

ARTICLE VII

SIGNS

Section 700.0 **Sign Definitions** SEE PAGES II 12 + 13

A. Types of Signs

1. "**Billboard**"
2. "**Bulletin board**"
3. "**Business or professional**".
4. "**Development**"
5. "**Directory**"
6. "**Governmental**"
7. "**Nameplate**"
8. "**Real estate**"
9. "**Temporary**"

B. Designs of Signs

1. "**Flat or wall**"
2. "**Ground or pylon**"
3. "**Marquee**"
4. "**Mobile**"
5. "**Projecting**".
6. "**Roof**"
7. "**Window**"

Section 701.0 **General Requirements for all Signs**

A. The following regulations shall apply to all signs in all zoning districts:

1. Any illuminated sign or lighting device shall employ only light emitting a constant intensity and no sign shall be illuminated by or contain flashing, intermittent, rotating, or

moving lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination therefrom to be directed upon a public or private road or adjacent lots so as to cause glare or reflection that may constitute a traffic hazard, nuisance, or distraction.

2. No sign shall include any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention.
3. No sign shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window providing access to any fire escape or exit.
4. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention.
5. No sign shall be placed within any public right-of-way except governmental signs.

Section 702.0 *Prohibited Signs in all Districts*

- A. The following signs shall be prohibited in all zoning districts:
1. Signs that prevent the driver of a vehicle from having a clear and unobstructed view of official governmental signs and/or approaching or merging traffic.
 2. Signs that interfere with, imitate or resemble an official governmental sign, signal, or device.
 3. Signs illuminated so as to interfere with the effectiveness of or which obscure an official governmental sign, signal, or device.
 4. Roof signs.
 5. Mobile signs.

Section 703.0 *Governmental Signs Exempted*

Signs erected and maintained pursuant to or required by any law or governmental regulation shall be exempt from the provisions of this resolution.

Section 704.0 *Signs Permitted in all Districts not Requiring a Zoning Certificate*

- A. The following types and designs of signs may be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered in all zoning districts without a zoning certificate or fee but subject to the following limitations:
1. One (1) real estate sign per lot, dwelling unit, or use which advertises the sale, lease, or rental of the premises upon which such sign is located.

2. One (1) real estate development sign per subdivision which advertises the sale of lots in the subdivision upon which such sign is located.
 3. One (1) nameplate sign per lot, dwelling unit, or use with a maximum area of six (6) square feet per sign face indicating the name and addresses of the owners or occupants of the premises.
 4. Directional (entrance and exit) signs on private property with a maximum area of four (4) square feet per sign face and containing only directional information.
 5. Temporary signs may be erected only with the permission of the owner of the premises, and shall be erected for no more than thirty (30) days without replacement or removal. No temporary sign shall be posted in or erected in any place or in any manner which is destructive to property upon erection or removal. No temporary sign shall be erected within a public right-of-way nor shall any such sign be posted on a utility pole.
 6. One (1) development sign per subdivision or premises with a maximum area of forty (40) square feet per sign face. Such sign shall be maintained by the owner of the real property upon which the sign is located.
 7. Window Signs
- B. No zoning certificate or fee shall be required for the change of content or subject matter of a sign provided that there is no structural or design alteration of said sign.

Section 705.0 *Signs Permitted in a Residential Zoning District (see also Section 704.0)*

- A. Only the following designs of signs may be located, erected, moved, constructed, reconstructed, extended, enlarged, converted, or structurally altered in a residential zoning district upon the issuance of a zoning certificate and subject to the following limitations:
1. Each use in a residential zoning district may be permitted only one (1) of the following signs on the lot: wall, ground or pylon.
 - a. Wall signs shall have a maximum area of six (6) square feet.
 - b. Ground or pylon signs shall have a maximum area of six (6) square feet per sign face.
- B. Only the following types of signs may be located, erected, moved, constructed, reconstructed, extended, enlarged, converted, or structurally altered in a residential zoning district upon the issuance of a zoning certificate and subject to the following limitations:
1. Professional or home occupation signs
 2. Bulletin board signs
- C. No sign shall be illuminated by electricity, gas, or other artificial light, including reflecting light, in any residential zoning district.

Section 706.0 **Signs Permitted in the Commercial and Industrial Zoning Districts**
(see also Section 704.0 and 713.0)

- A. Only the following designs of signs may be located, erected, moved, constructed, reconstructed, extended, enlarged, converted, or structurally altered in the commercial and industrial zoning districts upon the issuance of a zoning certificate and subject to the following limitations:
1. Each commercial or industrial use may be permitted one (1) of the following signs on the premises: wall, projecting, or marquee.
 - a. Wall signs shall have a maximum area of sixteen (16) square feet.
 - b. Projecting signs shall have a maximum area of sixteen (16) square feet per sign face and shall not extend more than three (3) feet measured from the face of the building to which such sign is attached.
 - c. Marquee signs shall have a maximum area of twenty (20) square feet per sign face and shall not extend more than ten (10) feet measured from the face of the building to which such sign is attached.
 2. In addition to a wall, projecting, or marquee sign each commercial or industrial use may be permitted one (1) ground or pylon sign on the lot. Such sign shall not exceed sixty-four (64) square feet per sign face in area. There shall be no more than one (1) ground or pylon sign per lot.
 3. In lieu of the permitted ground or pylon sign in paragraph 2 above, one (1) or more groups of commercial or industrial uses within the same building or structure, or located on the same lot, may be permitted one (1) directory sign for all uses. Such signs shall have a maximum area of one hundred (100) square feet per sign face.
- B. Only the following types of signs may be located, erected, moved, constructed, reconstructed, extended, enlarged, converted, or structurally altered in the commercial and industrial zoning districts upon the issuance of a zoning certificate and subject to the following regulations:
1. Bulletin board signs
 2. Business or professional signs
 3. Directory signs

Section 707.0 **Measurement of Sign Area**

The surface or face of a sign shall be computed as including the entire area within a regular, geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not displaying advertising matter shall not be included in computation of surface area.

Section 708.0 Measurement of Sign Height

The height of a sign shall be measured from the average finished grade level adjacent to the base of the sign, and vertically to the highest point of such sign including frames and structural members.

Section 709.0 Maximum Height Requirements

- A. Projecting, wall, and marquee signs shall not exceed the height of the wall face to which such signs are attached.
- B. Ground or pylon signs shall have a maximum height of ten (10) feet.

Section 710.0 Minimum Yard Requirements

- A. Ground or pylon signs shall have a minimum setback of ten (10) feet from the front lot line.
- B. Ground or pylon signs shall have a minimum setback of twenty (20) feet from the side lot lines.

Section 711.0 Removal of Damaged Nonconforming Signs

If the sign face of any nonconforming sign is damaged in excess of fifty percent (50%) as determined by the zoning inspector, then it shall only be reconstructed in accordance with this zoning resolution or any amendment thereto.

Section 712.0 Removal of Signs

Any existing conforming or nonconforming sign which no longer relates to the building, structure or use of the affected premises and has become obsolete shall be completely removed within thirty (30) days after written notification of same has been sent by the zoning inspector to the owner or lessee.

Section 713.0 Billboards

- A. Conditional Zoning Certificate Required

A billboard is an off-premises outdoor advertising sign and shall be classified as a conditional use and shall be subject to the procedures and general conditions set forth in Article V. No billboard shall be located, erected, constructed, reconstructed, enlarged or altered without first obtaining a conditional zoning certificate in accordance with this resolution. Alteration shall not include changing the content or elements of the sign face, or ordinary maintenance of structural components such as painting, and shall not require the issuance of a conditional zoning certificate.

A billboard shall be classified as a business use and may be allowed in any commercial and industrial zoned district or on lands used for agricultural purposes as defined in this resolution. Billboards shall be prohibited in all other zoning districts.

B. Conditions

No application for a conditional zoning certificate shall be approved for a billboard and a conditional zoning certificate issued therefor unless it complies with all of the following conditions. Each billboard shall be subject to the issuance of a separate conditional zoning certificate.

1. There shall be no more than two (2) faces or advertising surfaces on a billboard structure. Each face of a billboard shall be considered a separate sign. The face shall be the readable copy area or panel devoted to advertising purposes visible to traffic proceeding along a road in one direction. There shall not be more than one (1) billboard structure with a maximum of two (2) sign faces on a lot.
2. A billboard shall be the principal use of the lot on which it is located.
3. The sign face area of a billboard shall be included in determining the maximum allowable signage on a lot for the zoning district in which it is located.
4. Billboards shall be spaced a minimum of one thousand five hundred (1500) feet apart. Such spacing shall be measured in all directions from the nearest portion of the proposed billboard to the nearest portion of the next billboard, whether on the same side or opposite side of the road right-of-way. The measurement shall not be limited to the boundaries of the township, where the affected road extends beyond such boundaries.
5. A billboard shall be setback a minimum of four hundred (400) feet from any residential zoning district boundary. The setback shall be measured from the nearest zoning district boundary line to the nearest portion of the billboard.
6. A billboard shall be setback a minimum of five hundred (500) feet from an existing residential dwelling, a church or place of worship, a cemetery, a school, a public park or playground, a public library or a day care center. The setback shall be measured from the nearest lot line to the nearest portion of a billboard.
7. A billboard shall be setback a minimum of thirty-five (35) feet from any front lot line. The setback shall be measured from the front lot line to the nearest portion of the billboard.
8. A billboard shall be setback a minimum of fifty (50) feet from any side lot line. The setback shall be measured from the nearest side lot line to the nearest portion of the billboard.
9. A billboard shall be setback a minimum of fifty (50) feet from any rear lot line. The setback shall be measured from the nearest rear lot line to the nearest portion of the billboard.

10. A billboard shall be setback a minimum of one hundred (100) feet from the intersection of any public roads, measured from the edge of the nearest road right-of-way to the nearest portion of the billboard.
11. A billboard shall be setback a minimum of one hundred (100) feet from any building on a lot. The setback shall be measured from the nearest portion of a building to the nearest portion of the billboard.
12. The maximum height of a billboard shall be thirty (30) feet measured vertically from the average finished grade within ten (10) feet of the support base or pole(s) supporting the billboard to its highest point, including any structural members.
13. The maximum sign face of a billboard shall be 200 hundred (200) square feet.
14. No billboard shall be located on top of, cantilevered, or otherwise suspended from or attached to any building.
15. No billboard shall project over any driveway.
16. A billboard may be illuminated, provided such illumination is concentrated on the sign face and is so shielded as to prevent glare or reflection onto any portion of an abutting road, oncoming vehicles, or a contiguous lot. Any lighting device shall employ lighting of a constant intensity. Flashing, rotating or oscillating lighting shall be prohibited. Illumination shall not interfere with the effectiveness or obscure an official traffic sign, device or signal.
17. A billboard shall not employ any elements which revolve, whirl, spin or otherwise make use of motion.
18. All wiring, fittings, and materials used in the construction, connection and operation of a billboard shall comply with the applicable provisions of the building and electrical codes enforced by the Geauga County Building Department. Proof of compliance with such codes shall be provided by the applicant.
19. The applicant shall demonstrate that the billboard complies with all of the applicable provisions of O.R.C. Chapter 5516 and O.A.C. Chapter 5501.
20. A billboard shall be included in determining the maximum coverage of buildings and structures on a lot for the zoning district in which it is located.
21. A billboard shall not be located within a regulatory floodplain per the latest version of the Federal Emergency Management Agency's Flood Insurance Rate Maps of Geauga County.
22. A billboard shall not be located within a jurisdictional wetland as defined by the U.S. Army Corps of Engineers.
23. The name, telephone number, and address of the owner or lessee shall be permanently shown on a billboard.

24. Billboard sign faces shall be neatly painted or posted at all times and the billboard structure shall be kept in a safe state of repair.
25. No portion of any billboard shall be located directly above any portion of any other billboard and so-called "stacking" of billboards is expressly prohibited.
26. All billboards shall utilize steel monopole construction and all non-display surfaces shall be painted or otherwise maintained at all times to prevent rust and other forms of deterioration.