Engineering, Planning and Zoning
City Hall, 209 S Main Street
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www.marysvilleohio.org

LEGAL NOTICE

Notice of Public Hearing for Planning Commission Special Meeting in the City of Marysville. The Public Hearing will be held on October 29, 2024 at 6:30 p.m., in the Council Chambers on the second floor located at 209 S. Main Street, Marysville, Ohio 43040.

NEW BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1129 – Signs and Appendix – Glossary of Terms.

Copies of the above application(s) are on file and may be viewed on the City's Website, Boards & Commissions, Planning Commission: https://www.marysvilleohio.org/155/Planning-Commission

If you have any questions, you may contact the Marysville Planning and Zoning Department at (937) 645-7361 or (937) 645-7328 or via email at gaver@marysvilleohio.org or jbeard@marysvilleohio.org.

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PLANNING COMMISSION AGENDA
Tuesday, October 29, 2024 6:30 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

APPROVAL OF MINUTES:

October 1, 2024 Regular Meeting Minutes

SWEARING OF CITIZENS & APPLICANTS: All applicants speaking before the Planning Commission tonight will have to stand and raise their right hand (if unable to stand, you may be seated). The designated chair for the Planning Commission will administer the swearing in statement.

CITIZEN COMMENTS: Citizen speaking is limited on comments to five (5) minutes, unless written permission prior to the meeting. (If the chair feels that they would like to authorize them to speak another five minutes later in the item, they may allow them to do so).

REPORT OF ADMINISTRATION:

NEW BUSINESS:

1. To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Section 1129 – Signs and Appendix – Glossary of Terms..

DISCUSSION ITEMS:

DESIGN REVIEW BOARD LIAISON REPORT:

COMMENTS OF INDIVIDUAL BOARD MEMBERS:

Chad Wolniewicz

Lesley Verbus

Matthew Fisher

Michael Nickoson

Robert Stillion

Bret Ingle

Paige Laub

ADJOURNMENT:

Time Out: _____

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PLANNING COMMISSION MEETING MINUTES
October 1, 2024 at 6:30 P.M.
Council Chambers – 209 S. Main Street – 2nd Floor

The meeting was called to order by Chairman Nickoson at 6:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT: Michael Nickoson, Robert Stillion, Lesley Verbus, Bret Ingle, Paige Laub, Chad Wolniewicz and Matthew Fisher (arrived at 6:43 p.m.).

CITY ADMINISTRATION PRESENT: *Public Service Director* Jeremy Hoyt, *Planning Officer* Jeff Beard and *Zoning Administrator* Zach Andrews.

ADDITIONAL PERSONS PRESENT: Izzy Culliton, Justin Muller, Rick L., Sharon Boerger, Bill Boerger, Wade Dunham, Paul Slaughter, Tracy Slaughter, Lee Simpson, David Martin, Sandra Martin, Bob Bailey, Gary Smith, Carlton Dean, Dennis Schulze, Matt K., Wendell Shelton, Jack Marshall, Lisa Marshall, Fred Nicol, Andrew Shepherd, Sharon Walls, Glen Dugger, Bob Lamb, Kathy Young, Justin Wollenberg, John Nicol Dave Martin,.

APPROVAL OF MINUTES: Commissioner Wolniewicz moved to approve the August 6, 2024 Planning Commission Meeting Minutes as presented; voice vote in favor was unanimous.

SWEARING OF CITIZENS AND APPLICANTS: Chairman Nickoson asked anyone who thinks they may speak during the meeting to stand and raise their right hand to be sworn into the meeting. The swearing in statement was made my Chairman Nickoson.

CITIZEN COMMENTS: Kathy Young said she purchased a home in Mill Valley earlier this year to house foster children. However, in the City, she is not permitted to have a "boarding house" with two or more unrelated people. She said she is asking Planning Commission to review and revise the Code so that she is able to help the children. Chairman Nickoson said he will work with City Staff to review this topic further. She provided a document to the Commission as provided in Exhibit A.

Sharon Robinson-Walls, the Chief Magistrate of Probate Juvenile Courts in Union County, said she is here on behalf of the Courts, not to endorse any particular person or to encourage powers to be used, but to advise the Planning Commission of the Courts concerns regarding housing in the area. They have difficulty placing vulnerable citizens, especially children. The children have done nothing wrong other than they were neglected, abused, or both. Then, they age out of the system and cannot afford to live here. They are able to get funds on a short term basis, but they will never have a traditional home setting. If something can be done to assist these children to have a place to live, the Courts would be very much in support.

REPORT OF ADMINISTRATION: None.

OLD BUSINESS:

1. **To hear an application for a Density Bonus Allotment request for a single-family attached residential development (Lanzville) in the Village Residential (VRD) zoning district at 624 N. Main Street:** Chairman Nickoson said the applicant chose to remove their application.

NEW BUSINESS:

1. **To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code, Sections 1121.13 – Manufacturing/Innovation District (M/I) and Appendix – Glossary of Terms.** Zoning Officer Beard explained that the applicant attended the May 7, 2024 Planning Commission Meeting to request a Zoning Code amendment for Sterile Waste Solutions regarding Biomedical Waste and Sterilization. City Staff reviewed the request and a Zoning Code amendment is recommended. Carlton Dean from Sterile Waste Solutions stated they are a medical waste treatment company that supports the healthcare industry. He reviewed the sterilization process.

   Commissioner Comments: Commissioner Stillion said he agrees with the exclusions, he thinks it reads perfectly for what we do and do not desire to have.

   Citizen Comments: None.

   Commissioner Stillion moved to approve the Zoning Code Amendment request and the question put, stood:

Ms. Laub YES;	Mr. Stillion YES;	Mr. Nickoson YES;	Ms. Verbus YES;
Mr. Wolniewicz YES;	Mr. Ingle YES;	Mr. Fisher ABSENT.	

   Vote 6-0; Motion carried.

2. **To hear an application for a Planned Unit Development (PUD) Sketch Plan application for a development known as Boerger Road Development located at Parcels with ID numbers of 2900300410000 and 4400010030000.** Gary Smith of G2 Planning and Design, reviewed the project as it was provided in the meeting packet. He explained they went through the Sketch Plan phase during the Covid-19 Pandemic. The project fizzled at the time due to market concerns. Now, they are ready to proceed with the project. The property is a little over 100 acres. Single family residential is being proposed. There will be 195 lots, which is a little under two units an acre, with approximately 30% open space. They are focused on creating something a little bit different, larger lots with more upscale architectural features on the homes. The pond will serve as an amenity. There are two existing woodlands and efforts will be made to preserve them in total. They also intend to have the wooded areas connect to the path system, the pond and other walking areas. The intent is that this development will be different and not typically found in other suburban communities. There will not be any driveways onto Boerger Road and homes 2 – 19, as reflected in the meeting packet, will be rear loaded because of the creation of an alley. He said they are in general agreement with the comments of City Staff and just need to research further regarding how the comments can be integrated.

Commissioner Comments: Chairman Nickoson said this seems like it could fit into standard zoning, and he asked why a PUD was chosen. Mr. Smith said in meetings with City Staff, it seems like PUDs are preferred, and it allows the City has the opportunity to weigh in more regarding the details. Their intent is to create a development that everyone is most comfortable with. Commissioner Stillion said between lots 34 and 35 and 46 and 47, there are extensions for rights-of-way. Mr. Smith said that is mainly for fire management and if extensions are needed in the future. There was general dialogue regarding conversations with the adjacent golf course. The developer has had initial conversations with the golf course and needs to speak with them further regarding potential fencing, access paths, etc. Commissioner Ingle asked how it will work with the various builders. Andrew Shepheard of Shepherd Excavating said there will be a list of approved builders whose integrity they trust that buyers can choose from. This is expected to be a five year build out. Buyers will be able to pick among the developers for the lots available in each phase. Commissioner Wolniewicz said if a lift station is needed, who would pay for the cost? Justin Wolenberg said he is the Civil Engineer for the project. He said the site can be served from the existing lift station. Some site elevations will be needed, but once that is complete, an additional lift station will not be needed. Chairman Nickoson asked if a traffic impact study will be completed. Mr. Smith said yes and mitigation efforts will be complied with as needed. Commissioner Verbus expressed concern with a PUD versus straight zoning. Mr. Smith said they exceed the Suburban Residential District requirements (the straight zoning that would be applicable for this development) and are happy to move forward in a way that is decided upon. Chairman Nickoson said to be clear, he doesn't have an issue with a PUD, he just wondered if there was a reason a PUD is being pursued versus straight zoning.

Citizen Comments: Paul Slaughter said he owns the adjacent golf course. He said he is concerned regarding the drainage that will be caused as a result of this development. Timber Trails already causes drainage issues for the goal course. He spoke to natural drainage options and other mitigation efforts he recommends. Regarding a fence, he said it doesn't matter either way to him. They just don't want additional water. Chairman Nickoson said it is required that any drainage from the property be mitigated on the property.

Sharon Boerger said her husband's family has farmed in this area since 1860. They have a deep bond to the farmland and all of the Boerger Road area. She said she is speaking for her neighbors as well, there are concerns with this development which will forever change the fabric of the land and the country feel. There are many walkers and bikers on the road, which is concerning because there will be increased traffic. Regarding speed, there is a section of the road without a speed limit sign and vehicles already drive too fast. It would be nice if the speed limit could be lowered. On the positive side, the proposed homes look nice, they do not appear to be cookie cutter. She said she also appreciates that the trees will be saved. Director Hoyt said regarding the speed limit, the City isn't able to change that, and he recommended reaching out to the County Engineer. Additionally, he explained the Traffic Impact Study process.

Dennis Schulze said he lives in the area and is also concerned about the current traffic, as well as the new traffic that will come with the development. Mr. Schultz said he is a retired attorney and has seen developers that want to develop while not caring about the impact to the community. After a superficial look, it appears these developers are working to do what is right. Mr. Schultz said he doesn't want to control other people's land and he knows the land will be developed at some point, he just wants to ensure there is consideration to ensure the development is done well.

Lee Simpson said he believes the reason for a PUD is to allow for more density with housing. Boerger Road is meant to be a township road. When it is torn up, he asked who will be paying for the cost to repair it.

Dave Martin said he lives next door to the proposed development. He said that when it rains, drainage from the golf course goes to his property. Along the property line there is a ridge with pine trees. He encouraged something similar to be done on the south side. He said a five foot high ridge could make a difference when it comes to the flow of water. He said he understands the land will be developed, and they have been spoiled that is has not been developed yet. Additionally, he said if speed could be addressed, it would be much appreciated.

Next, many of the questions asked were addressed. Gary Smith said regarding storm drainage, by law they have to capture the water that is created, it cannot flow elsewhere off the property. Storm sewer infrastructure will be developed and routed to the pond in the development. Director Hoyt said regarding potential road damage, an assessment will be done prior to construction. If there is damage, the City will work with the developer and with the Township. Mr. Smith said the buffering hasn't been finalized at the Sketch Plan level, but once they are at that point, they are open to ideas. Chairman Nickoson said the results of the Traffic Impact Study will be followed-up on as required by the City and by the County. Regarding the speed limit of the roadway, that is a question for the County. Commissioner Verbus reiterated her concern with a PUD because of the potential of a request for a TIF. Administrator Andrews clarified that no residential developments can request a TIF at this time whether if it is a PUD or straight zoning. Lee Simpson asked what the setbacks for the front, side and rear will be. Chairman Nickoson said the development text is not written yet, but that text will be written at the next step in the process, which is the Development Plan. Gary Smith said it is likely that they will meet or exceed Suburban Residential District guidelines.

Commissioner Wolniewicz moved to approve the PUD Sketch Plan application and the question put, stood:

Mr. Stillion YES;	Mr. Nickoson YES;	Ms. Verbus YES;	Mr. Wolniewicz YES;
Mr. Ingle YES;	Mr. Fisher YES;	Ms. Laub YES.	

Vote 7-0; Motion carried.

3. **To hear an application for a Rezoning application to amend the zoning from Manufacturing Innovation (M/I) District to Manufacturing Innovation Overlay District located at 14684 Industrial Parkway in the Innovation District:** Glen Dugger, the attorney representing the applicant reviewed the application as it was provided in the Meeting Packet.

   Commissioner Comments: None.

   Citizen Comments: None.

   Commissioner Verbus moved to approve the Rezoning request and the question put, stood:

Mr. Nickoson YES;	Ms. Verbus YES;	Mr. Wolniewicz YES;	Mr. Ingle YES;
Mr. Fisher YES;	Ms. Laub YES;	Mr. Stillion YES.	

Vote 7-0; Motion carried.

4. **To hear an application for a Planned Unit Development (PUD) Development Plan application for a development known as Water and Light within the Uptown Commercial (UC) and Neighborhood Commercial (NCD) zoning districts located at Parcels: 2900051660000, 2900051670000, 2900051680000, 2900050340010, 2900050340020, 2900051640000, 2900051650000, 2900051580010, and 2900050400000 off of North Main Street.** Bob Lamb of Connect Real Estate provided a presentation as shown in Exhibit B. He explained that a fitness facility will be available to residents as well as to the public. They are also proposing saunas, pools, hot tubs, etc., which is everything you would find in a high-end fitness facility. Of the Staff comments, 30 comments were accepted, three require further discussion, and five are not feasible due to site limitations as it relates to building heights/locations and parking. They will be unable to accommodate some requests to the extent that City Staff would like. Buildings on the south side of the project cannot be pushed closer to Main Street because of topography. There is a drop off just a few feet from where the right-of-way stops and where the parcel begins. The drop off is the lowest point in the flood plain. To raise the land to comply with insurance requirements would be cost prohibitive for this project. The proximity to the railroad is concerning too. Stacking a building right against a back-up flow of traffic is not ideal. More parking has been added from what was previously shown and additional landscaping and trees have been added. Mr. Lamb explained that the size of the parking spaces they are recommending is standard compared to what they see in other communities. They have made them smaller than the City Code requires to ensure there are enough opportunities for public parking. They have increased the size between the aisles to allow for a greater turn radius.

   Commissioner Comments: There was considerable discussion regarding the application. The dialogue has been categorized by topic.

   Chairman Nickoson said it is his understanding that there was consensus that the Commission does not want to permit a vehicle wash facility. Mr. Lamb said he understands the concern, but as a part of their business, they own and operate a car wash. They have a car wash located in a parking garage in Columbus. You would not know the car wash is there from the street. Chairman Nickoson said a car wash is not appropriate in this area, it was discussed to be eliminated. Commissioner Verbus said she can see allowing a car wash as a conditional use so that there can be more dialogue if/when a proposed location for the car wash is presented. The Commission Members verbally agreed. Mr. Lamb said they can agree to a conditional use for the car wash.

   There was considerable dialogue regarding land that is not currently controlled by Connect Real Estate and the potential use for that land. Planning Officer Beard said any site, other than the former Minute Lube and current Sakura sites (Subareas six and seven) would require an amendment to the PUD. Connect has until December 31, 2025 to secure the former Minute Lube and current Sakura sites and if not, those sites would require an amendment to the PUD as well. Commissioner Ingle said currently on the Sakura site, a duplex could be a permitted use. Commissioner Stillion asked what is planned for the Sakura site. Mr. Lamb said a boutique hotel that is five to six stories. Commissioner Stillion asked if Connect would have to come back to Planning Commission for Subareas six or seven. Planning Officer Beard said no, they would have to present to the Design Review Board (DRB), but not to Planning Commission or to City Council. The final design would occur with the DRB. Commissioner Ingle asked if the DRB can dictate the uses. Commissioner Stillion said no, the zoning is determined with Planning Commission and City Council (if

applicable) which causes the DRB's hands to be tied. That is why he is concerned with potentially allowing certain uses in the first place. Subareas six and seven are not on the Development Plan. Mr. Lamb said Subareas six and seven are not in the Development Plan because they do not own those sites. Further, Mr. Lamb said they have always discussed a boutique hotel for the Sakura site, and his understanding is there isn't a concern with that. Commissioner Wolniewicz said his concern is that there could be a five story building next to residential homes. Commissioner Ingle said for the boutique hotel site, he would prefer that if it were to be for anything else, that they would have to come back to Planning Commission. Mr. Lamb said they can agree with that.

Commissioner Wolniewicz asked for more information regarding the use of the Old Water Treatment Plant. Mr. Lamb said it is set to be used as a co-working space. Commissioner Wolniewicz said when we initially spoke, it seemed like there would be a lot of potential uses for the sites and many business opportunities. To him, what it seems like he is seeing is another apartment complex. Commissioner Stillion said the Commission is trying to get this right. We want to make sure our hands are not tied when this gets to the DRB stage. Mr. Ingle said he would like to see some sort of retail with the co-working space. Mr. Lamb said he agrees, but the building is tough. There are wells and the old water retention area intrudes on a portion into the building, there is a lot that has to be done. When you first enter building, an office area has been built. There is only so much that can be done while retaining the historic structure.

Commissioner Wolniewicz said in terms of public parking, it looks like there is a sea of parking. Chairman Nickoson asked why the parking spaces are smaller than the City Code allows. Mr. Lamb said the parking space size they are proposing is not unique. It is the same for other projects their engineer has done. They believe that size is better to maximize parking for this PUD because it is a unique site. There will be many parking demands as this is a mixed use development. Chairman Nickoson said the Code reflects the standard because that is the standard desired. Zoning Officer Beard said the City Engineer wants the parking standards to follow the City Code. Additionally, City Staff does not want to have angled parking because of safety concerns. Mr. Lamb said although the sizes are smaller than the Code, they have extended the drive aisle for emergency vehicles and to allow a greater turn radius. Chairman Nickoson said the standard is the standard. We feel strongly parking should follow Marysville's Code. Mr. Lamb said if we can eliminate some islands, then the parking could be modified. He requested that the PUD not be held up, but that they commit to going back to their engineers to review the issue further. Director Hoyt said the City can agree to working with Mr. Lamb as a condition. Planning Officer Beard reiterated that they do not want angled parking on Main Street. Main Street is fairly busy and angled parking is dangerous. That needs to be addressed as it is still reflected in the plan. Mr. Lamb said they are open to working with Staff.

Chairman Nickoson asked about trees. Mr. Lamb said they do not believe they need to follow the tree replacement plan, but instead would work with City Staff on a tree survey to see where trees can appropriately be replaced. Chairman Nickoson said there are ways to alleviate having to follow the tree replacement program. Money can also be put into a fund so that the City as a whole can replace trees. Mr. Lamb said they would rather put that money back into the site for improvements versus providing funds that would generally leave the site. Chairman Nickoson said many people are sensitive to tree removal, including many on City Council. We have a tree program for a reason. He said it sounds like Mr. Lamb understands the program, he would just like to be waived from it. Mr. Lamb said yes, that is correct. General dialogue continued and Commissioner Stillion asked if the tree situation is a sticking point or not. Chairman Nickoson said it is not a sticking point, but it is important.

Then, Chairman Nickoson asked about sound walls. Mr. Lamb said they are willing to eliminate sound walls. They would like to look at space for murals as a way to bring art into the overall project. They would range from 10 to 15 feet in height. Chairman Nickoson said they would have liked to have seen that in the text. Mr. Lamb said it can be added, and asked for the ability to present that information at the DRB. Commissioner Stillion asked for an explanation of where the proposed sound barrier would be, which Mr. Lamb explained. On the silo site, there wouldn't be a sound barrier, but there would be fencing or a physical barrier of some sort. Planning Officer Beard also inquired about the fencing at the Silos and the materials for the sound walls. Mr. Lamb said the fencing would match the Code and the materials for the sound walls would be concrete or concrete oriented.

Commissioner Wolniewicz asked for more information regarding funding from the State which Mr. Lamb explained. Commissioner Wolniewicz said he struggles with using taxpayer dollars for a multi-family development versus a commercial/retail development. While there are commercial aspects, this seems to be more residentially oriented versus commercially oriented.

Commissioner Wolniewicz said he is used to having the zoning text more clearly written for future uses versus what is reflected in this application. Mr. Lamb said the Development Agreement requires them to follow the approved Development Plan which is tied to the PUD. Commissioner Wolniewicz said he questions if the right Development Plan is in place then.

Director Hoyt spoke to the trail connectivity desires from the Uptown to the Jim Simmons near the Four Paws Resort. Commissioner Fisher said the connection of Mill Valley to the Uptown is important.

Chairman Nickoson said for the most part, this development would follow the City's sign code. He asked Mr. Lamb to speak to the other signs not covered in the Sign Code. Mr. Lamb explained the Silos have a potential for signage, along with a roof sign at the old Water Treatment Plant. The projection onto the Silos would be for community events, the Water and Light branding, information such as "player of the game" for local sports, etc. They have agreed to no advertisements. They may look at a marque sign for the boutique hotel.

Commissioner Fisher said he is hesitant to accept this plan as it is written. He doesn't feel enough information has been provided regarding the flood plain. Mr. Lamb said he understands the desire to build along the frontage of Main Street, however it is not feasible at this point. It has been evaluated with their engineers. Commissioner Fisher said the boutique hotel or the fitness center could address the street front. Mr. Lamb said their ability to build there is extremely limited. He said he cannot say there would never be a situation where a property owner could figure out a way financially to make that work, but it doesn't work today.

Commissioner Wolniewicz asked if there has been consideration for bottom level commercial with residential above. Mr. Lamb said that was the initial desire when we thought we could build along Main Street. However, since the buildings were pushed back, it won't create the pedestrian atmosphere that is needed when they use the landscape screening from the front with the parking. It will not work for the businesses to be successful. Commissioner Verbus said she disagrees, there is not a lot of retail in Marysville so people will know where it is. Mr. Lamb said their market studies do not reflect that, they looked into it. Commissioner Ingle said he can see that, if it is built, it doesn't necessarily mean they will come. Also, we don't want open retail space.

Commissioner Laub asked for the conditions for this application to be stated. Chairman Nickoson said the vehicle wash station is to be moved to a conditional use, they will work with Staff regarding the parking sizes and angled parking, and the Sakura site will be a boutique hotel as a Conditional Use to ensure they have to present to the Planning Commission again.

Citizen Comments: None.

Commissioner Laub moved to approve the Development Plan request with the following conditions: the vehicle wash station is to be moved to a conditional use, they will work with Staff regarding the parking sizes, and angled parking and the Sakura site will be a boutique hotel as a Conditional Use and the question put, stood:

Ms. Verbus YES;	Mr. Wolniewicz NO;	Mr. Ingle YES;	Mr. Fisher NO;
Ms. Laub YES;	Mr. Stillion YES;	Mr. Nickoson YES.	

Vote 5-2; Motion carried.

5. **To hear an application for a Zoning Code Amendment to Part Eleven - Zoning Code.** Planning Officer Beard spoke to information as it was provided in the meeting packet regarding marijuana in the City of Marysville. There is currently a moratorium for retail dispensaries, processing and cultivation until the end of the year or until changes are enacted from City Council. Currently, before City Council are changes to Chapter 741 in the Business Regulation Code, which is outside of the Zoning Code, to prohibit retail dispensing of recreational marijuana. Cultivation and processing would still be able to be zoned, which is why this application is before the Planning Commission.

   Commissioner Comments: Chairman Nickoson said he would have liked for Planning Commission to have had the opportunity to evaluate retail dispensaries, but that is not our decision. He said he has suggested that the language from the Planning Commission include retail dispensaries so that if at some point, the Business Regulation Code were changed, the zoning would be in place. However, after speaking with the Law Director, that could present issues and cause confusion if the Business Regulation Code contradicts the Zoning Code. Commissioner Verbus said she isn't comfortable making a decision based on a vote that hasn't been made by City Council. Planning Officer Beard said this is mainly due to a timing constraint with the moratorium. Chairman Nickoson said City Council has the authority to change the Business Regulation Code, Planning Commission does not, so the decision was taken out of our hands. Commissioner Verbus asked what happens if the Planning Commission doesn't act. Planning Officer Beard said that would force City Council to initiate the process with their recommendations for Code amendments. Chairman Nickoson added that if there is no language on January 1, 2025, there could be an issue if the Code is silent and there is an applicant. Planning Officer Beard said if that is case, then the applicant could go anywhere where warehousing or processing is allowed. Chairman Nickoson asked what happens if City Council votes no on the legislation they have. Planning Officer Beard said that is why this topic is being presented as a Discussion Item tonight as well, to get feedback from the Commission if that does happen. Commissioner Verbus said there are plenty of instances where some laws trump other laws. She said she finds it hard to believe that they cannot zone retail dispensaries and then have it be forbidden by the Business Regulation Code instead of being bullied into deciding. Planning Officer Beard said if it is outlawed in the Business Regulation Code, then Planning Commission cannot zone it. Additionally, if it is zoned and actually not

allowed because of the Business Regulation Code, it would only cause confusion if an applicant only reviews the Zoning Code and not the Business Regulation Code as well. City Council has the authority to regulate Business Regulation Code and Planning Commission does not, it is what it is. Further Planning Officer Beard said once this is zoned, the Business Regulation Code will have to be amended regarding cultivation and processing. Chairman Nickoson said he agreed with Commissioner Verbus, but after talking through the process, City Council does have the authority to do what they are doing.

Citizen Comments: None.

Commissioner Wolniewicz moved to approve the Zoning Code amendment request and the question put, stood:

Mr. Wolniewicz YES;	Mr. Ingle YES;	Mr. Fisher YES;	Ms. Laub YES;
Mr. Stillion YES;	Mr. Nickoson YES;	Ms. Verbus YES.	

Vote 7-0; Motion carried.

DISCUSSION ITEMS:

1. **Possible Zoning Code Amendment to Part Eleven - Zoning Code:** Chairman Nickoson said if recreational marijuana becomes legal in the Business Code, where does the Commission see this being zoned. The Working Group suggested Coleman's Crossing, Delaware Avenue, etc., just not in the Uptown. Administrator Andrews said it could be problematic in front of Mill Valley, as some of that zoning is the same zoning as Green Pastures and other areas. Commissioner Verbus asked if there are restrictions regarding proximity to schools. Administrator Andrews said likely, yes. Commissioner Wolniewicz said he would be opposed to anything that is located adjacent to a neighborhood. Chairman Nickoson said additionally, the State has strict regulations regarding signage and advertising. Commissioner Fisher said there are a lot of parks around neighborhoods that would restrict their locations. Chairman Nickoson said there are people with chronic plain that use marijuana as a tool, this is important for them. There are also people that don't have the ability to drive 40 minutes to get it. Further, Chairman Nickoson said he regularly gets kidney stones, they hurt. At first, he treated with expensive visits to the emergency room, additional testing, (when he already knew what the issue was) and prescriptions. Recently, he has self-medicated while waiting for them to pass thanks to Michigan. Commissioner Laub said there is a mental health crisis. Marijuana can help people in certain situations. Additionally, in terms of pain management, there is an epidemic with pharmaceuticals. Saying no isn't fair to the majority of people who voted to legalize it. Chairman Nickoson said in Marysville, the vote was 58% in favor of legalization and 42% against. While at the same time, he said there wasn't a vote to determine if people want a dispensary in the City. Commissioner Verbus said not allowing dispensaries is overriding the will of the people. Chairman Nickoson said this is just a discussion, this isn't a vote. This is a discussion of what to do if dispensaries do become legal.

DESIGN REVIEW BOARD LIAISON REPORT: Commissioner Nickoson said that during the September 11, 2024 Design Review Board Meeting, both applications were approved, one with conditions.

COMMENTS OF INDIVIDUAL COMMISSION MEMBERS:

Commissioner Verbus had no further comments for the evening.

Commissioner Stillion had no further comments for the evening.

Commissioner Wolniewicz said in regards to Water and Light, he is not opposed to the project. He is opposed to the way the language is written for the PUD. He said he feels there was dishonesty that was presented, which is why he voted no.

Commissioner Ingle had no further comments for the evening.

Commissioner Laub had no further comments for the evening.

Commissioner Fisher said in regard to Water and Light, he struggles with the blanket term that something is not feasible, especially when there are taxpayer dollars. Due diligence needs to be done. This could be a great project. It needs to be approached carefully given its proximity to the Uptown.

Chairman Nickoson said despite voting yes, he shares the same concerns of those that voted no for Water and Light.

ADJOURN: There being no further business to bring before the Commission, Commissioner Stillion moved to adjourn the meeting. Voice vote in favor was unanimous. The meeting adjourned at 9:49 p.m.

Engineering, Planning and Zoning
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October 29, 2024

To: City of Marysville
Planning Commission Members

From: Ashley Gaver
Planning and Development Manager

RE: Zoning Amendments: Part Eleven - Zoning Code

To hear an application for a Zoning Amendment to Sections 1129 - Signs and Appendix - Glossary of Terms.

Project History:

The City of Marysville went through a Zoning Code rewrite that was adopted in 2020 by City Council. It was determined that the Sign Code section shall have its own review and update separately from the rest of the Zoning Code. Staff began working with the consultant from ZoneCo in 2021 to review and start drafting an updated Sign Code for the City to adopt.

A Steering Committee was assembled to discuss the current Sign Code and provide suggestions on different changes that should be considered while creating the new proposed Sign Code. The Steering Committee members were a mix of staff, ZoneCo consultants, City board members, business owners, a sign company representative and other community members. The Steering Committee met four times from 2022 to 2024 to provide feedback on different aspects of the proposed Sign Code such as the number of signs permitted, types of signs permitted for each Zoning District, and standards for different types of signs.

City Staff held five different public meetings for business owners, property owners or residents. The meetings were open discussion with City Staff to review the proposed code and answer any questions the participants may have about the sign code. Below is a list of comments we received at the public input session which should be considered for inclusion or modification to the proposed code:

Public Meeting Highlights:

- Does a projecting sign with additional size need to go to BZA?

- Do portable sidewalk signs require a permit?
    - This is proposed to require a permit. The Board shall discuss this item to determine if a permit should be required since these are typically temporary.
- Does a new sign for an existing business/apartment require DRB approval?
    - Proposed code requires DRB approval; the board shall discuss if administrative approval is preferred.
- Post and Panel Sign Type
    - Add it to residential districts in the code
- Blade/Feather signs
    - The board shall discuss this sign type for the number permitted and duration limits
- Temporary Banners
    - The board shall discuss duration limits for this sign type

Staff has outlined some key components of the proposed sign code for Planning Commission's reference when reviewing the document. The page number associated with the topic is also listed: Below are some of the highlights of the proposed changes to the Sign Code.

Proposed Sign Code Highlights:

- Number of Signs Permitted - Page 19
    - Uptown
        - Currently: 2 signs per building unit
        - Proposed: 4 signs per parcel for first public entrance and additional 2 signs for each additional public entrance
    - Commercial Districts
        - Currently: 3 signs per building unit
        - Proposed: 4 signs per parcel for first public entrance and additional 2 signs for each additional public entrance

- Prohibited Signs - Page 15
    - Considering the removal of "exposed neon" signs from this list to provide flexibility for creative sign designs.

- Measurement Standards - Page 4
    - Measurement methodologies have been updated to allow for only the sign panel to be calculated, and not the areas of 'void' (for an irregular shape) as they were in the previous code

- Projecting Signs - Page 7 and footnote #10 on page 42
    - Irregularly shaped signs can be larger to incentivize more creativity.

- Sign Separation Requirements - Exhibit on page 13 and requirement on page 28 (monument signs)

- Nonconforming Signs - Page 47

- Murals - Page 43
    - This has been added to the proposed code, which previously was not outlined
    - Not considered a sign, but to be reviewed by Design Review Board

- Design Review Requirements - Page 46 and Section 1131 of the Zoning Code
    - The Design Review Board will review any new signs in the Uptown Zoning Districts along with any signs associated with new development projects in other districts.

Staff has provided comparison charts to outline an overview of the current sign code as it compares to the proposed sign code for your reference. Please refer to Exhibit A for the charts.

The Steering Committee and Staff have reviewed multiple drafts of the proposed Sign Code and through that process ZoneCo has prepared a final draft of the new proposed Sign Code for Planning Commission's review and recommendation.

Proposed Text Amendments

The amendments to Section 1129 and Appendix Glossary of Terms are proposed to include an updated sign code section along with associated terms applicable to signage. The proposed sign code and definitions are referenced in 'Exhibit B'.

If you have any questions about the aforementioned items, please feel free to contact us by phone at (937) 645-7361 or (937) 645-7328 or by email: agaver@marysvilleohio.org or jbeard@marysvilleohio.org.

Exhibit A

Current Sign Code - RMU / SCD / HMD / NCD	
Number	
3 per building unit	
Type	**Size**
Wall	Building unit frontage width x 1.2 for 1st wall sign, 20% of total sign face area permitted for 2nd and 3rd wall signs. Total sign face area depends on building unit frontage with and distance from the right-of-way
Window Sign	25% of total window glass area (for primary window sign), 20% of total sign face area permitted for 2nd and 3rd window signs.
Monument Sign	20 square feet max, 5 feet in height. Commercial parks: 20 sq. ft. for every 50K sq. ft. gross floor area, not to exceed 100 sq. ft. 7 feet in height
Projecting Sign	not permitted
Canopy/Awning Sign	32 square feet max for fascia, 6 for soffit. 1 per business unit
Portable Sidwalk Sign	6 square feet, 1 per business unit, 4 feet in height
Directional Signs	2 square feet
Temporary Signs	Current temporary sign code is not compliant with recent supereme court rulings - regulates by content

Proposed Sign Code - RMU / SCD / HMD / NCD			
Number			
4 per parcel for the first public entrance plus 2 additional signs for each additional public entrance			
Type	**Size**	**Type**	**Size**
Wall Sign	40 Square feet, eligibe for adminstrative adjustment to increase, number not limited but cant exceed total number of signs permitted per parcel. Max sign surface area per building elevation: 1.2 sq. ft. per building elevation width of the applicable building elevation	**Building Entrance Sign**	4 square feet, 1 per public entrance
Window and Door Sign	40% of glass surface area	**Freestanding Pole Sign**	50 square feet, 1 per parcel, must be located within 200 feet of US 33 Right-of-way
Monument Sign	40 square feet, 10 feet in height, 1 per vehicular curb cut along the parcel lines. 60 square feet for multi-tenant buildings	**Post and Panel Sign**	30 square feet, 6 feet high, 1 per parcel
Projecting Sign	10 square feet, 1 per public entrance - non-rectangular projecting signs can be up to 40 square feet	**Awning**	Lesser of 30 square feet or 40% of exterior awning surface. 1 per parcel or 1 per public entrance.
Ground Mounted Canopy	30 square feet, 2 signs per canopy	**Building Mounted Canopy**	40 square feet, 1 per public entrance
Portable Sidewalk Sign	6 square feet, 1 per public entrance, 3 feet high		
Vehicular Use Area Sign	8 per public entrance, 9 square feet each	**Temporary Banner**	50 square feet. 1 per parcel or 1 per public entrance
Yard Sign - small	6 square feet, 2 per parcel, 90 calendar days each calendar year	**Yard Sign - large**	12 square feet, 1 per parcel, 12 months

Exhibit A

Current Sign Code - OSD / GOV		Proposed Sign Code - OSD / GOV			
Number		**Number**			
1 per building unit		4 per parcel for the first public entrance plus 2 additional signs for each additional public entrance			
Type	**Size**	**Type**	**Size**	**Type**	**Size**
Wall	30 square feet	**Wall Sign**	40 Square feet, eligibe for adminstrative adjustment to increase, number not limited but cant exceed total number of signs permitted per parcel. Max sign surface area per building elevation: 1.2 sq. ft. per building elevation width of the applicable building elevation	**Building Entrance Sign**	4 square feet, 1 per public entrance
Window Sign	Not permitted	**Window and Door Sign**	20% of glass surface area, number not limited, provided that cumulative sign surface area shall not exceed maximum sign surface area and total signs permitted per parcel	**Freestanding Pole Sign**	Not permitted
Monument Sign	30 square feet, 6 feet in height	**Monument Sign**	1 per parcel, 24 square feet in area, 8 feet in height. Changable Copy/EMC signs: 24 square feet in area, 1 per parcel.	**Post and Panel Sign**	20 square feet, 4 feet high, 1 per parcel
Projecting Sign	Not permitted	**Projecting Sign**	Not permitted	**Awning**	Not permitted
Canopy/Awning Sign	Not permitted	**Ground Mounted Canopy**	30 square feet, 2 signs per canopy	**Building Mounted Canopy**	40 square feet, 1 per public entrance
Portable Sidwalk Sign	6 square feet, 1 per business unit, 4 feet in height	**Portable Sidewalk Sign**	Not permitted		
Directional Signs	2 square feet	**Vehicular Use Area Sign**	8 per public entrance, 9 square feet each	**Temporary Banner**	50 square feet. 1 per parcel or 1 per public entrance
Temporary Signs	Current temporary sign code is not compliant with recent supereme court rulings - regulates by content	**Yard Sign - small**	6 square feet, 2 per parcel, 90 calendar days each calendar year	**Yard Sign - large**	12 square feet, 1 per parcel, 12 months

Exhibit A

Current Sign Code - SRD / VRD / ARD	
Number	
1 per building unit	
Type	**Size**
Wall	Not permitted
Window Sign	Not permitted
Monument Sign	30 square feet, 6 feet in height (1 additional subdivision sign for each vehicular entrance)
Projecting Sign	Not permitted
Canopy/Awning Sign	Not permitted
Portable Sidwalk Sign	6 square feet, 1 per business unit, 4 feet in height
Directional Signs	2 square feet
Temporary Signs	Current temporary sign code is not compliant with recent supereme court rulings - regulates by content

Proposed Sign Code - SRD / VRD / ARD			
Number			
4 per parcel for the first public entrance plus 2 additional signs for each additional public entrance			
Type	**Size**	**Type**	**Size**
Wall Sign	Not permitted for residential uses K-12 Schools, etc.allowed in accordance with Civic District standards	**Building Entrance Sign**	Not permitted for residential uses K-12 Schools, etc.allowed in accordance with Civic District standards
Window and Door Sign	Not permitted (residential uses)	**Freestanding Pole Sign**	Not permitted
Monument Sign	2 per 10 acres of subdivision, 24 square feet, 8 feet in height. K-12 Schools, etc.allowed in accordance with Civic District standards	**Post and Panel Sign**	Not permitted (residential uses)
Projecting Sign	Not permitted (residential uses)	**Awning**	Not permitted
Ground Mounted Canopy	Not permitted for residential uses K-12 Schools, etc.allowed in accordance with Civic District standards	**Building Mounted Canopy**	Not permitted for residential uses K-12 Schools, etc.allowed in accordance with Civic District standards
Portable Sidewalk Sign	Not permitted		
Vehicular Use Area Sign	8 per public entrance, 9 square feet each	**Temporary Banner**	20 square feet. 1 per parcel or 1 per public entrance
Yard Sign - small	6 square feet, 6 per parcel, 90 calendar days each calendar year	**Yard Sign - large**	6 square feet, 1 per parcel, 12 months. No permit required

Exhibit A

Current Sign Code - UC / USF / UT		Proposed Sign Code - UC / USF / UT			
Number		Number			
2 per building unit		4 per parcel for the first public entrance plus 2 additional signs for each additional public entrance			
Type	**Size**	**Type**	**Size**	**Type**	**Size**
Wall	20 square feet	**Wall Sign**	40 Square feet, eligibe for adminstrative adjustment to increase, number not limited but cant exceed total number of signs permitted per parcel. Max sign face area per building elevation: 1.2 sq. ft. per lineal building elvation width of the applicable building elevation.	**Building Entrance Sign**	4 square feet, 1 per public entrance
Window Sign	20 square feet	**Window and Door Sign**	Lesser of 40% of storefront glass or 40% of individual pane, number not limited but can't exceed the total number of signs permitted per parcel		
Monument Sign	12 square feet for 1st buisness unit plus 8 squre feet for each additonal business unit - 72 square feet max	**Monument Sign**	16 square feet, 5 feet high, 1 per parcel	**Post and Panel Sign**	20 square feet, 4 feet high, 1 per parcel
Projecting Sign	8 square feet	**Projecting Sign**	10 square feet, 1 per public entrance - non-rectangular projecting signs can be up to 40 square feet	**Awning**	Lesser of 30 square feet or 40% of exterior awning surface
Canopy/Awning Sign	12 square feet	**Ground Mounted Canopy**	30 square feet, 2 signs per canopy	**Building Mounted Canopy**	40 square feet, 1 per public entrance
Portable Sidwalk Sign	6 square feet, 1 per non-residential establishment, 3 feet from public entance, 4 feet high max	**Portable Sidewalk Sign**	6 square feet, 1 per public entrance, 3 feet high		
Directional Signs	2 square feet	**Vehicular Use Area Sign**	8 per public entrance, 9 square feet each	**Temporary Banner**	20 square feet
Temporary Signs	Current temporary sign code is not compliant with recent supereme court rulings - regulates by content	**Yard Sign - small**	6 square feet, 2 per parcel, 90 calendar days each calendar year	**Yard Sign - large**	12 square feet, 1 per parcel, 12 months

Exhibit A

Current Sign Code - M/I / LMD / MI-O		Proposed Sign Code - RMU / M/I / LMD / MI-O			
Number		Number			
1 per building unit		4 per parcel for the first public entrance plus 2 additional signs for each additional public entrance			
Type	**Size**	**Type**	**Size**	**Type**	**Size**
Wall	Building unit frontage width x 1.2.	**Wall Sign**	40 Square feet, eligibe for adminstrative adjustment to increase, number not limited but cant exceed total number of signs permitted per parcel. Max sign surface area per building elevation: 1.2 sq. ft. per building elevation width of the applicable building elevation	**Building Entrance Sign**	4 square feet, 1 per public entrance
Window Sign	25% of window area	**Window and Door Sign**	30% of glass surface area	**Freestanding Pole Sign**	50 square feet, 1 per parcel, must be located within 200 feet of US 33 Right-of-way
Monument Sign	100 square feet max, 7 feet in height. Industriial parks (3 or more firms and buildings served by the same vehicular entrance): 100 sq. ft. 7 feet in height, must be at least 100 feet from the road or street on which the industrial park has vehicular access.	**Monument Sign**	48 square feet, 10 feet in height (25 feet in height for multi-tennant properties), 1 per vehicular curb cut along the parcel lines. 60 square feet for multi-tenant buildings	**Post and Panel Sign**	30 square feet, 6 feet high, 1 per parcel
Projecting Sign	Not permitted	**Projecting Sign**	Not permitted	**Awning**	Lesser of 30 square feet or 40% of exterior awning surface. 1 per parcel or 1 per public entrance.
Canopy/Awning Sign	1 per unit, square footage: 1.2 x width of building unit	**Ground Mounted Canopy**	30 square feet, 2 signs per canopy	**Building Mounted Canopy**	40 square feet, 1 per public entrance
Portable Sidwalk Sign	6 square feet, 1 per business unit, 4 feet in height	**Portable Sidewalk Sign**	Not permitted		
Directional Signs	2 square feet	**Vehicular Use Area Sign**	8 per public entrance, 9 square feet each	**Temporary Banner**	50 square feet. 1 per parcel or 1 per public entrance
Temporary Signs	Current temporary sign code is not compliant with recent supereme court rulings - regulates by content	**Yard Sign - small**	6 square feet, 2 per parcel, 90 calendar days each calendar year	**Yard Sign - large**	12 square feet, 1 per parcel, 12 months

Exhibit B

Draft Sign Code
Marysville OH

Drafted Content to replace Chapter 1129 (Signs) and amend Appendix A (Glossary of Terms) of Part Eleven – Planning and Zoning Code

Part Eleven – Planning and Zoning Code

Exhibit B

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CHAPTER 1129 – SIGNS

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SECTION 1129.01 PURPOSE AND INTENT

(A) Sign regulations are hereby established to control the type, design, size, location, maintenance, and removal of signage in Marysville.

(B) These provisions are established for the following purposes:

(1) To enable the public to locate goods, services, and facilities without difficulty or confusion;

(2) To provide a safe environment by prohibiting conditions hazardous to vehicular and pedestrian traffic;

(3) To protect property values, public investment and overall neighborhood character by preventing conditions that have undesirable impacts on surrounding properties;

(4) To permit enforcement and prosecution of the regulations in this Chapter, and to create a system of variances and appeals to allow exceptions where justified by hardship;

(5) To identify locations of development and economic activity by permitting signs appropriate to the land use and zoning district of each parcel while ensuring that signs will be harmonious with their surroundings; and

(6) To support the creation and existence of businesses so that additional jobs and services are available to Marysville.

SECTION 1129.02 APPLICABILITY AND EXEMPT SIGN TYPES

(A) **Applicability**. Except as otherwise explicitly provided, the provisions of this Chapter apply to all to the following:

(1) All signage within the city that may be directly viewed from a right-of-way;

(2) All signage that may be directly viewed from a lot other than the lot on which the sign is located; and

(3) All signage that may be directly viewed from an unrestricted, publicly accessible outdoor space, including but not limited to surface parking lots, unenclosed yards, and driveways that are not gated.

(B) **Compliance with other codes**.

(1) All references within this Chapter to laws and/or regulations that exist outside of this Chapter shall be construed to refer to the most current version and citation for those laws and/or regulations unless expressly indicated otherwise.

(2) If a referenced law or regulation is repealed and not replaced, any requirements within this Chapter for compliance with such law or regulation shall no longer be in effect.

(C) **Exempt sign types**. The provisions of this Chapter do not apply to or govern the display of:

(1) The American, Ohio, Union County, and City of Marysville flags and flags of other governmental entities, nations or nationality groups that are unaltered from their officially adopted versions;

(2) Flags that are 3 feet by 5 feet or smaller in surface area, provided there are not more than 2 such flags per parcel;

(3) Signs installed by a government entity;

(4) Signs which are part of the original construction of a vending machine, fuel pump, or similar device;

(5) Monuments within a cemetery;

(6) Cornerstones and permanent building plaques that are carved into stone and/or that are an integral, structural component of a load-bearing wall;

(7) Signs on vehicles that are regularly and customarily used to transport persons or property for a business;

(8) Signs required by law to be installed;

(9) Signs and/or notices issued by, or required to be placed by, any court, officer, or other person in performance of a public duty;

(10) Scoreboards and related components in athletic fields that are oriented towards the field of play;

(11) Seasonal lighting, decorations, and related elements that are in place for less than 61 consecutive days and do not require heavy equipment to move or remove; and

(12) Other signs determined by the city to be outside the scope of this Chapter with respect to a reasonable, customary interpretation of intent.

SECTION 1129.03 MEASUREMENT METHODOLOGIES

(A) **Applicability**. Where regulated by this Chapter, the following measurement methodologies must be followed in determining compliance with applicable standards. An applicant for a sign permit bears the sole burden of calculating all sign measurements and proving that each proposed sign complies with all sign standards, including but not limited to, all dimensional standards set forth herein.

(B) **Duration of sign placement**. The duration of a sign's placement shall be counted as the total number of days per calendar year, unless otherwise explicitly stated, that a sign is allowed to stand.

(C) **Sign illuminance level**. Light sources associated with signs shall be measured by the illuminance they produce on specified surfaces. An illuminance meter (also described as a lux meter) shall be held upright and directed at the center of the sign being measured.

(1) **Internally illuminated signs**. An illuminance reading for an internally illuminated sign shall be taken with the meter placed along property lines that have direct views to the illumination.

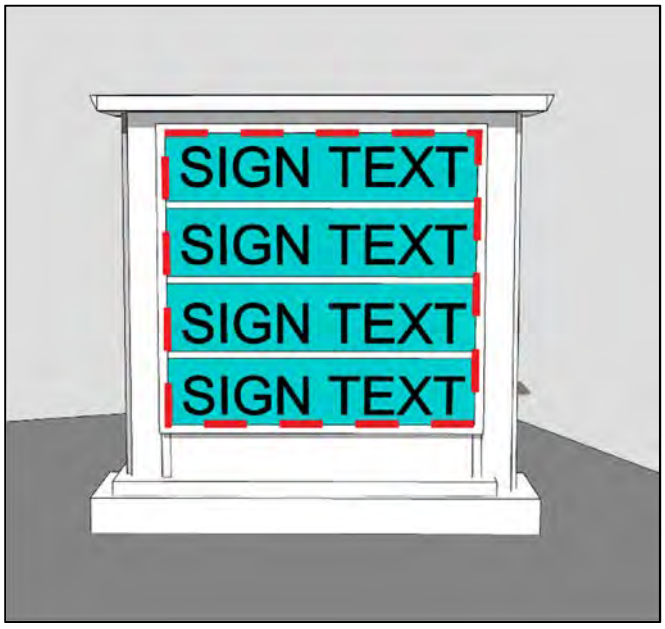
(2) **Externally illuminated signs**. An illuminance reading for an externally illuminated sign shall be taken with the meter placed a distance equal to or greater than twice the largest dimension of

the sign (e.g., if the sign is 15 feet wide and five (5) feet tall, the measurement shall be taken at a distance 30 feet away from the sign).

(D) **Sign surface area**. Sign area is measured based on the following practices, as applicable:

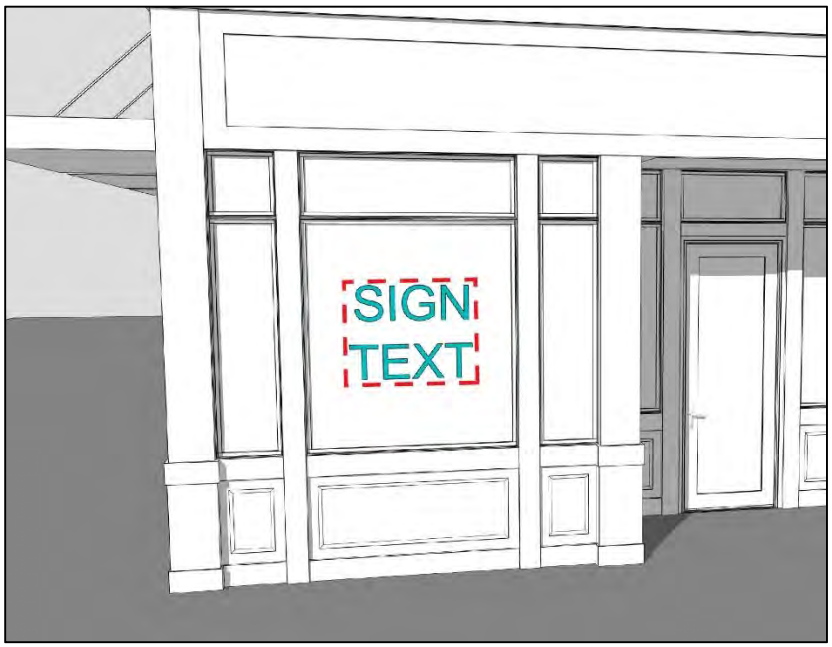
(1) For signs on a background, the entire area of the framework or background of the sign is calculated as the sign area, including any material or color forming the sign face or background used to differentiate the sign from the supporting structure against which it is placed, as shown in the area outlined in red in Figure 1129.03-1: Sign Surface Area Measurement Example 1. This area does not include the base that supports the sign or the sign surround.

Figure 1129.03-1: Sign Surface Area Measurement Example 1



(2) For signs consisting of freestanding letters or features attached to a wall, the sign area is calculated as the total area of the smallest rectangle(s) that encapsulates text, numbers, symbols, images, and logos, as shown in the area outlined in red in Figure 1129.03-2: Sign Surface Area Measurement Example 2. This area does not include the supporting framework or bracing unless such framework or bracing is part of the message or sign face.

Figure 1129.03-2: Sign Surface Area Measurement Example 2



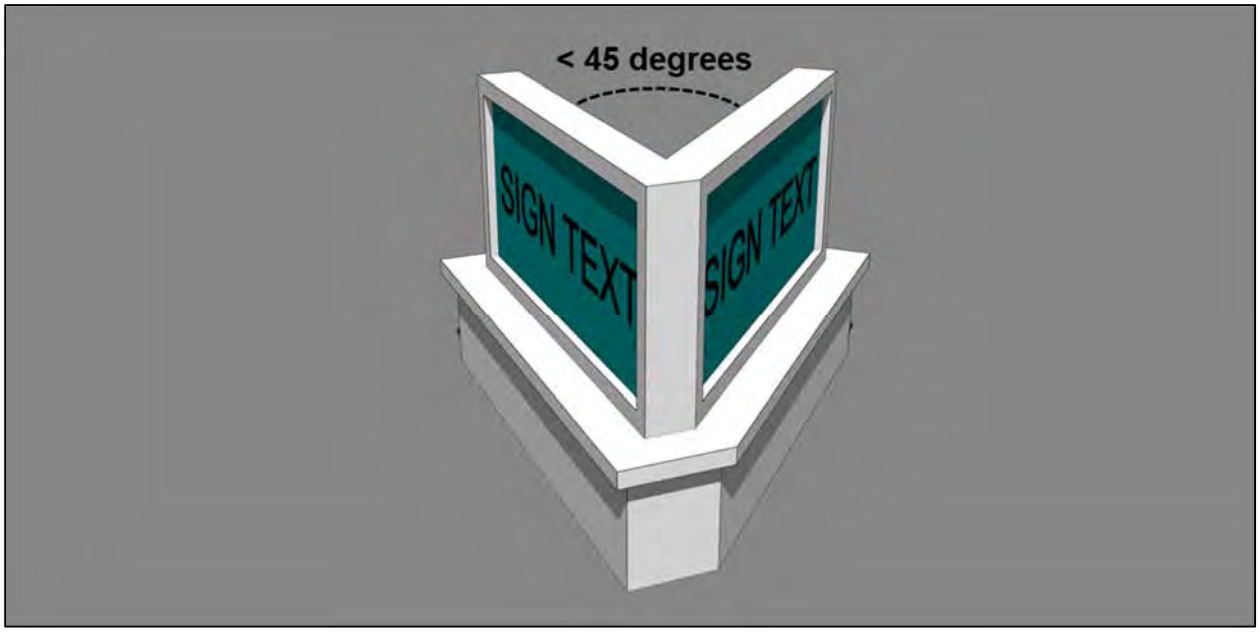
(3) For signs that are non-rectangular shapes, the total sign face area is determined by the sum of individual areas of the sign as divided into common shapes (circles, rectangles, and/or triangles) that make up the sign face (as shown in the areas outlined in red in Figure 1129.03-3: Sign Surface Area Measurement Example 3). The surface area of the remainder of a sign face that cannot be divided into a common shape shall be included in the total sign face area as the smallest rectangle(s) that includes those portions of the sign face.

Figure 1129.03-3: Sign Surface Area Measurement Example 3



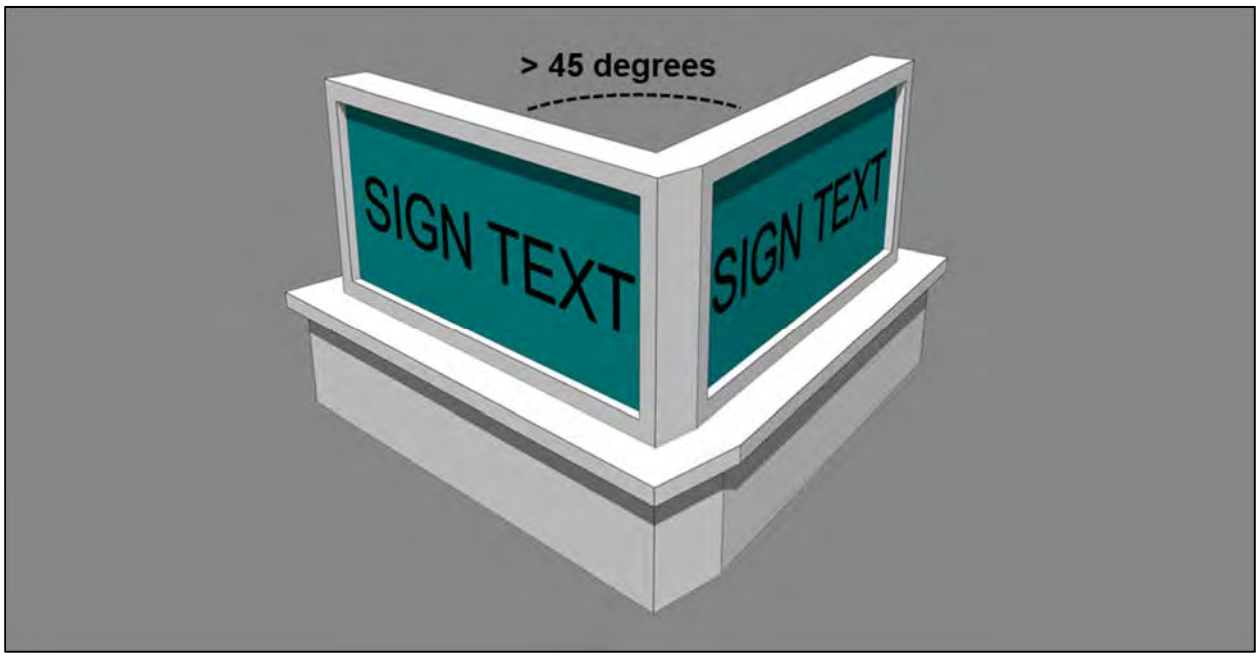
(4) If two signs of the same shape and dimensions are mounted or displayed back-to-back and parallel in a manner where a person can only view one side at a time, or are or are separated by an angle of 45 degrees or less, as shown in Figure 1129.03-4: Example Double-Faced Sign (45 Degrees or Less), then only one of such sign faces shall be measured for the total sign surface area, except where sign surface area standards are specified per face. Where the two sides of such a sign are not equal in size, the larger size shall be used for the total surface area calculation.

Figure 1129.03-4: Example Double-Faced Sign (45 Degrees or Less)



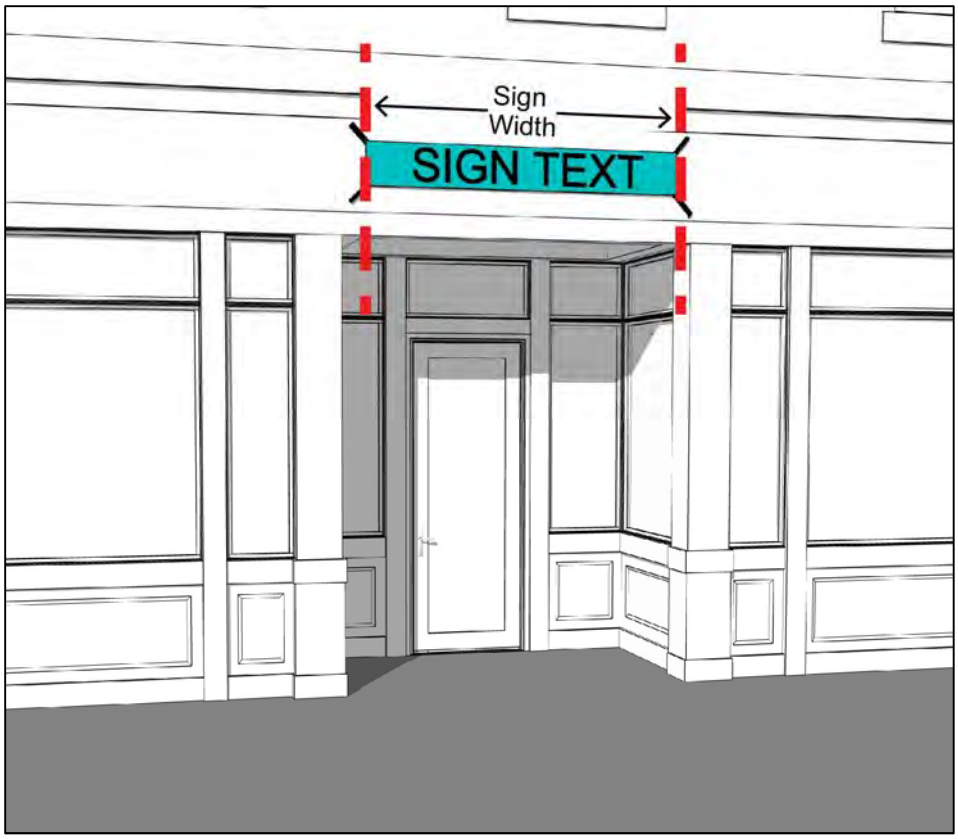
(5) If two signs are mounted and displayed in a "V" shape, instead of back-to-back, where the angle of separation is greater than 45 degrees, as shown in Figure 1129.03-5: Example Double-Faced Sign (Over 45 Degrees), then each such sign face shall be measured for total sign surface area.

Figure 1129.03-5: Example Double-Faced Sign (Over 45 Degrees)



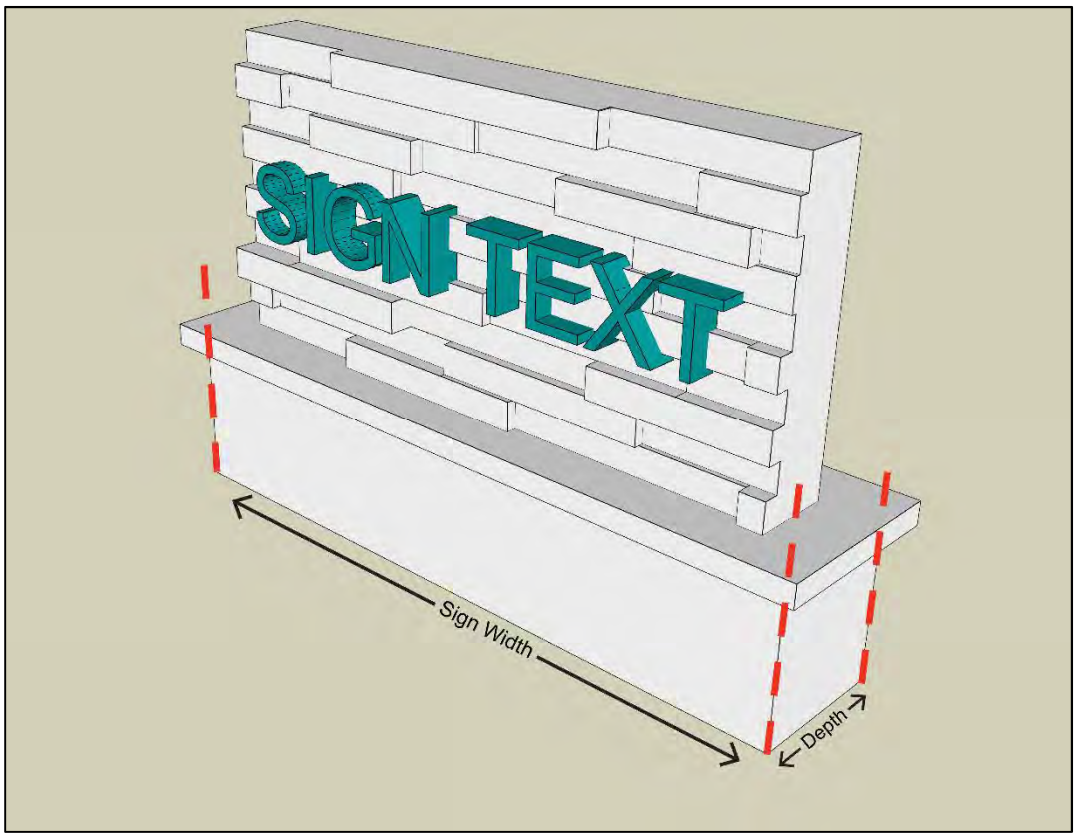
(E) **Sign width**. The width of a sign shall be measured as the longest horizontal measurement between the outermost edges of the sign, as shown in Figure 1129.03-6: Sign Width Measurement Example.

Figure 1129.03-6: Sign Width Measurement Example



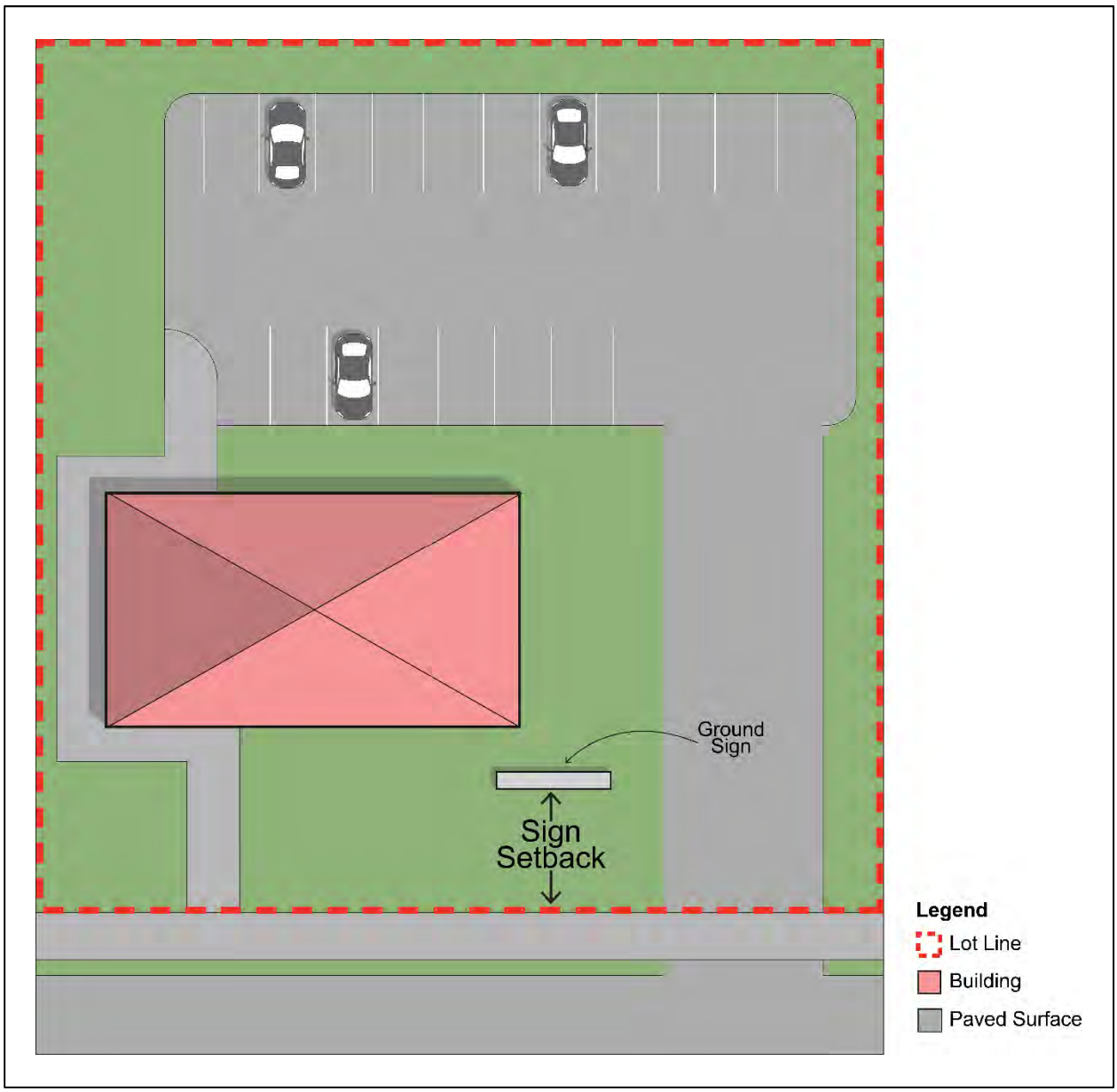
(F) **Sign support structure width and depth**. The width and depth of a sign support structure shall be measured horizontal in perpendicular directions along the constructed elements that support a sign, as shown in Figure 1129.03-7: Sign Width and Depth Measurement Example.

Figure 1129.03-7: Sign Width and Depth Measurement Example



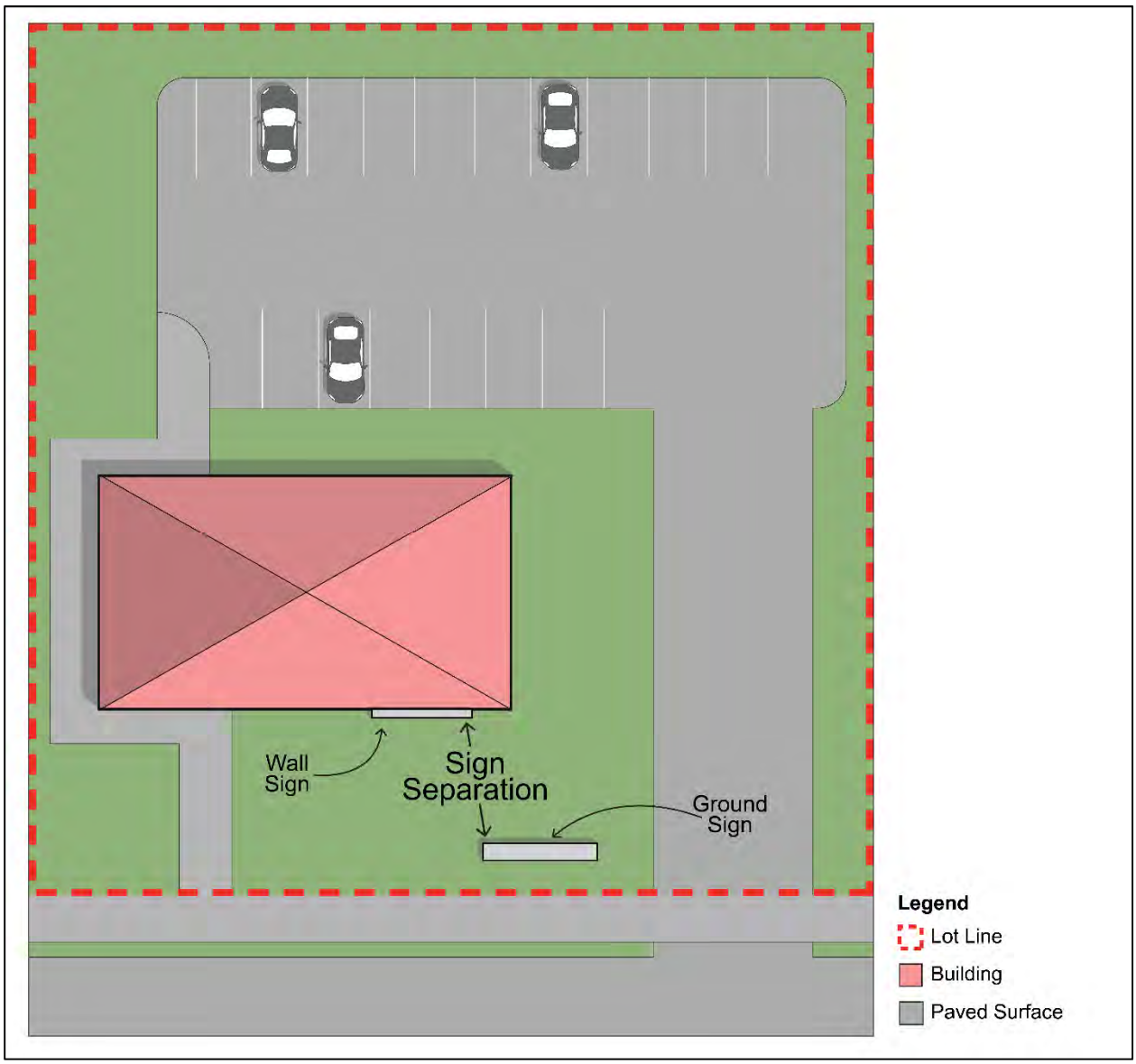
(G) **Sign setback from a parcel line**. Sign setbacks shall be measured as the shortest horizontal distance, as measured in a straight line, between the leading outside edge of the sign or sign support structure and the nearest parcel line(s), as shown in Figure 1129.03-8: Sign Setback Measurement Example.

Figure 1129.03-8: Sign Setback Measurement Example



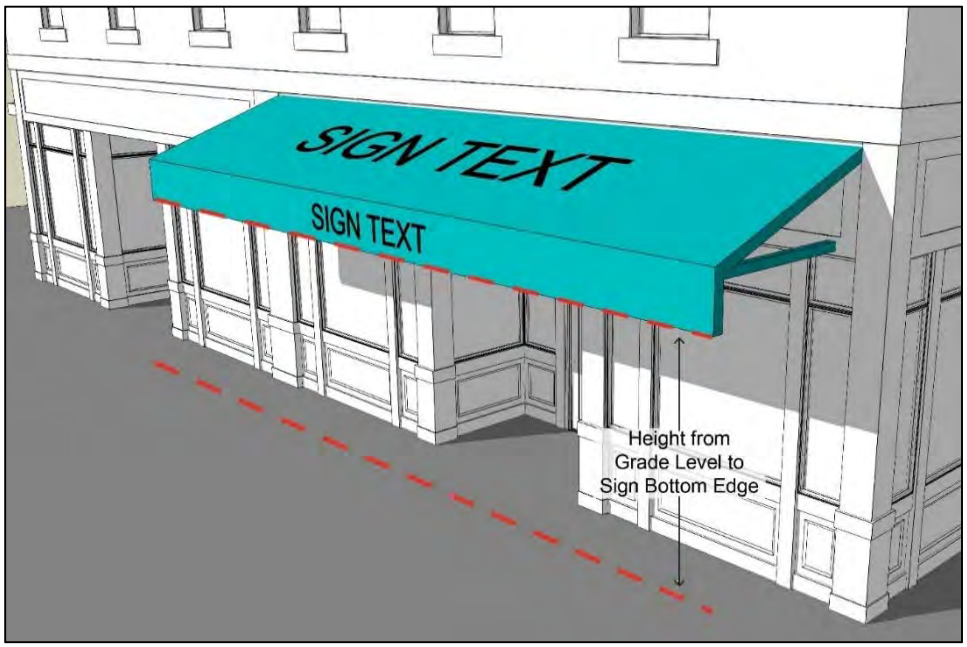
(H) **Sign separation from a separate sign**. Separation between signs shall be measured as the shortest horizontal distance, as measured in a straight line, between the leading outside edge of each sign or sign support structure, as shown in Figure 1129.03-9: Sign Separation Measurement Example.

Figure 1129.03-9: Sign Separation Measurement Example



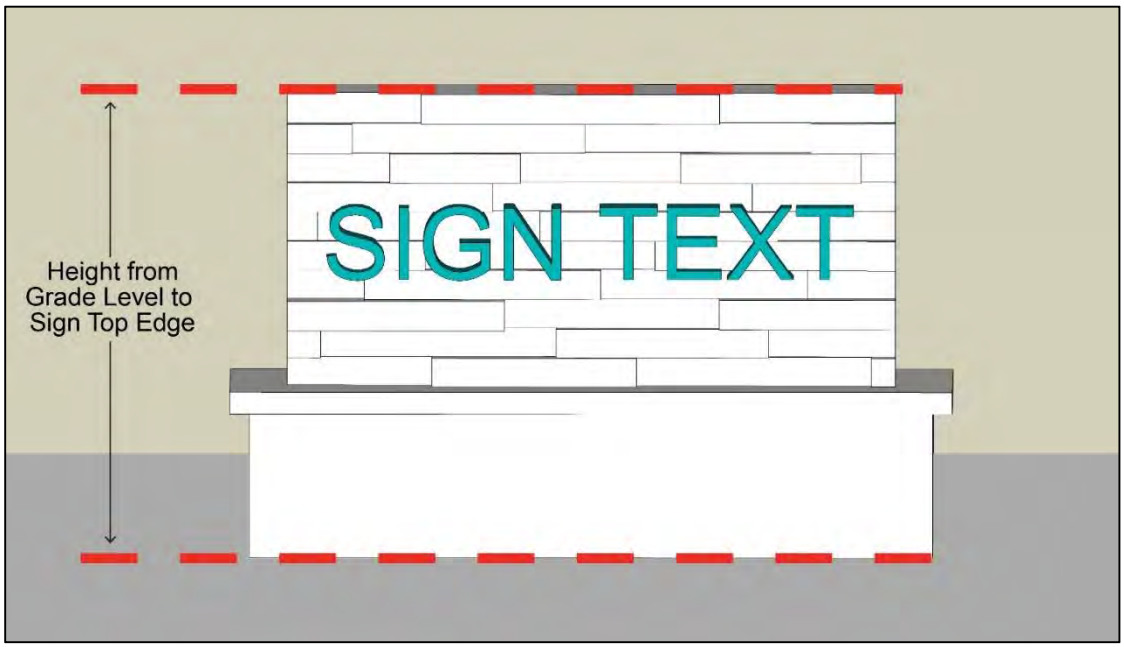
(I) **Clearance from grade level to sign bottom edge**. The clearance to the bottom edge of a sign shall be measured as the distance between grade level at the base of or beneath the sign or associated sign support structure and the lowest point of the lowest element of the sign that can be traveled under, including sign support structures that are not a building, as shown in Figure 1129.03-10: Clearance to Sign Bottom Edge Measurement Example.

Figure 1129.03-10: Clearance to Sign Bottom Edge Measurement Example



(J) **Height from grade level to sign top edge**. The height to the top edge of a sign shall be measured as the distance between grade level at the base of or beneath the sign or associated sign support structure and the highest point of the highest element of the sign, including the height of sign support structures that are not a building, as shown in Figure 1129.03-11: Height to Sign Top Edge Measurement Example.

Figure 1129.03-11: Height to Sign Top Edge Measurement Example



SECTION 1129.04 PROHIBITED SIGNS AND SIGN ELEMENTS

(A) **Prohibited signs**. The following signs and sign elements are prohibited:

(1) Electronic messaging centers, except as allowed per Table 1129.06-B: Comprehensive Sign Permissions and Design Standards;

(2) Box illumination;

(3) Off-site signs (billboards);

(4) Moving, flashing, and animated signs of any sort, including rotating or revolving signs, exposed neon, exposed LED, monopole signs, flashing messages, video signs with moving text or pictures, streamers, ribbons, pennants, spinners, and/or other similar moving devices;

(5) Roof signs, except roof signs attached to mansard roofs may be allowed;

(6) Portable signs, except for portable sidewalk signs as allowed per Table 1129.06-B: Comprehensive Sign Permissions and Design Standards;

(7) Signs that imitate or resemble official traffic or government signs and signals;

(8) Signs that create a visibility hazard or impair the future utilization or expansion of public streets;

(9) Signs that cause, create, or allow public viewing of any adult material, or any entertainment depicting, describing, or relating to specified sexual activities, specified anatomical areas, and/or words, letters, photographs, silhouettes, drawings, or pictorial representations of any adult material, specified sexual activities, or specified anatomical areas; and

(10) Signs that are installed, erected, or attached in any form, slope, or manner to a fire exit or any door or window giving access to any fire escape or other emergency ingress and egress, unless approved or required by the Division of Fire.

(11) Signs that are painted directly on the exterior surface of a building; provided, however, that signs may be painted directly on the exterior surface of a building in any of the Uptown Districts (defined below) so long as any such sign(s) satisfies all other requirements herein.

(B) **Signs in Planned Unit Developments (PUDs).** No sign prohibited in this Chapter shall be permitted in any Planned Unit Development (PUD), nor shall any sign be approved in a Planned Unit Development (PUD) of greater dimensions than are permitted in this Chapter without a variance granted in accordance with this Chapter.

(C) **Nonconforming signs**. Any signage that is made nonconforming by these prohibitions shall be subject to the provisions of Section 1129.11 Nonconformities.

SECTION 1129.05 PERMIT REQUIREMENTS (BY SIGN TYPE)

(A) **Sign permit requirements**. Sign permits shall be required or not required for all work related to identified sign types as set forth on Table 1129.05-A: Sign Permit Requirements.

Table 1129.05-A: Sign Permit Requirements

SIGN TYPE	PERMIT REQUIRED	PERMIT NOT REQUIRED
Awning Sign	●	
Banner Sign	●	
Building Entrance Sign	●	
Canopy (Building-Mounted) Sign	●	
Canopy (Ground-Mounted) Sign	●	
Freestanding Pole Sign	●	

SIGN TYPE	PERMIT REQUIRED	PERMIT NOT REQUIRED
Monument Sign	●	
Portable Sidewalk Sign	●	
Post and Panel Sign	●	
Projecting Sign	●	
Vehicular Use Area Sign	● (1)	
Wall Sign	●	
Window & Door Sign	● (2)	● (2)
Yard Sign (Large)	● (3)	● (3)
Yard Sign (Small)		●

Table Notes:
(1) If sign surface area is smaller than 4 square feet, no permit is required.
(2) Permanent window and door signs require a permit. Temporary decals that are less than 2 square feet cumulatively within a window or door shall not require a permit.
(3) Large yard signs in non-residential districts require a permit. All other large yard signs do not require a permit.

SECTION 1129.06 SIGN TYPE PERMISSIONS AND DIMENSIONAL STANDARDS (BY DISTRICT)

(A) **District groups**. For the purposes of this Chapter, zoning districts are categorized into the groups identified in Table 1129.06-A: Zoning District Categories:

Table 1129.06-A: Zoning District Categories

COMMERCIAL DISTRICTS	CIVIC DISTRICTS	RESIDENTIAL DISTRICTS	UPTOWN DISTRICTS	MANUFACTURING DISTRICTS
Regional Mixed-Use (RMU)	Open Space (OSD)	Suburban Residential (SRD)	Uptown Commercial (UC)	Manufacturing / Innovation (M/I)
Suburban Commercial (SCD)	Government Institutional (GOV)	Agricultural Residential (ARD)	Uptown Single-Family (USF)	Light Manufacturing (LMD)
Hospital Mixed-Use (HMD)		Village Residential (VRD)	Uptown Transitional (UT)	Manufacturing / Innovation Overlay (M/I-O)
Neighborhood Commercial (NCD)				

(B) **Comprehensive sign table**. Specified types of signs shall be allowed, conditionally allowed, or prohibited and limited as to their design per the provisions of Table 1129.06-B: Comprehensive Sign Permissions and Design Standards. Signs shall be allowed, conditionally allowed, or prohibited per the following key:

(1) A solid circle identifies a sign type as allowed through the approval of a zoning permit within specified zoning districts.

(2) A half-filled circle identifies a sign type as conditionally allowed through the approval of a conditional use permit within specified zoning districts.

(3) A hyphen identifies a sign type as not allowed within specified zoning districts.

Table 1129.06-B: Comprehensive Sign Permissions and Design Standards

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
GENERALLY APPLICABLE STANDARDS					
Maximum Cumulative Number of Signs Allowed **per Property**	Greater of (A) 4 signs per parcel; or (B) 4 signs for the first public entrance plus 2 additional signs for each additional public entrance	Greater of (A) 4 signs per parcel; or (B) 4 signs for the first public entrance plus 2 additional signs for each additional public entrance	Greater of (A) 4 signs per parcel; or (B) 4 signs for the first public entrance plus 2 additional signs for each additional public entrance	Greater of (A) 4 signs per parcel; or (B) 4 signs for the first public entrance plus 2 additional signs for each additional public entrance	Greater of (A) 4 signs per parcel; or (B) 4 signs for the first public entrance plus 2 additional signs for each additional public entrance

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
AWNING SIGN	●	–	–	●	●
Maximum Number Allowed (1)	Greater of (A) 1 per parcel; or (B) 1 per public entrance	–	–	Greater of (A) 1 per parcel; or (B) 1 per public entrance	Greater of (A) 1 per parcel; or (B) 1 per public entrance
Maximum Surface Area per Sign	Lesser of (A) 30 square feet; or (B) 40% of exterior awning surface	–	–	Lesser of (A) 30 square feet; or (B) 40% of exterior awning surface	Lesser of (A) 30 square feet; or (B) 40% of exterior awning surface
Minimum Clearance from Grade Level to Sign Bottom Edge	8 feet	–	–	8 feet	8 feet
Permitted Illumination Type(s)	External	–	–	External	External

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
BANNER SIGN (TEMPORARY)	●	●	● (2)	●	●
Maximum Number Allowed (1)	Greater of (A) 1 per parcel; or (B) 1 per public entrance	Greater of (A) 1 per parcel; or (B) 1 per public entrance	Greater of (A) 1 per parcel; or (B) 1 per public entrance	Greater of (A) 1 per parcel; or (B) 1 per public entrance	Greater of (A) 1 per parcel; or (B) 1 per public entrance
Maximum Surface Area per Sign	50 square feet (3)	50 square feet	20 square feet	20 square feet	50 square feet
Maximum Sign Width per Sign	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum Clearance from Grade Level to Sign Bottom Edge	8 feet	8 feet	8 feet	8 feet	8 feet
Maximum Height from Grade Level to Sign Top Edge	15 feet	15 feet	15 feet	15 feet	15 feet
Permitted Illumination Type(s)	External	External	External	External	External

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
BUILDING ENTRANCE SIGN	●	●	– (4)	●	●
Maximum Number Allowed (1)	1 per public entrance	1 per public entrance	–	1 per public entrance	1 per public entrance
Maximum Surface Area per Sign	4 square feet	4 square feet	–	4 square feet	4 square feet
Minimum Clearance from Grade Level to Sign Bottom Edge	4 feet	4 feet	–	4 feet	4 feet
Maximum Height from Grade Level to Sign Bottom Edge	8 feet	8 feet	–	8 feet	8 feet
Location Requirements	Sign shall be affixed to building within 3 feet of a public entrance	Sign shall be affixed to building within 3 feet of public entrance	–	Sign shall be affixed to building within 3 feet of a public entrance	Sign shall be affixed to building within 3 feet of a public entrance
Permitted Illumination Type(s)	External	External	–	External	External

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
CANOPY SIGN (BUILDING-MOUNTED)	●	●	– (4)	●	●
Maximum Number Allowed (1)	1 per public entrance	1 per public entrance	–	1 per public entrance	1 per public entrance
Maximum Surface Area per Sign	40 square feet	40 square feet	–	40 square feet	40 square feet
Minimum Clearance from Grade Level to Sign Bottom Edge	9 feet	9 feet	–	9 feet	9 feet
Location Requirements	Sign shall be affixed to top and/or side of canopy	Sign shall be affixed to top and/or side of canopy	–	Sign shall be affixed to top and/or side of canopy	Sign shall be affixed to top and/or side of canopy
Permitted Illumination Type(s)	External; internal	External; internal	–	External; internal	External; internal
Changeable Copy (Manual)	-	-	-	Manual changeable copy through channel letters shall be	-

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
				permitted on all faces of a marquee sign; a marquee sign may be internally illuminated	

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
CANOPY SIGN (GROUND-MOUNTED)	●	●	– (4)	●	●
Maximum Number Allowed (1)	2 per canopy	2 per canopy	–	2 per canopy	2 per canopy
Maximum Surface Area per Sign	30 square feet	30 square feet	–	30 square feet	30 square feet
Minimum Clearance from Grade Level to Sign Bottom Edge	9 feet	9 feet	–	9 feet	9 feet
Maximum Height from Grade Level to Sign Top Edge	12 feet	12 feet	–	12 feet	12 feet
Location Requirements	Shall not extend more than 3 feet above top edge of canopy	Shall not extend more than 3 feet above top edge of canopy	–	Shall not extend more than 3 feet above top edge of canopy	Shall not extend more than 3 feet above top edge of canopy
Permitted Illumination Type(s)	Internal	Internal	–	Internal	Internal

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
FREESTANDING POLE SIGN	◑	–	–	–	◑
Maximum Number Allowed (1)	1 per parcel	–	–	–	1 per parcel
Minimum Sign Setback from Parcel Lines	20 feet	–	–	–	20 feet
Maximum Surface Area per Sign	50 square feet	–	–	–	50 square feet
Maximum Height from Grade Level to Sign Top Edge	25 feet	–	–	–	25 feet
Location Requirements	Sign shall be located within 200 feet of US-33 ROW (5)	–	–	–	Sign shall be located within 200 feet of US-33 ROW (5)
Permitted Illumination Type(s)	External; internal	–	–	–	External; internal

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
MONUMENT SIGN	●	●	● (4)	●	●
Maximum Number Allowed (1)	1 per vehicular curb cut along the parcel lines	1 per parcel	2 per 10 acres of subdivision	1 per parcel	1 per parcel
Minimum Sign Setback from Parcel Lines	5 feet	5 feet	5 feet	5 feet	5 feet
Maximum Surface Area per Sign	40 square feet (6)	24 square feet	24 square feet	16 square feet	48 square feet
Maximum Height from Grade Level to Sign Top Edge	10 feet (7)	8 feet	8 feet	5 feet	10 feet (7)
Minimum Width and Depth of Sign Support Structure	3.5 inches	3.5 inches	3.5 inches	3.5 inches	3.5 inches

Location Requirements	**Monument signs** shall provide a minimum separation of 200 feet from other **monument signs** on the same parcel; **Monument signs** shall provide a minimum separation of 50 feet from other **monument signs** on separate parcels; **Monument signs** shall provide a minimum separation of 50 feet from **Building Wall Signs** on the same parcel [8]	**Monument signs** shall provide a minimum separation of 50 feet from other **monument signs** on separate parcels; **Monument signs** shall provide a minimum separation of 100 feet from **Building Wall Signs** on the same parcel	**Monument signs** shall provide a minimum separation of 200 feet from other **monument signs** on the same parcel and/or within the same subdivision; **Monument signs** shall provide a minimum separation of 50 feet from other **monument signs** on separate parcels	**Monument signs** shall provide a minimum separation of 50 feet from other **monument signs** on separate parcels; **Monument signs** shall provide a minimum separation of 100 feet from **Building Wall Signs** on the same parcel	**Monument signs** shall provide a minimum separation of 50 feet from other **monument signs** on separate parcels; **Monument signs** shall provide a minimum separation of 100 feet from **Building Wall Signs** on the same parcel

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
Permitted Illumination Type(s)	External; internal if routed sign face or opaque background with copy only illuminated	External; internal if routed sign face or opaque background with copy only illuminated	External; internal if routed sign face or opaque background with copy only illuminated	External; internal if routed sign face or opaque background with copy only illuminated	External; internal if routed sign face or opaque background with copy only illuminated
Changeable Copy; Electronic Message Center	-	Maximum of 24 square feet of sign face area on only one monument sign on a parcel may be an electronic message center sign or a manual changeable copy sign; for electronic message centers signs, message shall not change	-	-	-

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
		more than once per every 10 seconds			

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
PORTABLE SIDEWALK SIGN	●	–	–	●	–
Maximum Number Allowed (9)	1 per public entrance	–	–	1 per public entrance	–
Maximum Surface Area per Sign	6 square feet per face	–	–	6 square feet per face	–
Maximum Height from Grade Level to Sign Top Edge	3 feet	–	–	3 feet	–
Location Requirements	Sign shall be within 3 feet of a public entrance;	–	–	Sign shall be within 3 feet of a public entrance;	–

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
	Sign shall not impair sidewalk passage; Sign shall only be installed and/or visible from outside of a building during business hours of the associated business			Sign shall not impair sidewalk passage; Sign shall only be installed and/or visible from outside of a building during business hours of the associated business	
Permitted Illumination Type(s)	None	–	–	None	–

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
POST AND PANEL SIGN	●	●	–	●	●
Maximum Number Allowed (1)	1 per parcel	1 per parcel	–	1 per parcel	1 per parcel
Minimum Sign Setback from Parcel Lines	3 feet	3 feet	–	3 feet	3 feet
Maximum Surface Area per Sign	30 square feet	20 square feet	–	20 square feet	30 square feet
Maximum Height from Grade Level to Sign Top Edge	6 feet	4 feet	–	4 feet	6 feet
Permitted Illumination Types	External	External	–	External	External

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
PROJECTING SIGN	●	–	–	●	–
Maximum Number Allowed (1)	1 per public entrance	–	–	1 per public entrance	–
Maximum Surface Area per Sign (10)	10 square feet	–	–	10 square feet	–
Maximum Projection from Building Elevation	5 feet	–	–	5 feet	–
Minimum Clearance from Grade Level to Sign Bottom Edge	8 feet	–	–	8 feet	–
Permitted Illumination Type(s)	External	–	–	External; internal if routed sign face or opaque background with copy only illuminated	–

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
VEHICULAR USE AREA SIGN	●	●	●	●	●
Maximum Number Allowed (9)	8 per public entrance	8 per public entrance	8 per public entrance	8 per public entrance	8 per public entrance
Minimum Clearance from Grade Level to Sign Bottom Edge (11)	9 feet	9 feet	9 feet	9 feet	9 feet
Maximum Surface Area per Sign	9 square feet	9 square feet	9 square feet	9 square feet	9 square feet
Maximum Height from Grade Level to Sign Top Edge (12)	4 feet	4 feet	4 feet	4 feet	4 feet
Permitted Illumination Types	External; internal	External; internal	External; internal	External; internal	External; internal

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
WALL SIGN	●	●	– (4)	●	●
Maximum Number Allowed (1)	Number not limited (13); Cumulative sign surface area on given building elevation shall not exceed maximum sign surface area	Number not limited (13); Cumulative sign surface area on given building elevation shall not exceed maximum sign surface area	–	Number not limited (13); Cumulative sign surface area on given building elevation shall not exceed maximum sign surface area	Number not limited (13); Cumulative sign surface area on given building elevation shall not exceed maximum sign surface area
Maximum Sign Surface Area **per Sign**	40 square feet (3)	40 square feet (3)	–	40 square feet (3)	40 square feet (3)
Maximum Sign Surface Area **per Building Elevation**	1.2 square feet per lineal building elevation width of the applicable building elevation	1.2 square feet per lineal building elevation width of the applicable building elevation	–	1.2 square feet per lineal building elevation width of the applicable building elevation	1.2 square feet per lineal building elevation width of the applicable building elevation

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
Maximum Sign Projection from Wall Surface	*8 feet or more above grade level*: 1 foot; *Less than 8 feet above grade level*: 6 inches (14)	*8 feet or more above grade level*: 1 foot; *Less than 8 feet above grade level*: 6 inches (14)	–	*8 feet or more above grade level*: 1 foot; *Less than 8 feet above grade level*: 6 inches (14)	*8 feet or more above grade level*: 1 foot; *Less than 8 feet above grade level*: 6 inches (14)
Location Requirements	Wall signs shall provide a minimum separation of 50 feet from monument signs on the same parcel.	Wall signs shall provide a minimum separation of 50 feet from monument signs on the same parcel.	–	Wall signs shall provide a minimum separation of 50 feet from monument signs on the same parcel.	Wall signs shall provide a minimum separation of 50 feet from monument signs on the same parcel.
Permitted Illumination Type(s)	External; internal	External; internal	–	External; internal	External; internal

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
WINDOW & DOOR SIGN	●	●	–	●	●
Maximum Number Allowed (1)	Number not limited (13); Cumulative sign surface area on given building elevation shall not exceed maximum sign surface area	Number not limited (13); Cumulative sign surface area on given building elevation shall not exceed maximum sign surface area	–	Number not limited (13); Cumulative sign surface area on given building elevation shall not exceed maximum sign surface area	Number not limited (13); Cumulative sign surface area on given building elevation shall not exceed maximum sign surface area
Maximum Sign Surface Area	40% of glass surface area	20% of glass surface area	–	Lesser of (A) 40% of storefront glass area; or (B) 40% of individual panes	30% of glass surface area
Location Requirements	N/A	N/A	–	N/A	N/A
Permitted Illumination Type(s)	External	External	–	External	External

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
YARD SIGN (SMALL)	●	●	●	●	●
Maximum Number Allowed (1)	2 per parcel	2 per parcel	6 per parcel	2 per parcel	2 per parcel
Maximum Surface Area per Sign	6 square feet	6 square feet	6 square feet	6 square feet	6 square feet
Minimum Sign Setback from Parcel Lines	3 feet	3 feet	3 feet	3 feet	3 feet
Maximum Height from Grade Level to Sign Top Edge	3 feet	3 feet	3 feet	3 feet	3 feet
Maximum Duration of Sign Placement	90 calendar days each calendar year	90 calendar days each calendar year	90 calendar days each calendar year	90 calendar days each calendar year	90 calendar days each calendar year
Permitted Illumination Type(s)	none	none	none	none	none

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
YARD SIGN (LARGE)	●	●	Allowed - No Permit Required	●	●
Maximum Number Allowed (1)	1 per parcel	1 per parcel	1 per parcel	1 per parcel	1 per parcel
Maximum Surface Area per Sign	12 square feet	12 square feet	6 square feet	12 square feet	12 square feet
Minimum Sign Setback from Parcel Lines	5 feet	5 feet	3 feet	5 feet	5 feet
Maximum Height from Grade Level to Sign Top Edge	8 feet	8 feet	6 feet	8 feet	8 feet
Maximum Duration of Sign Placement	12 months	12 months	none	12 months	12 months
Permitted Illumination Type(s)	none	none	none	none	none

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**
ELECTRONIC MESSAGE CENTER SIGN (15)	–	◑	– (4)	–	–
Maximum Number Allowed	–	1 per parcel	–	–	–
Maximum Surface Area per Sign	–	24 square feet	–	–	–
Location Requirements	–	Shall be part of a permitted sign type	–	–	–
Maximum Message Change Frequency		Shall not change more often than once every 10 seconds			
Permitted Illumination Type(s)	–	Internal	–	–	–

Table Notes:
(1) Counts against cumulative number of signs allowed.
(2) Banner signs in residential districts are exempt from requiring a zoning permit.
(3) Maximum sign surface area may be increased upon administrative adjustment.

SIGN TYPE | Name of Standard	● = Allowed with Zoning Permit ◑ = Allowed with Conditional Use Permit – = Not allowed				
	RMU / SCD / HMD / NCD	**OSD / GOV**	**SRD / ARD / VRD**	**UC / USF / UT**	**M/I / LMD / M/I-O**
	Commercial	**Civic**	**Residential**	**Uptown**	**Manufacturing**

(4) K-12 schools and colleges, universities, vocational, technical, trade and/or business schools in the SRD, ARD, and/or VRD district are allowed a **building entrance sign**, **canopy sign (building-mounted)**, **canopy sign (ground-mounted)**, **monument sign**, **mural**, and/or **electronic message center sign** in accordance with the respective standards for such sign types and murals that apply to the OSD and GOV districts.
(5) Parcels that are eligible for such a sign are not required to immediately abut US-33; provided that the sign is located within 200 feet of the closest U.S. 33 right-of-way, including any on/off ramps. Notwithstanding anything to the contrary contained herein, if a sign cannot be placed within 200 feet of the closest U.S. 33 right-of-way, then such sign shall not be permitted.
(6) For multi-tenant properties, allowed max surface area per sign is 60 square feet.
(7) For multi-tenant properties, maximum height allowed is 25 feet. Monument signs that are taller than 5 feet must be set back from all parcel lines a minimum distance equal to the height of the sign.
(8) Parcels larger than 2.5 acres shall provide a minimum separation of 100 feet between **wall signs** and **monument signs** on the same parcel.
(9) This type is exempt from, and not counted against, cumulative number of signs allowed.
(10) Non-rectangular projecting signs shall be allowed a maximum surface area of 40 square feet.
(11) This standard for minimum clearance from grade level shall only apply to vehicular use area signs that are installed above a pathway.
(12) This standard for maximum height from grade level shall not apply to vehicular use area signs that are installed above a pathway.
(13) Each separate sign counts against the cumulative number of signs allowed.
(14) Any portion of a sign, including lighting, less than 8 feet above grade level shall have a minimum 4-foot clearance along any pedestrian walkway within 4 feet of such sign.
(15) Electronic message center signs are further subject to the standards of Section 1129.07.

SECTION 1129.07 MURALS

(A) A mural is not a sign for purposes of this Chapter.

(B) One mural is allowed per parcel in all non-residential districts. All murals shall be reviewed and approved by the Design Review Board for compliance with this Chapter and a mural permit issued by the City.

(C) A mural shall be painted on or affixed to the side or rear elevation of a building. No mural shall be located on the front façade or roof of a building. In addition to paint applied directly to a building surface, a mural on ultra flex vinyl, metal, or canvas shall be permitted to be affixed on the side or rear elevation of a building in conformance with this Chapter. A mural may be projected on the surface of a building by a light projector so long as it complies with all locational and dimensional standards of this Chapter and provided that the light projector and the projection is contained solely on the parcel on which the building on which the mural is being projected is located and does not shine on or cross over any other parcel without the express permission of such burdened parcel owner.

(D) The total area of a mural shall not exceed the greater of 1,000 square feet or 75% of the surface area of the building elevation on which it is painted or affixed.

(E) A mural may be externally illuminated.

SECTION 1129.08 GENERAL DESIGN AND ILLUMINATION STANDARDS

(A) **General construction requirements**. All signs and supporting structures, as applicable, are subject to the following standards:

(1) All permanent signs and supporting structures shall be designed and constructed in a manner to withstand a pressure of 30 pounds per square foot without collapsing, leaning, or otherwise exhibiting damage.

(2) All electrical wiring, fittings, and material used in construction and operation of signs shall conform to the codes and specifications of the City of Marysville to the extent the specifications are in effect, or to the applicable codes of the State of Ohio where they supersede those of the City of Marysville.

(B) **Relation to traffic devices**. Privately owned signs shall not imitate traffic control devices and other signs installed by government entities in a public right-of-way. Unless regulated otherwise in the codes of the city, signs shall not be erected in a manner that obstructs sight lines along any public right-of-way to or from:

(1) Traffic control lights;

(2) Traffic control signs;

(3) Street name signs;

(4) Street sight lines;

(5) Signals at railroad or grade crossings; and

(6) Similar official devices in a public right-of-way.

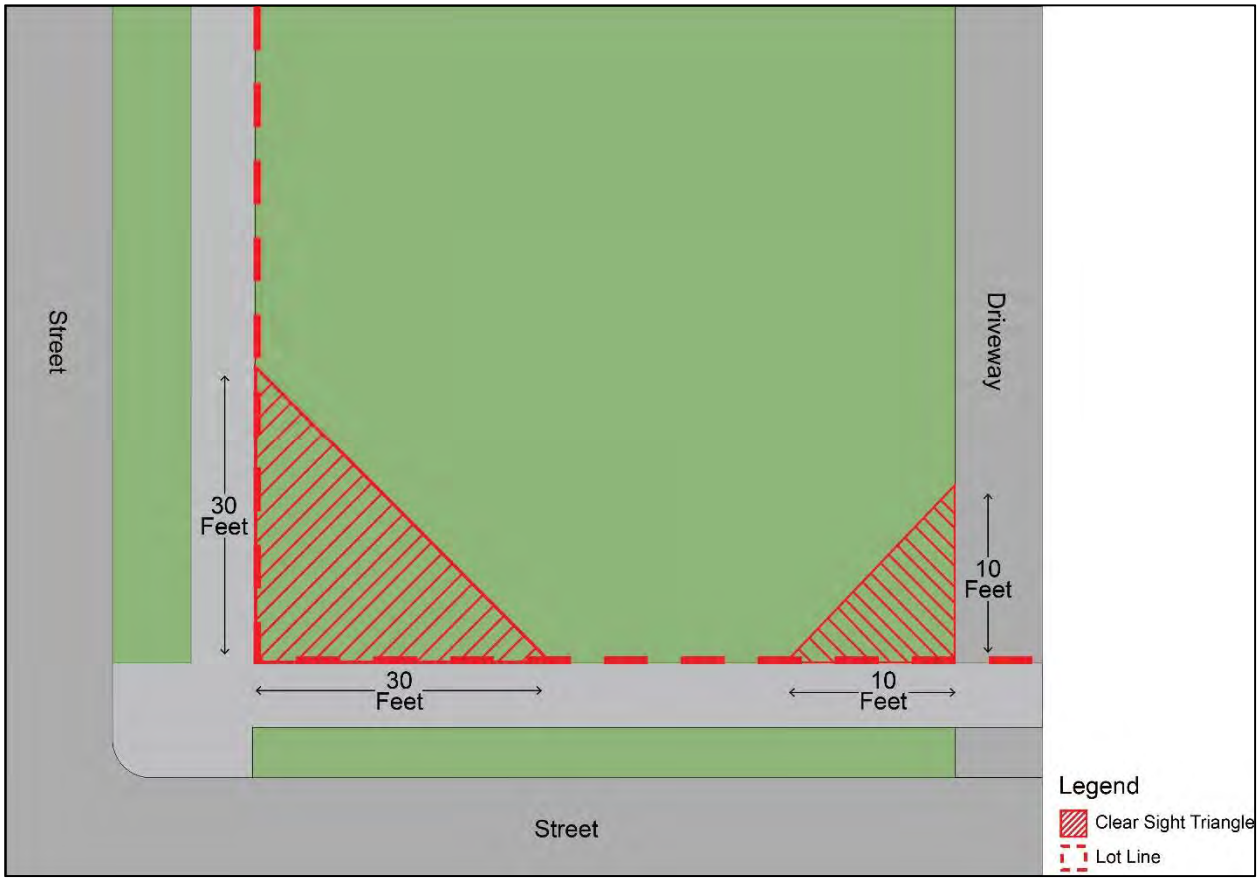
(C) **Clear sight triangle required**. As shown in Figure 1129.08-1: Example Clear Sight Triangles, a clear sight triangle shall be observed and is subject to the following:

(1) **Intersections of rights-of-way**. A clear sight triangle shall be observed at all street intersections within the area formed by measuring 30 feet along both directions from the corner point of the right-of-way intersection, connecting the end points with a straight line.

(2) **Intersections of driveways and rights-of-way**. A clear sight triangle shall be observed at all intersections of driveways and streets within the area formed by measuring 10 feet along both directions from the corner point of the driveway pavement and the right-of-way, connecting the end points with a straight line.

(3) **Obstructions in a clear sight triangle**. Signs shall be located and designed in a manner that maintains a substantially clear view between two and one-half (2.5) feet and eight (8) feet above grade level within clear sight triangles.

Figure 1129.08-1: Example Clear Sight Triangles



(D) **Illumination of signs**. Signage illumination, where allowed per Table 1129.06-B: Comprehensive Sign Permissions and Design Standards and other provisions of this Chapter, shall not produce a glare onto properties other than the subject parcel, and shall meet the following standards:

(1) **Shielding required**. Light sources to illuminate signs shall be shielded from all nearby residential buildings and from all rights-of-way and shall be of such brightness or intensity as to not cause a hazardous glare towards pedestrians or automobile operators.

(2) **Prohibited illumination**. Signage illumination must meet the applicable standards of Section 1129.04 Prohibited Signs and Sign Elements.

(3) **Internally illuminated signs**. As measured in accordance with Section 1129.03 Measurement Methodologies, internal illumination sources within a sign shall not produce an illuminance at a joint property line of a property within a residential zoning district that exceeds 0.5 footcandles. At a joint property line of a property that is not within a residential zoning district, such illuminance may not exceed one (1) footcandle.

(4) **Externally illuminated signs**. As measured in accordance with Section 1129.03 Measurement Methodologies, light sources that are intended for a sign and that are external from the sign may produce an illuminance of the sign face not exceeding 30 footcandles. Such light sources must be directed towards the sign, must be shielded in a manner that prevents light from spilling past the edges of the sign, and must be shielded in a manner that prevents direct views of the source of light.

(E) **Additional standards for electronic message center signs**. In addition to the applicable standards of Table 1129.06-B: Comprehensive Sign Permissions and Design Standards, electronic message center signs are subject to the following standards:

(1) Sources of illumination shall incorporate dimmers and glare screens and shall be equipped with a photocell to automatically reduce brightness that corresponds to available ambient light;

(2) Such signs shall incorporate a default design that will freeze the message or completely turn off all illumination sources in the event of a malfunction;

(3) Messages within such signs shall not flash and/or provide the illusion of motion; and

(4) The maximum illumination at a point 150 feet or greater from any such sign shall not exceed 1.5 footcandles above ambient light.

SECTION 1129.09 SIGN PERMIT PROCEDURES

(A) **Applicability**. A sign permit must be approved prior to the installation, construction, erection, alteration, relocation, or replacement of all signs that are not explicitly exempted from requiring a sign permit per Section 1129.02 Applicability and Exempt Sign Types or Table 1129.05-A: Sign Permit Requirements.

(B) **Review and decision authority**. The Zoning Administrator shall review and decide on the completeness of applications for sign permits and shall be responsible for directing such applications to the applicable review and decision authority set forth herein.

(1) All new signs and all multi-tenant sign packages shall be reviewed and approved by the Design Review Board prior to the issuance of a permit. Replacement of panels on an approved multi-tenant sign or within an approved multi-tenant sign package shall not require Design Review Board review or approval and shall require only review and approval by the Zoning Administrator for compliance with all applicable regulations in this Chapter.

(C) **Approval criteria**. The applicable review and decision authority shall approve and issue a sign permit only upon finding that the design, size, scale, height, illumination, location, orientation, and related aspects of the proposed sign(s) meets all applicable standards of this Chapter.

(D) **Denial**. The applicable review and decision authority shall deny an application for a sign permit that does not meet the approval criteria. Following such a determination, the Zoning Administrator shall issue to the applicant a notice of denial in writing with the reasons for the denial stated therein.

(E) **Appeal**. An aggrieved party may appeal a final decision of the applicable review and decision authority in accordance with Section 1141.13 Appeals of the Marysville Planning and Zoning Code.

(F) **Required application information**. A complete application for a sign permit must be submitted to the Zoning Administrator on forms furnished by the City and must include the following information:

(1) The design and layout of each sign proposed, including the total area of all signs and the area, height, materials, colors, and illumination of individual signs;

(2) If a maximum display period applies: the proposed display duration and the date that the sign will be removed;

(3) Photographs or drawings of the building, if applicable, for which the signs are proposed and photographs of surrounding buildings, signs, and uses;

(4) A site plan of the subject parcel showing the location of existing buildings and other site improvements and the location existing and proposed signs with setback and separation measurements marked;

(5) A site plan of the subject parcel showing any required clear sight triangles;

(6) The application fee as established by ordinance; and

(7) Any additional information required by the Zoning Administrator to determine compliance with applicable standards of this Chapter.

SECTION 1129.10 SIGN PROCEDURES

(A) **Applicability**. A sign variance must be approved prior to the installation, construction, erection, alteration, relocation, or replacement of a sign that does not meet applicable standards of this Chapter.

(B) **Review and decision authority**. The Board of Zoning Appeals shall review and decide on sign variance applications in a public hearing.

(C) **Public hearing and notices**. The Division of Engineering shall publish notice of a public hearing before the Board of Zoning Appeals and hold the public hearing on a complete application for a sign variance in accordance with the provisions of Section 1141.18, 1141.19, 1141.20, and 1141.21 of the Zoning Code, as applicable.

(D) **Approval criteria**. The Board of Zoning Appeals shall approve a sign variance only upon finding that:

(1) There are special circumstances or conditions, such as the existence of buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the proposed sign, provided however, that such special circumstances or conditions must be peculiar to the particular use of the lot and are not generally applicable to all allowed uses within the given zoning district; and

(2) The variance would be in general harmony with the purposes and intents of this Chapter 1129; and

(3) The requested variance is the minimum deviation from the applicable standard necessary to overcome a hardship and allow for a reasonably effective sign.

(E) **Conditions authorized**. The Board of Zoning Appeals is hereby authorized to impose conditions upon its approval of a sign variance. Such conditions must be the smallest and/or least restrictive conditions necessary to cause or ensure that a proposed sign is compatible with the purpose and intent of this Chapter 1129.

(F) **Denial**. The Board of Zoning Appeals shall deny an application for a sign variance that does not meet the approval criteria. Following such a determination, the Board of Zoning Appeals shall issue to the applicant a notice of denial in writing with the reasons for the denial stated therein.

(G) **Appeal**. Any person aggrieved by a final decision of the Board of Zoning Appeals may seek relief there from in a court of competent jurisdiction.

(H) **Required application information**. A complete application for a sign variance shall require the same information required for a sign permit (as provided in Section 1129.09) along with the following:

(1) A description of the special circumstances and the hardship being faced for the proposed sign; and

(2) A description of the proposed sign's compliance with the purposes and intents of this Chapter 1129.

SECTION 1129.11 NONCONFORMITIES

(A) **Nonconforming signs**.

(1) Signs and structures in existence prior to or on the effective date of this Chapter which violate or otherwise do not conform to the provisions of this chapter, and which were erected in accordance with a city permit shall be deemed legal nonconforming signs. All such legal nonconforming signs and structures shall be maintained in accordance with this Chapter.

(2) The regulations in this section are designed to prevent a public nuisance through overconcentration, improper placement, and excessive height, bulk, enlargement, number, and area of signs. They shall not be construed to prohibit changing a sign panel, provided there is no increase in height, area, or location; or to permit a nonconforming sign to be placed closer to a right-of-way lot line or power line than as allowed by this Chapter.

(B) **Loss of nonconforming status**. It is the intent of this section that legal nonconforming signs eventually be brought into compliance with the provisions and regulations of this chapter. As a result, a legal nonconforming sign shall immediately lose its legal nonconforming status and therefore must be brought into conformance with this chapter or be removed if the sign is enlarged, relocated, modified, or replaced. If the sign is part of an establishment which discontinues operation for 30 consecutive days; or if it is structurally damaged to an extent greater than one-half its estimated replacement value, it will also immediately lose its legal nonconforming status. Similarly, any legal nonconforming advertising structure so damaged must be brought into compliance or removed.

(C) **Maintenance and repair of nonconforming signs**. Any legal nonconforming sign may be painted, cleaned, or maintained and structural or electrical parts may be repaired or restored to a safe condition provided the maintenance or repair does not alter, change, enlarge, or relocate the existing sign or sign structures.

(D) **Limitation on reconstruction**. A nonconforming sign or part thereof damaged or deteriorated to an extent exceeding 50% of its replacement cost shall not be reconstructed or replaced unless made to conform to the regulations of this code. For a nonconforming sign damaged by a single incident (such as a storm) to an extent less than 50% of its replacement cost, reconstruction is permitted only if such work is begun within six months of the incident and is completed within 12 months of the incident.

(E) **Conditional permit review and approval. Signs requiring conditional permit review and approval shall be reviewed by the Board of Zoning Appeals as set forth in** Chapter 1141 – Administration and Procedures, and Chapter 1145 – Enforcement and Penalty, of the Zoning Code**.**

SECTION 1129.12 MAINTENANCE AND REMOVAL OF SIGNS

(A) **General maintenance standards**. All signs and sign-supporting structures must be maintained in a safe and secure condition.

(B) **Removal of signs**. Signs that are no longer in service, or that have been abandoned, or that are not maintained in accordance with this Zoning Code or in accordance with another governmental agency with competent jurisdiction, must be removed by the permit holder, the building owner, and/or the parcel owner. The city may remove such signs at the expense of the permit holder, the building owner, and/or the parcel owner following a notice that complies with the applicable requirements of Chapter 1141 – Administration and Procedures, and Chapter 1145 – Enforcement and Penalty, of the Zoning Code.

(C) **Notice of required maintenance or removal**.

(1) Whenever the removal or maintenance of any permanent sign has been ordered by the Division of Engineering and the entity to which such notice has been supplied fails to remove or maintain the sign within 30 days after receiving such notice, the Division of Engineering may remove or cause to be removed or maintained such sign at the expense of the sign permit holder, building owner, and/or parcel owner, as applicable.

(2) Prohibited and/or temporary signs that violate the standards of this Chapter shall be removed within five (5) days after a removal order is issued by the Division of Engineering.

(D) **Signs constituting a public hazard**. If the Division of Engineering determines that a sign constitutes an immediate hazard to public health and safety, then the Division of Engineering shall promptly cause the repair or removal of the sign at the expense of the permit holder, the building owner, and/or the parcel owner, as applicable.

SECTION 1129.13 VIOLATIONS AND PENALTIES

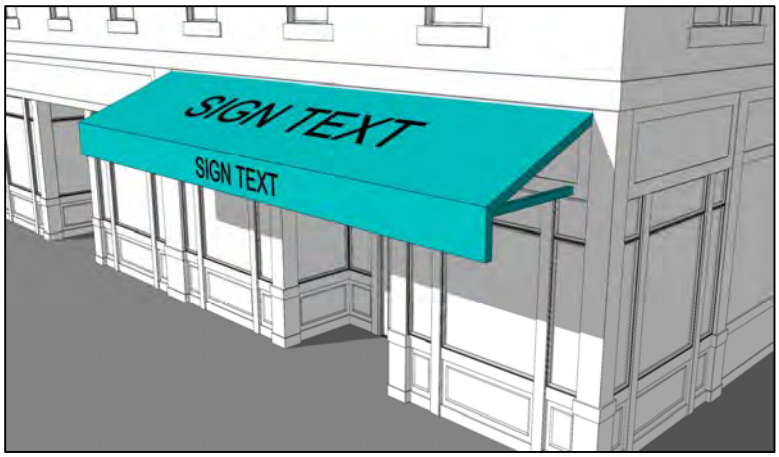
(A) A person, entity, or corporation who does not correct a violation of this Chapter within the time limits established in Section 1129.12 shall be subject to fines and other penalties in accordance with Chapter 1145 – Enforcement and Penalty, of the Zoning Code. Each day such offense continues shall constitute a separate and distinct offense. Such fines and other penalties shall be separate from and be in addition to any expenses incurred by the city for the removal or maintenance of a sign that the city implements in accordance with Section 1129.12 Maintenance and Removal of Signs.

Appendix A: Glossary of Terms

AWNING means a permanent or temporary structure other than a canopy that is attached to a building wall, that is made of flexible material (which can move from the movement of air) stretched over or attached to a frame, and that projects from said wall over a passable sidewalk, driveway, or similar pathway. An awning may be fixed in place without operating parts or it may be retractable.

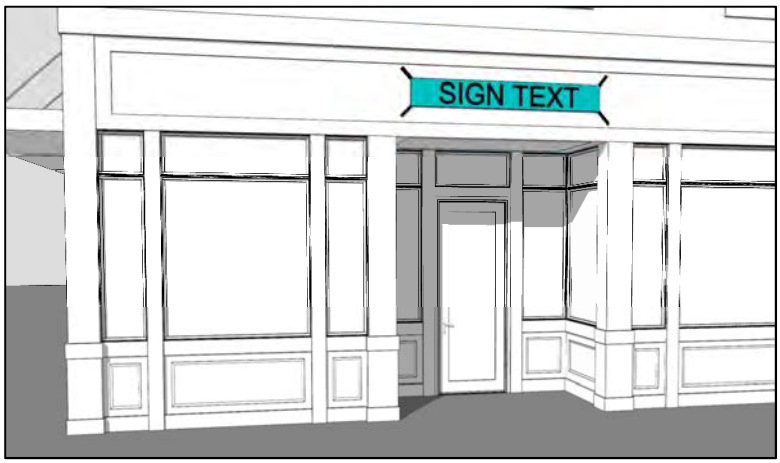
AWNING SIGN means a sign affixed flat to the surface of an awning or which does not extend vertically or horizontally beyond the limits of such an awning.

Figure 1129.13-1: Example Awning Sign



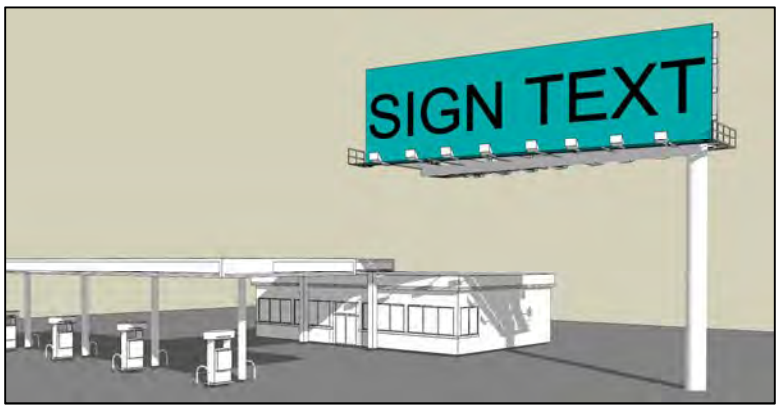
BANNER SIGN means a temporary sign composed of light-weight material and secured or mounted in a manner that allows movement of air to cause movement of the sign. Such signs may also be called "feather" signs, typically constructed in a manner where a moveable material is stretched over a single curved pole. A sign enclosed in a rigid frame shall not qualify as a banner sign.

Figure 1129.13-2: Example Banner Sign



BILLBOARD means an off-premises sign located at any place other than within the same parcel of land on which the specific business or activity being identified on such sign is itself located or conducted, and that is typically mounted to a pole.

Figure 1129.13-3: Example Billboard Sign



BOX SIGN means a sign that contains all copy within a single enclosed cabinet, with or without internal lighting, and which can be single- or double-faced. Typical features of a box sign may include but are not limited to:

(1) A rectangular shape;

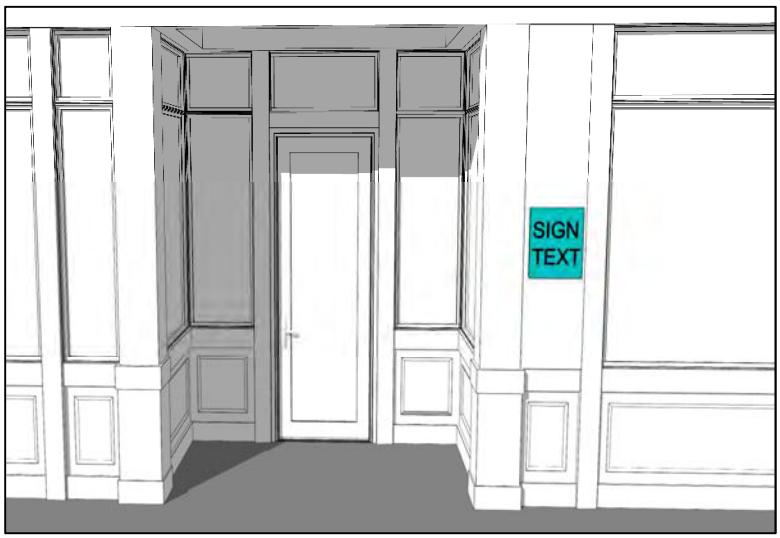
(2) A frame separate from and supporting the message board that may or may not serve as a decorative element; and

(3) Message boards made of acrylic, polycarbonate, or metal.

BUILDING means any **STRUCTURE** having a roof supported by columns or walls that is used, or intended to be used, for the shelter or enclosure of persons, animals, or property.

BUILDING ENTRANCE SIGN means a sign that is directly affixed to a building near a **PUBLIC ENTRANCE**. Such a sign typically identifies the interior uses that are accessible from the nearby entrance.

Figure 1129.13-4: Example Building Entrance Sign

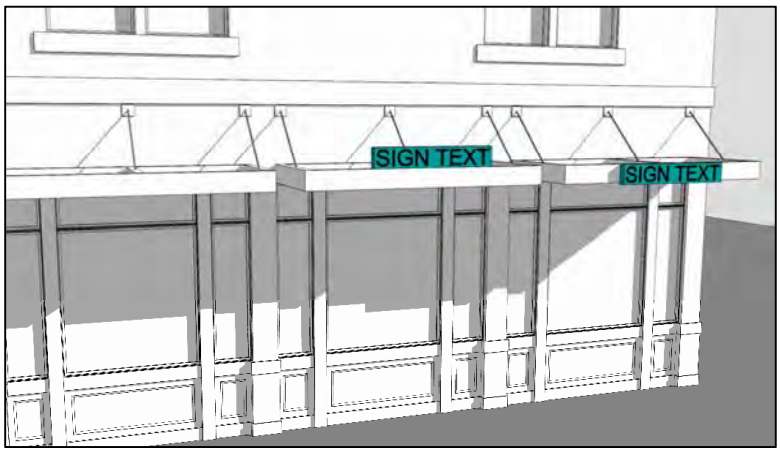


CANOPY, BUILDING-MOUNTED means a permanent or temporary structure other than an awning that is attached to a building wall, that is made exclusively of rigid materials which do not move from the movement of air, and that projects from said wall over a passable sidewalk, driveway, or similar pathway. A canopy may also be referred to as a **MARQUEE**.

CANOPY, GROUND-MOUNTED means a cover or shelter that is directly connected to the ground on a supporting framework that is fixed in place. A ground-mounted canopy may or may not also be partially attached to a **BUILDING**.

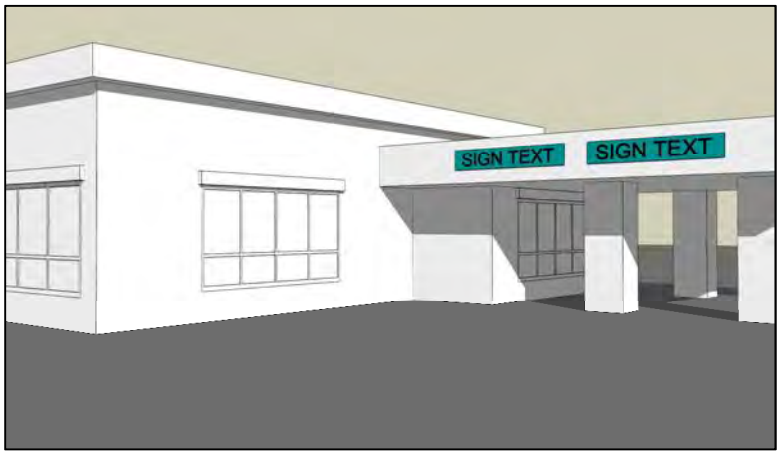
CANOPY (BUILDING-MOUNTED) SIGN means a sign that is attached to a **BUILDING-MOUNTED CANOPY**. This definition excludes **BOX SIGNS**. ~~attached to or painted on the fascia or hanging from the soffit of a canopy or covered entrance or attached to a permanent awning or marquee. Mansard roofs shall be considered as canopies.~~

Figure 1129.13-5: Example Building-Mounted Canopy Sign



CANOPY (GROUND-MOUNTED) SIGN means a sign that is attached to a **GROUND-MOUNTED CANOPY**. This definition excludes **BOX SIGNS**.

Figure 1129.13-6: Example Ground-Mounted Canopy Sign



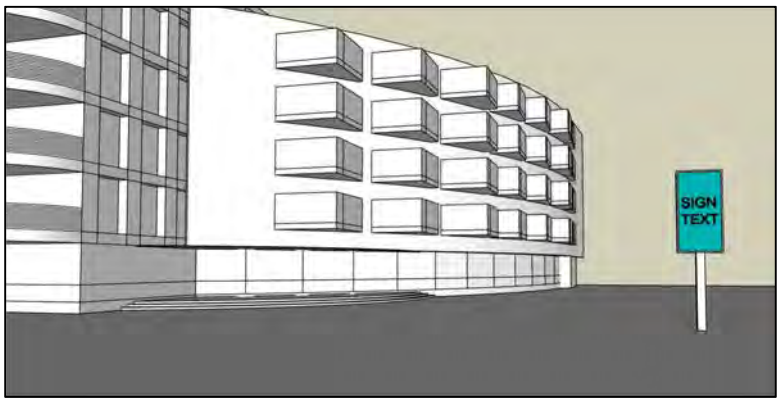
CHANGEABLE COPY SIGN a portion of a sign where copy is changed manually through placement of letters or symbols on a sign panel.~~; considered a business sign~~.

ELECTRONIC MESSAGE CENTER means a portion of a sign on which the copy changes automatically is displayed through electrical or electronic means ~~(e.g., time and temperature units and message centers); considered a business sign~~.

FLAG means a piece of fabric or other flexible material that is attached to or designed to be flown from a flagpole or similar device.

FREESTANDING POLE SIGN means a freestanding sign, other than a **BILLBOARD**, oriented towards US-33, and typically oriented vertically, that is attached directly to a pole mounted to the ground.

Figure 1129.13-7: Example Freestanding Pole Sign



FREESTANDING SIGN means a sign which is not attached to a building, and which is either attached directly to the ground or elevated on a supporting structure attached to the ground.

ILLUMINATED SIGN means any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light. This includes the following defined categories:

(1) **BOX ILLUMINATION** means illumination accomplished by illuminating the majority of a translucent face to which a sign is applied. Such illumination shall not qualify as, and is defined separately from, **INTERNAL ILLUMINATION**.

(2) **EXTERNAL ILLUMINATION** means illumination accomplished by directing a shielded light source (that is separate from a sign) to a given sign. Such illumination may apply lighting across the face of a sign, or it may provide back-lighting to the letters, numbers, symbols, logos, and accent lines of a sign.

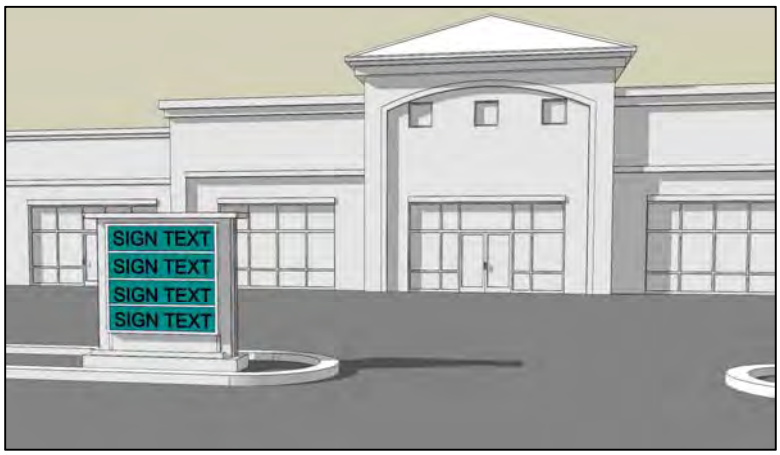
(3) **INTERNAL ILLUMINATION** means illumination accomplished by back-lighting or allowing light exclusively through the letters, numbers, symbols, logos, and accent lines of a sign from a concealed light source. Such illumination shall not qualify as, and is defined separately from, **BOX ILLUMINATION**.

MARQUEE SIGN means a display sign attached to or hung from and supported by the building and extending beyond the building wall, building line, or street lot line.

MARQUEE means a permanent structure fastened entirely to the building and projecting from the wall above an entrance and extending over the street right-of-way to provide shelter for automobile passenger loading and unloading entrance.

MONUMENT SIGN means a sign, with one (1) or two (2) sides, attached to a permanent foundation or fastened to a base, and not attached or dependent upon any structure, pole, post or similar manner of construction.

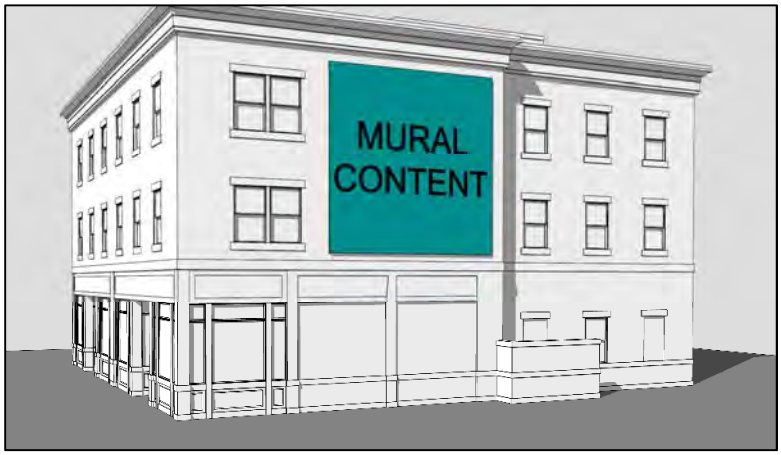
Figure 1129.13-8: Example Monument Sign



MULTI-TENANT SIGN PACKAGE means a group of multiple tenant signs to be applied in a common development such as a shopping center or mixed-use development project. each sign that is included in a multi-tenant sign package shall comply with all of the standards for that type of sign. no multi-tenant sign package will be approved unless all individual signs complyl with the regulations contained in this chapter.

MURAL means a design, representation, or graphic illustration that is painted, drawn, or similarly applied to an exterior surface of a structure, and that does not meet the definition of a **SIGN**; typically established for the purposes of decoration, cultural representation, storytelling, beautification of public spaces, and artistic expression. Murals are separate from and do not include **WALL SIGNS**.

Figure 1129.13-9: Example Mural



OFF-PREMISES SIGN means any sign unrelated to a business or profession conducted or to a commodity or services sold or offered upon the premises where such sign is located.

ON-PREMISES SIGN 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.

OPEN/CLOSED SIGN means a window or wall sign bearing only information indicating if the business is open or closed. This does not include the hours of operation. Signs that include both the open/closed information and the hours of operation shall be deemed to be an information sign.

PANEL SIGN means a sign which is mounted, attached, painted, or displayed on a sign panel.

PARCEL means a division of real property contained in a single legal description that is recorded in the official land records of the Union County Recorder's office.

PORTABLE SIDEWALK SIGN means any portable or freestanding sign displayed on a sidewalk in front of a business or other enterprise and taken inside at night or when the associated business or enterprise is closed.

Figure 1129.13-10: Example Portable Sidewalk Sign



PORTABLE SIGN means a sign which is designed to be moved and is not permanently attached to any part of a building or to the ground.

POST AND PANEL SIGN means a sign suspended from or otherwise connected to one or more posts that are mounted directly into the ground.

Figure 1129.13-11: Example Post and Panel Sign



PROJECTING SIGN means a display sign which is attached directly to the building wall, and which extends more than 15 inches from the face of the wall.

Figure 1129.13-12: Example Projecting Sign

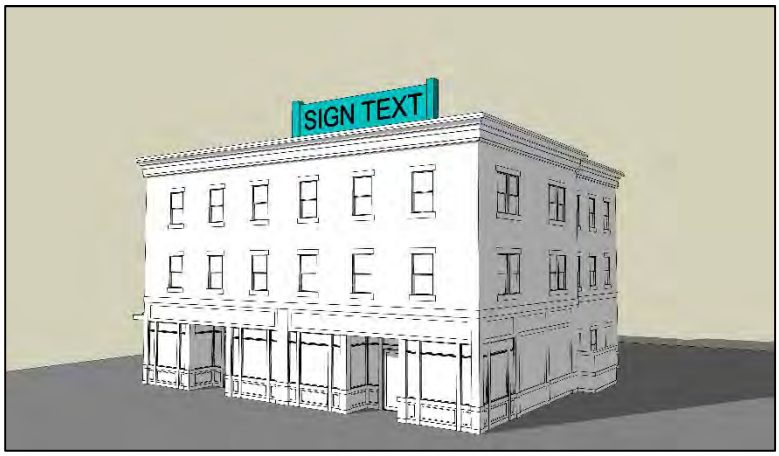


PUBLIC ENTRANCE means an exterior entrance that allows public pedestrian access into or out of a building or a tenant space within a building. Public entrances into the same tenant space that are within 25 feet of each other (as measured in a straight line from the leading edges of the framework surrounding such doorways) shall not be considered separate entrances for the purpose of this Sign Code. This definition does not include emergency-only exterior doorways, employee-only doorways, entrances into dwelling units, or garage doors.

ROOF SIGN means a sign that is attached to or supported by the roof of a building; or a sign that extends above the roofline of the building to which it is attached, but not including signs attached to a

mansard-style roof. Shingles that are designed to spell a word shall be included in the definition of roof sign for purposes hereof.

Figure 1129.13-13: Example Roof Sign



SIGN means any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, structures, costumes, designs, trade names, or trademarks by which anything is made known (all or any of which are sometimes referred to as "copy") and that are visible from any public street or adjacent property. A sign includes the sign structure and the sign face on which any copy is displayed.

SIGN PANEL means a structural object or portion of a structural object designed to form a distinct background area or frame for the display of a sign's information.

SIGN SUPPORT STRUCTURE means any supports, braces, guywire, anchors, and similar devices that support a sign and, together with the sign itself, are connected directly to the ground or to a building. Such support structures may include but are not limited to walls that are not part of a building, flagpoles, frames, brackets, and columns.

TEMPORARY SIGN means a display sign, banner or other advertising device constructed of cloth, canvas, fabric, or other light temporary material with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations.

VEHICULAR CURB CUT means a paved opening abutting a roadway (typically interrupting a curb and/or a sidewalk) that provides vehicular access to enter or exit a property from a roadway's paved surface.

VEHICULAR SIGN means a sign mounted upon, painted upon, or otherwise erected on a trailer, truck, automobile, or other vehicle parked or placed so that the signs thereon are visible from a public street or right of way.

VEHICULAR USE AREA means spaces such as driveways, parking stalls, drive aisles, and other paved surfaces intended for vehicular movement and maneuvering. It serves as the functional zone within a property or development for vehicles to access, park, and navigate safely, ensuring efficient traffic flow and organized parking arrangements.

VEHICULAR USE AREA SIGN means a sign within a vehicular use area that: (1) does not qualify as an otherwise defined sign, or (2) does not exceed maximum dimensional standards applicable to vehicular use area signage. Such signage typically facilitates the orderly movement of automobiles and people into, out of, or within a property. This definition may include signs affixed directly onto pathways such as "EXIT ONLY" on a driveway, among other configurations of signage.

Figure 1129.13-14: Example Vehicular Use Area Sign

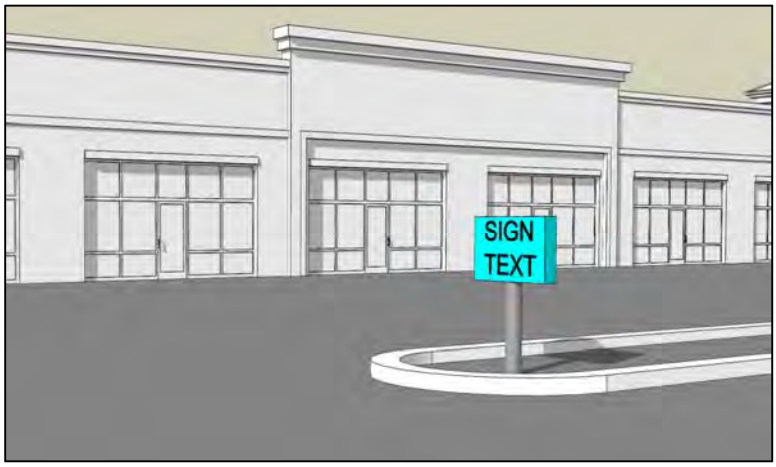
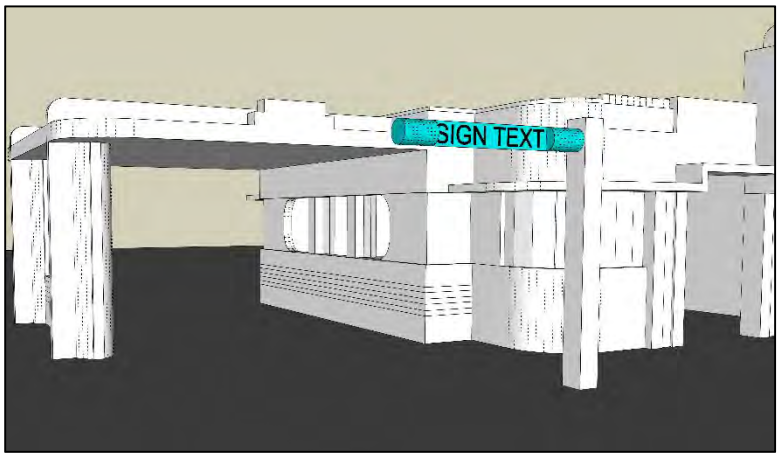
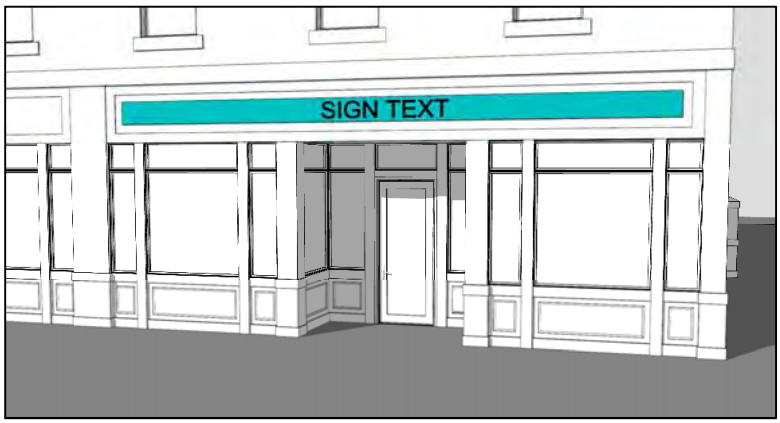


Figure 1129.13-15: Example Vehicular Use Area Sign



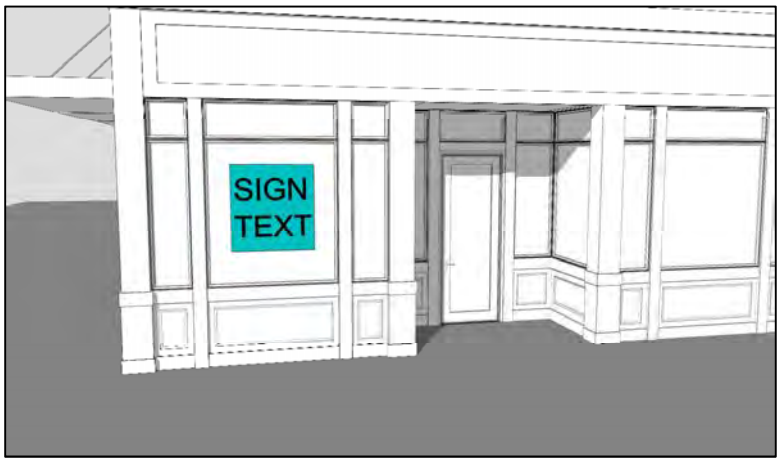
WALL SIGN means a sign that is applied on a non-window and non-door surface of a building with a sign face parallel to such surface. Wall signs do not include and are separately defined from **BUILDING ENTRANCE SIGN** and from **MURAL**.

Figure 1129.13-16: Example Wall Sign



WINDOW AND DOOR SIGN means a sign that is painted, attached, or affixed to the interior or exterior surface of windows or doors of a building or suspended on the inside or outside of the windows or doors. A single window and/or door sign includes any portions of a message and associated graphics that span across separate panes of glass where such areas of separation or interruption are not wider than 18 inches.

Figure 1129.13-17: Example Window and Door Sign



YARD SIGN means a temporary sign, often double faced, that is supported by metal legs, or a wooden post anchored into soil with no permanent foundation.

Figure 1129.13-18: Example Yard Sign

