the use to which it is accessory;
 - (4) The area of such special exception sign shall not exceed 100 square feet;

- (5) Not more than 1 structure for such sign shall be permitted on a single property, but the structure may be authorized to contain the sign of more than 1 permitted use if such use is on the same or contiguous property; and
 - (6) If such special exception sign is authorized, the number of off-premises business signs permitted to such use pursuant to § 157.113(C) shall be reduced to 2.
- C. Condition of Signs. All signs except temporary signs shall be constructed of durable materials kept in good condition and repair. Whenever a sign becomes structurally unsafe or endangers the safety of a building or premises or the public safety in the opinion of the Zoning Administrator, he or she shall order that such sign be made safe or removed. Such order shall be complied with within 5 days of receipt thereof by the person, firm or corporation owning or using the sign or the owner of the building or premises on which such unsafe sign is affixed or erected.
- D. Lighting of Signs. Lighting devices shall be shielded so that they do not create a glare or a nuisance by shining directly into a public road or highway or into a residential district. No flashing or rotating flashing illumination of a sign shall be permitted except for official traffic signs.
- E. Setback from Road.
- (1) Except for official traffic signs, no sign with an area larger than 18 square feet shall be placed nearer than 10 feet from the right-of-way line of a road provided the height of the sign is less than 10 feet. Signs having a height of more than 10 feet shall not be placed nearer than 20 feet from the road right-of-way line.
 - (2) These required setbacks from roads shall not apply to subdivision identification signs located within the right-of-way of a private road.
 - (3) On-premises advertising signs situated in the TC-Town Center and C-Commercial zones and located along a state highway may be placed up to but not hung over the state road right-of-way line.
- F. Special Provisions for Light Emitting Diode (LED), Liquid Crystal Display (LCD), and Scrolling Message Signs.
- (1) LED, LCD, and Scrolling message signs shall be permitted for accessory on-premises uses pursuant to the provisions of Section 157.024 Table of Use Regulations and Section 157.112.C, Permitted Advertising Signs Accessory to On-premise Uses. On-premises LED, LCD and Scrolling Message signs shall be subject to the following additional standards and limitations:
 - a. All such signs shall be limited to a single color and changing or toggling between colors is not permitted.
 - b. Reverse lighting images having illuminated backgrounds with non-illuminated messages are not permitted on such signs.
 - c. The illuminated portion of any LED, LCD and Scrolling Message sign shall not exceed 25% of the total area at any given time.
 - d. The illusion of motion of any type shall not be permitted on such signs.

- e. No flashing illuminations of the sign shall be permitted; single line message signs shall not change messages more frequently than one-second intervals and multiple line message signs shall not change messages more frequently than four-second intervals.
- (2) LED, LCD, and Scrolling Message signs may be permitted for off-premise uses by special exception only in the TC and CR-1 zoning districts and shall not be permitted in any other zoning district. Off-premise LED, LCD and Scrolling Message signs shall be subject to the provisions of Section 157.109.F.1.a through 157.109.F.1.e above and Section 157.113, Signs Relating to Off-Premises Uses and messages on such off-premise signs shall not change more frequently than one-hour intervals.

§ 157.110 PROHIBITED FEATURES.

- A. No sign shall constitute a public safety or traffic hazard, such as by obstructing traffic signals, traffic signs, road warning signs, road name signs or the full view of the traffic in all directions at driveways, entranceways or any other public road intersection.
- B. No signs except official traffic signs shall be located within the right-of-way of any road or on any slope or drainage easement for a road, except that subdivision identification signs may be located within the right-of-way of a private road.
- C. No sign shall be permitted which is an imitation of or which resembles an official traffic control device, railroad sign or signal.
- D. Tacking, painting, posting or otherwise affixing of signs or posters on the walls of buildings, barns, sheds, trees, posts, poles, fences, walls or other structures is prohibited except as hereinafter provided.
- E. Signs shall not obstruct any door, fire escape, stairway or other opening intended to provide ingress or egress for any building or structure.

§ 157.111 NONCONFORMING SIGNS.

- A. Nonconforming signs, once removed, shall be replaced only by conforming signs; however, nonconforming signs may be repaired or repainted, provided that such repainted or repaired sign does not exceed the dimensions of the existing sign, and provided no change is made in the general content of the sign.
- B. Every sign and other outdoor advertising medium lawfully erected in the county prior to June 1, 1975 may continue to be maintained despite lack of conformity with all of the provisions of this chapter, provided that such sign or medium is not changed in a manner that would increase its nonconformity with this chapter.

§ 157.112 SIGNS ACCESSORY TO ON-PREMISES USES.

- A. Signs, as specified in divisions (B), (C) and (D) below shall be permitted as authorized in §§ 157.020 et seq. as an accessory use in conjunction with a permitted principal use when located on the same premises as the permitted use.
- B. Permitted Identification Signs.

- (1) A sign indicating the name or number of the building or premises or the accessory use of a dwelling for a home occupation, provided that such sign shall not exceed 2 square feet in area, and provided that not more than 1 such sign shall be erected on each road frontage. Such sign shall not be internally illuminated in a residential district.
- (2) A sign indicating the name of an active farm, provided that such sign shall not exceed 10 square feet in area, and provided that not more than 1 such sign shall be erected along any road adjoining the farm.
- (3) Bulletin or announcement boards or identification signs for schools, places of worship, hospitals and other principal uses and buildings other than dwellings, provided that the area of any such sign shall not exceed 12 square feet and not more than 1 such sign shall be placed on a property unless such property fronts on more than 1 road, in which case 1 such sign may be erected on each road frontage.
- (4) Nongovernmental traffic control and directional signs not exceeding 2 square feet in area. Such signs shall not be illuminated, but may be of the beaded reflector type. No advertising matter whatsoever shall be contained on signs of this type.
- (5) Any signs used upon a property warning the public against hunting, fishing or trespassing thereon or indicating the private nature of a road, driveway or premises, provided that no individual sign shall exceed 2 square feet in area.
- (6) Development Signs. A sign indicating the name of a subdivision or residential development, provided that such sign shall not exceed 35 square feet in area, and provided that the sign shall not exceed 10 feet in overall height from the ground level. Such sign shall not be internally illuminated.
- (7) A sign used for the identification of a transient vacation rental unit, provided such sign shall not exceed 300 square inches (2.083 square feet) and provided that not more than one such sign shall be erected. Every transient vacation rental unit identification sign erected prior to the effect date of this amendment may continue to be maintained despite lack of conformity to this section for a period of three years after the adoption hereof, or until October 31, 2009, after which the owner of the property shall cause the sign to be brought into conformity with the ordinance or shall remove the sign.

C. Permitted Advertising Signs.

- (1) A sign advertising the sale of agricultural products grown or produced on the premises, provided that the area of any such sign shall not exceed 20 square feet and not more than 1 such sign shall be placed on a property unless such property fronts on more than 1 road, in which case 1 such sign may be erected on each road frontage.
- (2) Accessory signs identifying permitted nonresidential uses, which signs may include business advertising signs as defined in § 157.007, provided that:
 - a. The aggregate area of all signs attached to or painted on a building shall not exceed 10% of the area of the building face on which they are attached or painted, or 100 square feet, whichever is less. Signs attached to or painted on a roof shall be included in the sign area, but the area of the building face shall include only the wall, not the roof area.

- b. Freestanding signs identifying a single building or a shopping center or other principal use shall be permitted in accordance with the following schedule:

Total Road Frontage	Number of Permitted Sign Structures
1 to 1,000 feet	1
Each full additional 1,000 feet	1

- c. The area of all freestanding accessory signs shall not exceed 1 square foot for each lineal foot of road frontage of the property occupied by the principal use, and in no case shall the area of all signs attached to 1 freestanding sign structure exceed 100 square feet on each of 2 sides. However, if a lot includes 4 or more distinct retail, restaurant or personal service establishments, then the maximum sign area per freestanding sign structure may be increased from 100 to 125 square feet.

- (3) Sign Bonus. A sign permitted by this section may have a total sign area that is 25% greater than would otherwise be permitted if such sign is constructed of relief cut wood and was constructed by a professional sign-maker.

D. Permitted Temporary Signs.

- (1) A temporary sign advertising sale or lease of the land or building upon which such sign is displayed, provided that the area of any such sign shall not exceed 6 square feet and not more than one such sign shall be placed on a property, unless such property fronts on more than one road, in which case, 1 such sign may be erected on each road frontage. Such signs shall be removed immediately upon final settlement or renting of the property.
- (2) A temporary sign advertising the development of the property upon which it stands or the opening of a new subdivision, provided that the area of any such sign shall not exceed 100 square feet, that not more than 1 such sign may be placed on a property, unless such property fronts on more than one road, in which case 1 such sign may be erected on each road frontage. Such signs shall be removed immediately upon completion of the development.
- (3) Temporary contractors', architects' or builders' signs, provided that the area of any such sign shall not exceed 12 square feet. Such signs shall be removed immediately upon completion of the work or 18 months after erection of the signs, whichever shall occur first.
- (4) Temporary signs announcing a campaign, drive or event of a civic, philanthropic, education or religious organization. Such signs shall not exceed 12 square feet in area and shall be removed not more than 5 days after the event.

§ 157.113 SIGNS RELATING TO OFF-PREMISES USES.

- A. Signs directing attention to a person, business, profession, product, home occupation, service or activity not conducted or sold on the same property, herein designated "off-premises" signs, shall be permitted as authorized in § 157.024, and as specified hereinafter.

B. Permitted Directional Signs.

- (1) Signs for directing patrons, members or visitors to service clubs, places of worship or other nonprofit organizations, provided that such signs shall indicate only name, emblem, meeting hours, address and direction of the facility, and shall not exceed 4 square feet in area.
- (2) Directional signs relating to a place, which includes without being limited to commercial and industrial establishments, intended to direct or point the way at road intersections toward said place which obviously could not easily be located without such sign or device, provided that such signs shall contain only the name, symbol or emblem of the place, and provided that no such sign shall be larger than 2 square feet in area.

C. Permitted Advertising Signs.

- (1) Off-premises business advertising signs, as defined in § 157.007, subject to the following restrictions:
 - a. No such sign shall be placed within the following minimum distances:
 - (1) Within 200 feet of any dwelling;
 - (2) Within 25 feet of any road right-of-way line; or
 - (3) Within 50 feet from any other lot line.
 - b. No such sign shall be placed closer than 300 feet to any intersection on a dual highway or closer than 100 feet to the intersection of any other roads, except that such signs may be placed on a building at such intersections if the sign does not cause any greater obstruction of vision than caused by the building itself.
 - c. No such sign shall have a maximum total sign area of 100 square feet per side, and shall have a maximum of 2 sides, only 1 of which shall be visible at 1 time.
 - d. No such sign shall obstruct the view from state highways or county primary roads to areas or structures of scenic or historic interest.
 - e. No more than 4 such off-premises signs shall be permitted for a single business or commercial or industrial use, except that the permitted number may be reduced pursuant to § 157.109(B)(6).
 - f. A maximum of 1 such sign shall be permitted per lot.
- (2) Commercial advertising signs, as defined in § 157.007, subject to the restrictions contained above in divisions (C)(1)(a) through (C)(1)(f) inclusive, and the restrictions contained in §§ 157.020 et seq. and 157.040 et seq.

D. Permitted Temporary Signs.

- (1) Temporary signs directing patrons, members or audience to exhibits, shows or events, subject to the following requirements:
 - a. No such sign shall exceed 12 square feet in area.
 - b. Signs shall be removed within 5 days after the date of the exhibit, show or event; otherwise the county may cause such signs to be removed with the cost of the

removal to be borne by the person or organization responsible for posting the temporary signs.

- c. No such sign shall be posted earlier than 6 weeks before the occurrence of the event to which it relates.
- (2) Temporary directional signs relating to a land subdivision or to a construction project, intended to direct or point the way at road intersections toward such subdivision or project, subject to the following requirements:
 - a. No such directional sign shall be larger than 2 square feet in area.
 - b. Such directional signs shall be removed within 5 days after the completion of such subdivision or project.

§ 157.114 – 157.124 RESERVED.