ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, May 23, 2024 at 7:00 P.M.

Louis J.R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085
Watch online at worthington.org/live, and comment in person or at worthington.org/meeting-public-input

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A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the May 9, 2024 meeting
4. Affirmation/swearing in of witnesses

C. Architectural Review Board

1. Remove Deck/Add Patio – **6162 Maxton Pl.** (Lee Fischer) **ARB 30-2024**

2. Wall Signs – **6641 N. High St.** (Christopher J. Hutta) **ARB 31-2024**

D. Municipal Planning Commission

1. **Code Amendment**
    a. Sign Code – **APZ 01-2023**

E. Other

F. Adjournment

MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: May 17, 2024

SUBJECT: Staff Memo for the Meeting of May 23, 2024

B. Architectural Review Board

1. Remove Deck/Add Patio – **6162 Maxton Pl.** (Lee Fischer) **ARB 30-2024**

Findings of fact & Conclusions

Background & Request:
This two-story house was constructed in 2003 on the second lot north of E. Granville Rd. on the east side of the Maxton Place cul-de-sac. The property owner would like to remove the deck to the rear and replace it with a patio.

Project Details:
1. The deck is about 30' wide and ~16' deep and wraps around a 3-season room with stairs to exit at the northeast corner.
2. The new patio would be a freeform design roughly 520 square feet in area with an Arizona Flagstone stamped patio and surrounded by planting beds.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
There are recommendations in the Worthington Design Guidelines for decks and patios to be located to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible. Consider using natural plant materials instead of fences. Various bushes and shrubs can be used to mark property lines or to set off private areas such as rear patios. Some of these may be evergreens; some may lose their leaves in the fall. Get good advice from a nursery or professional arborist about plant size, shape, rate of growth and care before choosing a natural fencing material.

Recommendation:
Staff is recommending ***approval*** of this application as the proposed patio meets the Design Guidelines.

Motion:
THAT THE REQUEST BY LEE FISCHER FOR A CERTIFICATE OF APPROPRIATENESS TO REMOVE A DECK AND INSTALL A PATIO AT 6162 MAXTON PL. AS PER CASE NO. ARB 30-2024, DRAWINGS NO. ARB 30-2024, DATED MAY 1, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Wall Signs – **6641 N. High St.** (Christopher J. Hutta) **ARB 31-2024**

Findings of Fact & Conclusions

Background & Request:
This multi-tenant office building was built in 1981 and has had a freestanding sign identifying the "Heritage Professional Building". Title First is the only individual business on the sign, with lettering on the base.

Two of the businesses in the building would like approval to install wall signs on the east face of the building.

Project Details:
1. Both signs are proposed to be made of individually mounted halo-lit aluminum channel letters with black faces and returns.
2. The "Hutta Orthodontics" lettering would be a total of 3' high and 7'11" wide for 24 square feet in area. The "H" in Hutta is shown as 25 ¾" high.
3. Hull & Appel Dentistry is proposing lettering that is 9'3" wide and 2'8" tall for 24 square feet in area. The tallest letters would be 17" and the smaller would be 9 3/8".

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the "monument" type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building.

Staff analysis:
1. The applicant should find out whether other businesses will also want wall signs. Two signs may be acceptable – more signs may not.

2. A more typical height for letters on wall signs in the District is 24". A slight reduction in the "H" in Hutta to 24" may be appropriate.

Motion:
THAT THE REQUEST BY CHRISTOPHER J. HUTTA FOR A CERTIFICATE OF APPROPRIATENESS TO ADD WALL SIGNS AT 6641 N. HIGH ST., AS PER CASE NO. ARB 31-2024, DRAWINGS NO. ARB 31-2024, DATED MAY 6, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission

1. Code Amendment

a. Sign Code – **APZ 01-2023**

The new Sign Code language is included in the packet and the following comments describe the changes that are proposed for the Sign Code – Chapter 1170 and related Code sections:

1170.01 PURPOSE AND INTENT.
This section was re-worded to make the purpose clearer and state the intent to comply with constitutional, statutory, and case law decisions requiring that sign regulations must be content neutral.

1170.02 DEFINITIONS ~~AND PROVISIONS~~.
- Definitions were separated from provisions to help make the Code easier to interpret.
- Definitions were added for certain terms:
    - Used in the Code and not previously defined: Banner, For sale/for lease sign, Historical Marker, Logo, etc.
    - Newly used terms: Construction Fence sign, Portable Sign, Projected Image, etc.
- Name changed to match currently accepted industry terminology: Blade sign, Ground sign, Wall sign, etc.
- Some definitions were modified for clarity: Directional sign, Internal sign, Sign, etc.

1170.03 SIGN PERMIT REQUIRED.
This is section 1170.08 of the current Code with modifications:
- The allowance for all signs associated with a property to be part of the same permit application to make it easier for businesses.
- A $25 fee for face replacement to account for staff time to issue permit.

1170.04 PROHIBITED SIGNS.
The information in this section is comprised of provisions formerly in other sections of the Code, or sign types that were not specifically addressed (i.e. Search lights or laser lights).

1170.05 PROHIBITED SIGN LOCATIONS.
This section is a consolidation of previously separated provisions.

1170.06 PERMITTED SIGNS NOT REQUIRING A PERMIT.
These signs would not need a permit or Architectural Review Board approval. Included are:

- ATM signs and EV Charging Station signs. In the past, variances and/or ARB approval were needed and always approved.
- Street address signs with size requirements added for non-residential uses.

1170.07 GENERAL REQUIREMENTS FOR PERMANENT AND TEMPORARY SIGNS.
In this section Design Requirements and Measurement are consolidated and General Requirements such as placement, materials, and maintenance have been added.

1170.08 PERMANENT SIGNS
This section combines provisions from the following sections of the current Code:

- 1170.05 Commercial and Industrial District Requirements.
- 1181.05 Development Standards. (Wilson Bridge Corridor Districts – (e) Signs.)
- 1170.06 Residential District Dimensional Requirements.

Non-residential property provisions would now also apply to signs in districts other than commercial and industrial. The Wilson Bridge Corridor District standards have been incorporated into the Code for the whole City.

With this revision, total sign area per business is based on building frontage or the part of the building frontage the business occupies. Wall signs and ground signs have maximum sizes. Additional wall signs are allowed for parcels that abut more than one right-of-way, and additional ground signs are allowed for properties with 200 feet of frontage or more. Blade signs are allowed for businesses occupying 25% or more of a building.

1170.09 TEMPORARY SIGNS.
These signs are allowed by issuance of a Temporary Use Permit in the current Code Section 1175.071 Temporary Use (Granted by City Manager or designee for up to 90 days). Criteria for Temporary Signs have been added to this section to allow businesses to display two signs per year for 14 days each time and up to 90 days while waiting for installation of a permanent sign.

1170.10 NONCONFORMING AND ABANDONED SIGNS.
This section is essentially the same as current Section 1170.09, Nonconforming and Abandoned Signs.

1170.11 RIGHT TO SUBSTITUTE MESSAGE.
This section was added by the Law Director to ensure compliance with constitutional, statutory, and case law decisions requiring that sign regulations must be content neutral.

1125.04 VIOLATIONS AND REMEDIES.
The change to this section would add “structure” so signs, fences, etc. would be included.

1125.05 COMPLIANCE.
Standard compliance language was needed.

1181.05 DEVELOPMENT STANDARDS.
This section in the Wilson Bridge Corridor Districts Chapter was incorporated into Chapter 1170 so would be deleted from Chapter 1181.

ARB APPLICATION
ARB 30-2024
6162 Maxton Pl.

Plan Type: Architectural Review Board
Project:
App Date: 05/01/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: In Review

Valuation: $15,000.00

Description: Installing a decorative poured concrete patio in our backyard.

Parcel: 100-006303 Main	**Address:** 6162 Maxton Pl Main Worthington, OH 43085	**Zone:**

Owner
Lee Fischer
Mobile: (614) 940-6352

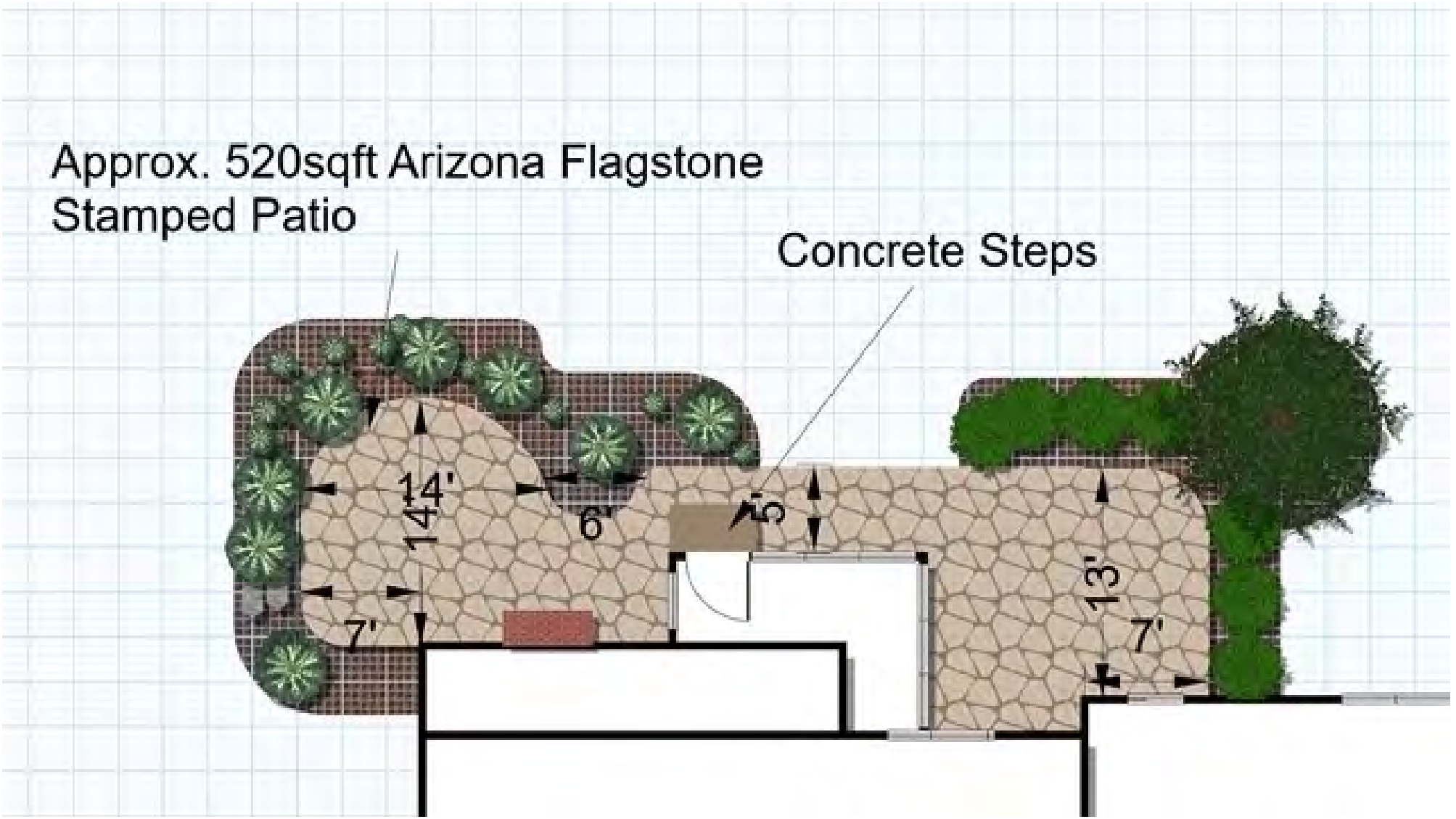
Applicant
Lee Fischer
6162 Maxton Pl
Worthington, OH 43085
Mobile: (614) 940-6352

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005548	Architectural Review Board	$15.00	$15.00
		$15.00	$15.00
	Grand Total for Plan	**$15.00**	**$15.00**

6162 Maxton Pl.







CITY OF WORTHINGTON
DRAWING NO. ARB 30-2024
DATE 05/01/2024

ARB APPLICATION
ARB 31-2024
6641 N. High St.

Plan Type: Architectural Review Board
Project:
App Date: 05/06/2024

Work Class: Certificate of Appropriateness
District: City of Worthington

Status: In Review

Valuation: $11,000.00

Description: Black signs with backlighting that read "Hutta Orthodontics" and "Hull and Appel Dentistry"

Parcel:	**Address:**	**Zone:**
100-002226 Main	6641 N High St Main Worthington, OH 43085	

Applicant
Christopher J Hutta
6641 N. High Street Suite 104
Suite 104
Worthington, OH 43085
Business: 6148852000
Mobile: (614) 787-0165

Owner
J. Lawrence Hutta
Home: 6148852000
Business: (614) 885-2000

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005558	Architectural Review Board	$11.00	$0.00
		$11.00	$0.00
	Grand Total for Plan	**$11.00**	**$0.00**

6641 N. High St.





24 SQFT

7′-11″

3′-0″

25 3/4″

8″

Hutta Orthodontics

OPTION G

#S1-1614.24: HALO-LIT CHANNEL LETTERS 3/4″ = 1′-0″

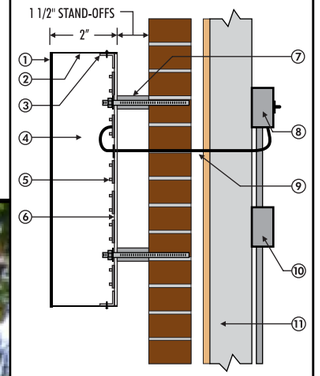
- ALL LETTERS: FABRICATED ALUMINUM - PAINTED BLACK.
- LETTER BACKS: WHITE POLYCARBONATE
- ILLUMINATION: WHITE LED'S.

NITE VIEW



PROPOSED CONCEPTUAL: SCALE: 3/32″ = 1′-0″

REVERSE MOUNT LED HALO-LIT CHANNEL LETTERS



1. .090 ALUMINUM FACE
2. .063 ALUMINUM RETURNS
3. ALUMINUM MOUNTING CLIPS
4. INTERIOR PAINTED WHITE
5. LED MODULES
6. WHITE POLYCARBONATE BACK
7. 1/4″D. X 5″ LONG ALL-THREAD WITH SILICONE ADHESIVE
8. LOW VOLTAGE LED POWER SUPPLY WITH DISCONNECT
9. 18 GA. OUTDOOR LOW VOLTAGE WIRE TO THE LED'S
10. 20 AMP / 120 VOLT JUNCTION BOX BY OTHERS
11. 4″ BRICK VENEER OVER PLYWOOD ON 16″C/C STUDS

UL LISTED

DāNite Sign Co.
Proudly Serving Central Ohio Since 1954
1640 Harmon Ave, Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO:E60042 DaNITE SIGN CO.

UL APPLIES TO ILLUMINATED SIGNS ONLY.



EXISTING STOREFRONT

CITY OF WORTHINGTON
DRAWING NO. ARB 31-2024
DATE 05/06/2024

COLORS

BLACK

APPROVED-CUSTOMER DATE

Central Ohio COSA Sign Association | International Sign Association | MSA Midwest Sign Assoc. | WSA World Sign Associates

JOB NAME	HUTTA ORTHODONTICS	#S1-1641.24
STREET	6641 N. HIGH STREET (SUITE 104)	
CITY, STATE	WORTHINGTON, OH	
SIGN TYPE	HALO-LIT LETTERS	
DATE	4/19/24	REV. DATE:
FILE NAME	HUTTA ORTHODONTICS.CDR	
DIRECTORY	THAD > 2024 > H	

SCALE AS NOTED SALE RC DESIGNER TK

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24 SQFT

9′-3″

2′-8″

17″

9 3/8″

Hull & Appel DENTISTRY

OPTION C

#S1-1646.24: HALO-LIT CHANNEL LETTERS 3/4″ = 1′-0″

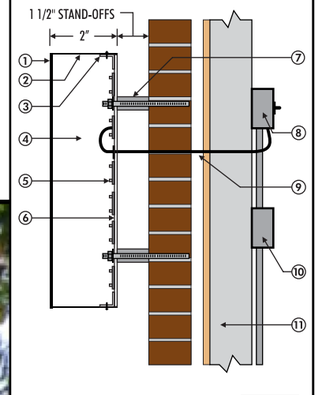
- ALL LETTERS: FABRICATED ALUMINUM - PAINTED BLACK.
- LETTER BACKS: WHITE POLYCARBONATE
- ILLUMINATION: WHITE LED'S.

NITE VIEW



PROPOSED CONCEPTUAL: SCALE: 3/32″ = 1′-0″

REVERSE MOUNT LED HALO-LIT CHANNEL LETTERS



1. .090 ALUMINUM FACE
2. .063 ALUMINUM RETURNS
3. ALUMINUM MOUNTING CLIPS
4. INTERIOR PAINTED WHITE
5. LED MODULES
6. WHITE POLYCARBONATE BACK
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LISTED

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UL APPLIES TO ILLUMINATED SIGNS ONLY.



EXISTING STOREFRONT

CITY OF WORTHINGTON
DRAWING NO. ARB 31-2024
DATE 05/06/2024

COLORS

BLACK

APPROVED-CUSTOMER DATE

Central Ohio COSA Sign Association | International Sign Association | MSA Midwest Sign Assoc. | WSA World Sign Associates

JOB NAME	HULL & APPEL #S1-1646.24	
STREET	6641 N. HIGH STREET (SUITE 102)	
CITY, STATE	WORTHINGTON, OH	
SIGN TYPE	HALO-LIT LETTERS	
DATE	4/29/24	REV. DATE:
FILE NAME	HUTTA ORTHODONTICS.CDR	
DIRECTORY	THAD > 2024 > H	

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CHAPTER 1170
Signs

1170.01 Purpose and intent.
1170.02 Definitions.
1170.03 Sign permit required.
1170.04 Prohibited signs.
1170.05 Prohibited sign locations.
1170.06 Permitted signs not requiring a permit.
1170.07 General requirements for permanent and temporary signs.
1170.08 Permanent signs.
1170.09 Temporary signs.
1170.10 Nonconforming and abandoned signs.
1170.11 Right to substitute message.

1170.01 PURPOSE AND INTENT.

Signs can obstruct views, distract, or confuse motorists, displace alternative uses for land, lead to visual clutter, harm community aesthetics, and pose other problems that call for regulation. The City has significant and compelling interests in reducing these harms; these regulations are designed to be content-neutral and narrowly tailored to these interests, and to leave ample alternative channels of communication available. The purpose of this chapter is the following:

(a) To protect the general health, safety and welfare by:
  (1) Protecting and encouraging a more attractive economic and business climate;
  (2) Providing an instrument for protecting the physical appearance of the community; and
  (3) Encouraging high quality, effective outdoor graphics for the purposes of navigation, information, and identification.

(b) To encourage the proper development and use of signage and to permit and regulate signs in such a way as to support and complement land-use objectives set forth in the Zoning Ordinance.

(c) To provide businesses in the City with equitable sign standards in accord with fair competition and aesthetic standards acceptable to the community, to provide the public with a safe and effective means of locating businesses, services and points of interest within the city, and to provide for a safe vehicular and pedestrian traffic environment.

(d) In addition to protecting from distractions and obstructions that can contribute to traffic and pedestrian accidents, it is the intent of these regulations to control and regulate signs to prevent them from negatively impacting adjacent properties and the community.

(e) It is the City's intent to comply with all requirements of the U.S. and Ohio constitutions and statutes requiring that sign regulations remain content neutral.

1170.02 DEFINITIONS.

(a) "Abandoned sign" means a sign associated with an abandoned use or a sign that remains after the termination of the business.

(b) "Animated sign" means any sign that uses or has the appearance of movement or change of artificial and natural lighting or noise to depict action or create a special effect or scene.

(c) "Awning sign" means a sign painted on or affixed to an awning.

(d) "Banner" means a non-rigid cloth, plastic, paper, or canvas sign, used on a temporary basis.

(e) "Billboard" means an off-premises sign directing attention to a specific business, product, service, entertainment or other activity sold, offered, or conducted off-site on a lot or parcel.

(f) "Blade sign" means a sign, other than a wall sign, suspended from or supported by a building and projecting out from a building.

(g) "Bulletin board" means a sign for public and semi-public uses with non-digital changeable copy that is used for the purpose of publicizing public events.

(h) "Changeable Copy Sign" means a sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged by mechanical, electronic, or manual means.

(i) "Construction fence sign" means signs affixed to construction fencing.

(j) "Construction period sign" means a temporary sign erected only between the time a permit for construction is issued and until construction is completed.
(k) "Directional sign" means a sign used to direct on-site traffic.
(l) "Directory sign" means small signs or placards affixed to a wall adjacent to the main entrance to a multiple-tenant building typically used to list tenants located within the building.
(m) "EV (Electric Vehicle) charging station signs" are signs that are affixed to or painted on an EV charging station.
(n) "For sale/for lease sign" means a sign indicating the sale, rental, or lease of a structure or property.
(o) "Gas-inflated sign or device" means any device which is capable of being expanded by any gas and used on a permanent or temporary basis to attract attention to a product or event, whether or not the sign or device includes any movement or moving parts. This definition includes both hot- and cold-air balloons tethered or otherwise anchored to the ground.
(p) Gasoline fuel pump signs are signs that are affixed to or painted on gasoline fuel pumps.
(q) "Governmental sign" means a sign erected and maintained pursuant to and in discharge of any government functions or required by law, ordinance, or other governmental regulations. Governmental signs shall include but not be limited to traffic control or similar regulatory devices, official signs and notices, official "Welcome to Worthington" signs, "Block Watch" signs, "Tree City USA" signs, legal notices, warnings at railroad crossings, or any other such sign required by law.
(r) "Ground sign" means any sign which is physically attached to a sign structure. These are commonly known as ground, pole, or monument signs.
(s) "Historical Marker" means a marker that meets the qualifications of the Ohio History Connection.
(t) "Illuminated sign" means any sign lighted by or exposed to artificial lighting either by light on or in the sign or directed toward the sign.
(u) "Internal sign" means an indoor sign viewed through glass from the exterior of the building or structure.
(v) "Joint identification sign" means a ground sign displaying more than one tenant.
(w) "Logo" means a graphic representation on a sign of a corporate trademark, or symbol of a company name, trademark, emblem, figure, element, abbreviation, etc., uniquely designed for recognition.
(x) "Nonconforming sign" means a pre-existing legal sign, which does not conform to the standards set forth in this code.
(y) "Off-premises sign" means a sign located on a property other than the property where the goods or services are sold or offered for sale.
(z) "Pennant" means a banner often wider at one end than the other, usually tapering to a point(s).
(aa) "Permanent sign" means any permitted or legal nonconforming sign intended to remain in place. A permanent sign must be securely attached or installed upon a building, structure, or the ground.
(bb) "Portable sign" means any sign that is designed to be or capable of being moved or transported, and not attached to any building, structure, or ground.

(cc) “Professional nameplate” means a sign displaying the name of the business or occupant of a specific space in a building.

(dd) “Projected image” means an image projected onto a building, structure, or sign.

(ee) “Promotional signs” means a temporary sign that provides information regarding a special event, community activity, or similar activity.

(ff) “Refacing” means any alteration to the face of a sign involving the replacement of materials or parts. Refacing does not refer to replacing the entire sign structure or the removal of the sign.

(gg) “Residential development sign” means a sign identifying a subdivision or other single or multi-family development.

(hh) “Roof sign” means any sign installed, erected upon, against or directly above the parapet of a building, including a sign affixed to any structure erected upon a roof.

(ii) “Sale, leasing or open house period sign” means a temporary sign erected only during any period when a premises or part thereof is actively offered for sale or lease, including open houses.

(jj) “Scoreboard” means an electronically- or non-electronically (mechanical) controlled changeable copy sign used to display scoring information for sporting events. Such signs are associated with a sports field.

(kk) “Sidewalk sign” means a temporary sign intended to be placed on the ground.

(ll) “Sign permit” means the document issued by the Director of Planning & Building or designee authorizing construction and installation of signs.

(mm) ‘Sign” is defined as any name, number, symbol, identification, description, display, illustration, object, graphic, sign structure, or part thereof, whether permanent or temporary, which is affixed to, painted on, represented directly or indirectly upon, or projected onto a building, structure, lot, or other device, whether mobile or affixed to the ground, and which directs attention to any object, product, place, activity, person, institution, organization, or business. This definition includes all signs visible from any public right-of-way or adjacent property, including interior signs oriented toward the exterior façade of any building or structure as well as back-lighted panels or strip lighting affixed to any window or interior of a building but visible from the exterior that serves to identify and attract attention rather than illuminate space for human activity.

(nn) “Sign face” means the surface intended for the display of information on the sign.

(oo) “Sign structure” means the supporting unit of a sign face, including, but not limited to, frames, braces, and poles.

(pp) “Street address sign” means a sign bearing only the street address of the properties on which they are located for the purpose of aiding first responders.

(qq) “Temporary sign” means any sign that does not meet the definition of a “Permanent sign”.

(rr) “Wall sign” means a sign which is physically attached to a building façade or associated appurtenance and intended to provide visibility for either pedestrians or motorists. Wall signs are typically used to identify commercial tenants within the building or to identify the general name of a residential building or associated development.

1170.03 SIGN PERMIT REQUIRED.

(a) Sign Permit.

(1) All signs located on land within or hereafter annexed to the city shall comply with this chapter unless specifically exempt by Section 1170.06.

(2) No person shall locate or retain any sign, or cause a sign to be located, relocated, altered, modified, or retained unless all provisions of this chapter have been met.

(3) To ensure compliance with these regulations, a sign permit shall be secured from the Director of Planning & Building or designee for signs unless such signs are specifically exempted in this chapter. All signs associated with a property may be part of the same permit application.

(4) Permit Fees will be required when the permit is approved.

(b) Submittal Requirements.

Each application for a sign permit shall be accompanied by the following information:

(1) A drawing showing the design proposed;

(2) The size, style, and color of letters, lines, symbols, and graphics;

(3) The method of illumination;

(4) A site plan showing the exact location of signs in relation to the building, property lines, and easements;

(5) The details and specifications for construction; and

(6) Or any other information deemed relevant by the Director of Planning and Building or designee.

(c) Fee.

Fees shall be paid as follows:

SIGN TYPE	FEE PER SIGN
Sign area less than 16 square feet	$50/sign
Sign area 16-32 square feet	$100/sign
Sign area greater than 32 square feet	$150/sign
Change to the faces of a sign that does not modify the area of the sign, sign cabinet, or electrical service	$25/sign

Fees are exempted for Public Uses.

1170.04 PROHIBITED SIGNS.

The following signs are prohibited unless otherwise permitted as referenced herein.

(a) Billboards;

(b) Changeable copy, except for gasoline station price signs and transaction information, EV charging station price signs and transaction information, bulletin boards, scoreboards, and drive-thru menu boards;

(c) Externally visible neon and neon look-alike signs, except where allowed otherwise in this chapter;

(d) Flashing signs, projected images, and animated signs, and signs with moving or moveable parts;

(e) Off-premises signs, except for sidewalk signs where permitted;

(f) Pennants, feather flags, banners, streamers, or spinners;

(g) Portable signs, except for sidewalk signs where permitted;

(h) Roof signs;

(i) Search lights or laser lights;
(j) Temporary signs shall be prohibited except with issuance of a Temporary Use Permit as per Sections 1129.05(b)(5) and 1175.071, or as provided for in Section 1170.06(1) Sidewalk signs; and
(k) Any look-alike version of any of the sign types prohibited in Section 1170.04.

1170.05 PROHIBITED SIGN LOCATIONS.

Signs may not be installed in any of the following locations:

(a) Closer than ten feet to any public right-of-way or in any public right-of-way or highway easement, unless specifically authorized by this chapter or the City;
(b) In any utility easement or no-build zone;
(c) In any public park or other public property, unless specifically authorized by this chapter or the City;
(d) On any traffic control signs, fences, utility poles, street signs, trees, or other natural objects unless specifically authorized by this chapter; and
(e) In any R, AR or SC Zoning District unless specifically authorized by this chapter.

1170.06 PERMITTED SIGNS NOT REQUIRING A PERMIT.

The following signs do not require a permit or Architectural Review Board approval but are subject to the restrictions listed in this chapter unless expressly exempted. Nothing in this section shall be construed to allow any sign which is prohibited in Section 1170.04 and Section 1170.05, unless any such sign is expressly permitted.

(a) ATM signs. Signage for all ATM's (Automated Teller Machines) shall be limited to one square foot of sign area per each individual ATM and include no more than four colors. ATM signs are excluded in the computation of sign area.
(b) Barber poles. According to Ohio state law, all barber shops must display either a barber pole or a window sign reading “Barber.” If a pole is displayed, it may not exceed 28 inches in height.
(c) Construction period signs.
    (1) General. Construction period signs are permitted for the purpose of identifying or screening a construction project.
    (2) Location. Must be installed on the property for which a valid permit is in effect.
    (3) Illumination. May not be illuminated.
    (4) Construction period fence signs.
    Shall be affixed to construction fencing and shall not extend beyond the associated fence, in terms of height, width, or other measurement or dimension.
    (5) Construction Period Ground Signs.
    Non-residential construction period ground signs shall not exceed 32 square feet in area or 16 square feet per side for double sided signs, and 8 feet in height. One sign shall be allowed per street frontage.
    Residential construction period ground signs shall not exceed 6 square feet in area or 3 square feet per side for double sided signs, and 3 feet in height. One sign shall be allowed per street frontage.
    (6) Duration. Approval shall be no more than the period of construction.
(d) Directional signs. The display area for directional signs shall not exceed 6 square feet in area or 3 square feet per side for double sided signs, and 3 feet in height. No more than

fifty percent of the graphic area may be non-directional information. The total area for all such signage shall be no more than twenty square feet per parcel. Directional signs at the entrance to a property may be closer than 10 feet to the right-of-way and shall be subject to Architectural Review Board approval in the Architectural Review District.

(e) EV Charging Stations. Signs shall be permitted on EV (electric vehicle) charging stations provided such signs do not exceed four square feet in area total and include no more than four colors. Such signs are excluded in the computation of sign area.

(f) Gasoline Fuel Pumps. Signage shall be permitted on fuel pumps as are required by law provided each sign does not exceed one square foot in area. Such signs are excluded in the computation of sign area.

(g) Governmental Signs.

(h) Historical Markers. Ohio Historical Markers meeting the qualifications of the Ohio History Connection shall be exempt from all dimensional requirements of Code and shall not be subject to Architectural Review Board approval.

(i) Internal signs. Internal signs may be attached to the surface of glass provided the total area does not occupy more than 25% of the area of the glass upon which it is affixed. Internal signs that occupy more than 25% of the area of the glass or are illuminated must be at least 4 feet away from any exterior glass. Internal signs are excluded in the computation of sign area.

(j) Professional nameplates not exceeding two square feet in area.

(k) Sale or leasing period signs.

(1) Location. Must be installed on the property that is the subject of the sign.

(2) Illumination. May not be illuminated.

(3) Non-residential sale or leasing period signs.

A. General. Non-residential sale or leasing period signs are permitted in all non-residential districts.

B. Number. There shall be no more than one ground sign per site on properties with less than 200 feet of frontage. For properties with 200 feet of frontage or more, one additional sign is permitted spaced at least 100 feet from the other sign.

C. Size. Such signs shall not exceed 16 square feet in area or 8 square feet per side for double sided signs and 6 feet in height.

D. Duration. Such signs shall be permitted for 30 days continuously and no more than 90 total days in a calendar year and must be removed within 14 days after the sale, rental, or lease has occurred.

E. Construction. Such signs shall be professionally designed and constructed. Plywood and cardboard are not permitted materials.

(4) Residential sale or leasing period sign.

A. General. Residential sale or leasing period signs are permitted in all residential districts.

B. Number. One sign is permitted per property.

C. Size. Such signs shall not exceed 6 square feet in area or 3 square feet per side for double sided signs, and 3 feet in height.

D. Duration. Such signs shall be permitted during any period when any premise or part thereof is actively offered for sale or lease and must be

removed no later than 14 days after the premises or part thereof is occupied by a new owner or tenant.

(5) Residential open house sign.

A. General. Residential open house signs shall be permitted on the property open for inspection.

B. Duration. Such signs shall be permitted only when the property is open for inspection.

C. Size. Such signs shall not exceed 6 square feet in area or 3 square feet per side for double sided signs, and 3 feet in height.

(l) Sidewalk signs. Sidewalk signs may be located on the sidewalk or tree lawn in front of a business establishment in the C-5 Central Commercial District, as well as on parcels with frontage on High Street between North Street and South Street.

(1) Such signs shall be limited to a maximum of one for each business or tenant, and placed on the sidewalk only during the hours the business is open.

(2) Sidewalk signs shall be located not closer than five feet from the back edge of the curb, a minimum of ten feet from any other sidewalk sign and allow a minimum of five feet of sidewalk in front of each business for pedestrian circulation.

(3) Sidewalk signs may be double-sided and shall be no wider than three feet and not taller than five feet in height including any base. Signs with a three-dimensional form shall not exceed 30 cubic feet in area. The signs shall be suitable for pedestrian traffic and shall not be illuminated.

(4) Any sign erected that fails to satisfy the regulations of this section shall be removed immediately upon notification. Sidewalk signs shall be sufficiently stable and safe. Any sign found to be unsafe or to present a hazard as determined by the City's Director of Service and Engineering shall be removed immediately upon notification.

(m) Street address signs. An owner, occupant(s) or person(s) having control of a residential, commercial, industrial, or public building shall display the numerical address of the building meeting the following requirements.

(1) All street address signs shall be displayed using commonly recognized numbers.

(2) The color of the numbers shall contrast to the color of the surface on which they are mounted, and the numbers shall have an unobstructed view from the street on which the building is numbered.

(3) The numbers shall be placed on the wall of the building facing the street on which the building is numbered.

(4) For buildings not having entrance doors facing the street on which the buildings are numbered, numbers of all units within such building shall be placed either on the wall of the building facing the street on which the building is numbered or on a sign not greater than two square feet in area.

(5) The owner of a residential building may post additional sets of address numbers provided that one set complies with the provisions of this section.

(6) For residences, such numbers shall be a minimum of three inches in height.

(7) For non-residential uses, the minimum height of numbers and letters shall vary according to front setback, as follows.

A. If the setback is less than 100 feet, the minimum height is 12 inches, and the maximum height is 24 inches.

B. For setbacks between 100 feet and 200 feet, the minimum height is 18 inches, and the maximum height is 36 inches.
C. For setbacks over 200 feet, the minimum height is 24 inches, and the maximum height is 48 inches.

1170.07 GENERAL REQUIREMENTS FOR PERMANENT AND TEMPORARY SIGNS.

(a) General Requirements.
(1) All signs must be constructed to meet all current building code regulations.
(2) No sign shall interfere with vehicular or pedestrian safety in any manner.
(3) All signs and related surroundings shall be properly maintained and shall not show signs of rust or corrosion, exposed wiring, chipped paint or faces, cracked, broken, or missing faces, or loose materials.
(4) The structural integrity of all sign foundations must be maintained.
(5) All signs shall be constructed of quality materials commensurate with the duration of sign and that are colorfast.

(b) Design Requirements.
(1) Illumination. External illumination is preferred and shall be installed so that the light source is not visible and does not illuminate the public right-of-way, sidewalks, and adjoining premises. Internally illuminated signs shall be constructed so as to allow the illumination of only letters, numbers or other identifying symbols on the display surface. No light shall pass through the background.
(2) Styles. Signs shall be comprised of not more than two styles of lettering plus one logo. There shall be not more than three sizes of all such lettering, including a logo.
(3) Colors. Not more than four colors, including black and white, shall be used on any sign.

(c) Measurement.
(1) Sign area is calculated by totaling all display areas of a sign, including sign faces, molding, and framing, but excluding supporting members less than or equal to 24 inches in width.
(2) Allowable permanent sign area for any single business shall be limited according to the widths of the building or part of the building occupied by such enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area for signage.
(3) For ground signs, planters, or other decorative supporting structures shall be excluded in the computation of sign area unless the structure exceeds two feet in height or eight feet in width, in which case the entire structure shall be included in the computation of sign area.
(4) The area for wall signs, including those that consist of individually mounted letters, numbers, or other symbols, on a fascia or wall or other permanent or temporary structure shall be the area of a rectangle circumscribed around the letters, numbers, or other symbols.

1170.08 PERMANENT SIGNS

(a) Non-Residential Properties.

(1) General. The following standards apply to all properties that are not residential in use, except for mixed-use buildings that must comply with this section.

A. Total sign area. The area of all permanent signs for any single business or other non-residential use shall be equivalent to one and one-half square feet of sign area for each lineal foot of width of the building or part of the building occupied by the business.

B. Wall signs. Each business and other non-residential use shall be permitted one wall sign which shall not exceed 40 square feet in area. Wall signs shall be designed appropriately for the building and shall not be constructed as cabinet box signs or have exposed raceways.

Businesses occupying 50% or more of a building on a parcel abutting more than one right-of-way may have a wall sign facing each right-of-way.

Businesses occupying 25% or more of a building abutting the I-270 right-of-way may have a wall sign facing each right-of-way. Such signs may have a non-illuminated background up to 200 square feet in area. The graphic portion of such signs shall not exceed 100 square feet in area.

C. Ground signs. There shall be no more than one ground sign per site on properties with less than 200 feet of frontage. For properties with 200 feet of frontage or more, one additional sign is permitted spaced at least 100 feet from the other sign.

Ground signs shall not exceed 30 square feet in area per side and shall have a maximum of two sides. No part of any ground sign shall exceed an above-grade height of 10 feet. Ground signs shall be located not closer than ten feet to a public right of way or ten feet to an adjoining property line.

D. Blade signs. Each business occupying 25% or more of a building may have one blade sign which shall not exceed 6 square feet in area per side. No part of any blade sign shall extend more than three feet from the building upon which it is attached. No part of any blade sign shall be less than eight (8) feet above the sidewalk or ground level adjacent to the building.

(2) Joint identification sign.

A. Joint identification ground signs shall display no more than 6 individual listings.

B. Joint identification wall signs may advertise more than 6 individual listings.

(3) Central Commercial District. Businesses and other non-residential uses in the C-5, Central Commercial Zoning District are permitted one wall sign, and either one blade sign or one ground sign, the total area not to exceed the allowable square footage in 1170.08 (a) (1) A.

(b) Residential buildings and developments.

(1) Home occupations. Signs identifying a home occupation use shall be wall signs, non-illuminated, and not more than one square foot in area. There shall be not more than one sign per dwelling unit.

(2) Residential development sign.
One residential development sign may be erected at each principal entrance to the development provided such sign is not larger than 20 square feet per side and is not closer than 10 feet to any street or alley right-of-way.

1170.09 TEMPORARY SIGNS.

(a) General.
Temporary signs as referenced in Section 1175.071 require issuance of a Temporary Use Permit.

(b) Criteria.

(1) General. Temporary signs are permitted during a grand opening, community event, or other such celebration, or during the time between opening a business and installation of a permanent sign.

(2) Location. All temporary signs shall be located on the site where the above-mentioned activity occurs. They shall not be located in any public right-of-way.

(3) Illumination. Temporary signs shall not be illuminated.

(4) Size. Such signs shall be a maximum of 20 square feet in area or 10 square feet per side if double-sided.

(5) Placement. All temporary signs shall be safely and tautly secured to a building, structure, or stakes.

(6) Duration. Temporary signs shall in general be allowed two times per year for a maximum of 14 days each time but shall be allowed up to 90 days to account for delay in installing a permanent sign after a business opens.

1170.10 NONCONFORMING AND ABANDONED SIGNS.

(a) Nonconforming Signs. Where a lawful sign exists at the effective date of adoption of this Zoning Ordinance or amendment thereto, but does not meet the conditions of this ordinance, such sign shall be deemed legally nonconforming and may be continued subject to the following provisions:

(1) Should such nonconforming sign or portion thereof be destroyed or altered by any means to an extent of more than 50%, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

(2) Should the graphics portion of a nonconforming sign be destroyed by any means to an extent of more than 50% of its replacement cost at the time of destruction, the graphics portion shall not be reconstructed except in conformity with the provisions of this Ordinance.

(b) Abandoned Signs. If any sign becomes abandoned in the manner defined herein, such a sign shall be removed. An abandoned sign is defined as any sign that meets any one of the following criteria:

(1) Any sign associated with an unlawful nonconforming use.

(2) Any conforming sign that remains after the termination of a business if the business has ceased operations and is closed to the public for at least 180 days or

six months within a twelve-month period. Seasonal businesses are exempt from this determination.

(3) Any nonconforming sign that remains after the termination of a business.

Upon determining that a sign is abandoned, the Building Inspector shall make a reasonable effort to notify, in writing, the owner of the property on which the sign is located. Upon receiving notification that an abandoned sign exists on the property, the owner shall have the abandoned sign removed within 30 days or shall file an appeal to the Board of Zoning Appeals under the procedure prescribed in Chapter 1129. The filing of such an appeal shall stay the time for removal of the sign pending decision of the Board of Zoning Appeals. If the Board upholds the decision of the Building Inspector, the abandoned sign shall be removed within 30 days of the Board's decision. If thereafter the property owner does not remove the sign, the City Manager shall instruct the Director of Law to take appropriate steps to have the sign removed at the owner's expense.

1170.11 RIGHT TO SUBSTITUTE MESSAGE.

(a) Subject to the landowner's consent, a non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed non-commercial message; provided, that the sign abides by the provisions of this Chapter, without consideration of message content.

(b) The purpose of this Section is to prevent any inadvertent favoring of commercial speech over non-commercial speech or favoring of any particular non-commercial message over any other non-commercial message.

(c) This provision does not create a right to increase the total amount of signage on a parcel nor does it affect the requirement that a sign must comply with all other regulations set forth in this Chapter.

1125.04 VIOLATIONS AND REMEDIES.

In case any building or structure is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used, or any land is or is proposed to be used in violation of this Zoning Ordinance or any amendment or supplement hereto, the Building Inspector or person designated by the City Manager, the Director of Law or any adjacent or neighboring property owner who would be specially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement or any other appropriate action, actions, proceeding or proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

1125.05 COMPLIANCE.

No person shall violate or assist in violating any of the provisions of this code, or any lawful order issued pursuant thereto.

1181.05 DEVELOPMENT STANDARDS. (Wilson Bridge Corridor Districts)

~~(e) Signs.~~

~~(1) General.~~

A. All new signs, including sign face replacement, shall be subject to the provisions herein.
B. The provisions in Chapter 1170 shall apply to all signs in the WBC unless otherwise stated in this section.
C. Exterior lighting fixtures are the preferred source of illumination.

(2) Freestanding Signs

A. There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.
B. Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.
C. Freestanding signs may include the names of up to eight tenants of that parcel.
D. Light sources shall be screened from motorist view.

(3) Wall-mounted Signs

A. Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.
B. Businesses occupying 25% or more of a building on a parcel abutting more than one Right-of-Way may have a wall sign facing each Right-of-Way.
C. Businesses occupying 25% or more of a building abutting the I-270 Right-of- Way may have a wall sign facing each Right-of-Way. Such signs may have a non-illuminated background up to 200 square feet in area. The graphic portion of such signs shall not exceed 100 square feet in area.
D. Wall-mounted and projection signs shall be designed appropriately for the building and shall not be constructed as cabinet box signs or have exposed raceways.