

TITLE FIVE - General Provisions

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CHAPTER 1141
Signs

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CROSS REFERENCES

- Power to regulate - see Ohio R. C. 715.27
- Signs and signals resembling traffic control devices - see TRAF. 414.07
- Signs for commercial structures and multiple-family dwellings - see BLDG. 1375.17

1141.01 PURPOSE AND INTENT.

Sign regulations, including provisions to control the type, design, size, location, illumination, and maintenance thereof, are hereby established in order to achieve, among others, the following purposes:

- (a) To promote and maintain attractive and high value residential districts;
- (b) To provide for reasonable and appropriate methods and conditions for advertising goods sold or services rendered in business districts;
- (c) To provide for appropriate and harmonious identification of uses and services within office, industrial, and institutional districts;
- (d) To protect property values;
- (e) To promote the public health, safety and welfare by avoiding conflicts between signs and traffic control devices, avoiding traffic hazards, and reducing visual distractions and obstruction; and
- (f) To protect and preserve the aesthetic quality and physical appearance of the City. (Ord. 2007-108. Passed 4-7-08.)

1141.02 EXEMPTIONS.

The provisions of this Chapter shall not amend or in any way interfere with other rules or regulations governing traffic or public safety signs. These regulations shall not be applicable to any signs erected by the City of Beachwood for public purposes. (Ord. 2007-108. Passed 4-7-08.)

1141.03 DEFINITIONS.

(a) "Sign": A structure or part thereof, or any device attached to land, buildings or any object of any nature, which is displayed for purposes of advertisement, announcement, declaration, demonstration, identification, or expression or to direct attention to a person, institution, organization, activity, place, object, product or business.

- (b) Signs are herein classified and defined according to the following:
- (1) Directional: A sign indicating a direction or a location to which traffic, whether pedestrian or vehicular, is requested to move within the parcel for the purpose of traffic control and public safety.
 - (2) Marquee: A sign attached to the underside, topside or face of a marquee roof over a walk or permanent awning.
 - (3) Monument: A sign erected on a free-standing wall or monument not attached to a building with a solid continuous foundation.
 - (4) Pole: A sign with not more than two faces which is supported wholly by a pole or poles and designed so as to permit pedestrian or vehicular traffic thereunder.
 - (5) Projecting: A sign erected on or attached to the outside wall of a building and which projects out at an angle therefrom.
 - (6) Temporary: A sign constructed of cloth, paper, wood, fabric, or other temporary material, with or without a structural frame, and intended or designed for a limited period of display.
 - (7) Wall: A sign erected on, attached to, painted on the surface of, or integral with the wall of any building, located in a plane parallel to the plane of the wall, and supported by the building.
 - (8) Wayfinding: A sign used to direct motorists or pedestrians to a specific location or uses.

- (9) Window: A sign painted on, attached or affixed to the interior or exterior surface of windows or doors of a building or otherwise intended to be seen through a window or door.
- (10) Changeable Copy Sign. A sign designed to display multiple or changing messages whether by manual, mechanical or electronic means. Such signs are characterized by changeable letters, symbols or numerals that are not permanently affixed to the structure, framing or background allowing the letters, characters, or graphics to be modified from time to time manually or by electronic or mechanical devices. Electronically changed signs may include either electronic message boards or digital displays.
(Ord. 2012-29. Passed 5-21-12.)

1141.04 COMPLIANCE AND SIGN PERMIT REQUIRED.

Signs shall be designed, erected, painted, repainted, posted, reposted, placed, replaced, hung, displayed, altered, reconstructed, moved or maintained, in whole or in part, only in accordance with the provisions set forth in this Chapter. A Sign Permit issued by the Building Commissioner shall be required prior to the erection, display, relocation, replacement, reinstallation, or alteration of any sign, including temporary signs, except as otherwise specifically exempted in Section 1141.06 hereof. (Ord. 2007-108. Passed 4-7-08.)

1141.05 SIGN PERMIT APPLICATIONS.

All applications for Sign Permits shall be submitted to the Building Commissioner on forms furnished by the City, shall be signed by the owner or lessee of the property on which the sign is proposed, shall be accompanied by such fee as may be established by City Council, and each application shall be accompanied by drawings to scale, showing:

- (a) The design and layout proposed including the total area of the sign, the size, materials, character and color of the letters, lines and surface symbols;
- (b) The method of illumination, if any;
- (c) The exact location of the sign in relation to the building, property lines, and rights-of-way;
- (d) Construction details and specifications as required by the Building Code;
- (e) And such additional information as the Building Commissioner may require in order to determine compliance with this Chapter.

(Ord. 2007-108. Passed 4-7-08.)

1141.06 REVIEW AND APPROVAL OF SIGN PERMITS.

Each application for a Sign Permit shall be referred to the Architectural Board of Review for consideration. No Sign Permit shall be issued without the approval of the Architectural Board of Review. (Ord. 2007-108. Passed 4-7-08.)

1141.07 PERMIT EXCEPTIONS.

No Sign Permit shall be required for:

- (a) Periodic repair, repainting, or maintenance which does not alter the sign including, but not limited to, the sign face, design, or structure.
- (b) Changing the lettering, graphic, or information on a sign specifically approved as a changeable copy sign, whether automatic or manual.
- (c) Legal notices, warnings, regulatory, informational, or directional signs erected by any public agency or utility.

- (d) Traffic control signs not exceeding two (2) square feet in area directing and guiding traffic and parking on private property, such as signs designating handicapped parking, reserved parking, visitor parking, and loading areas.
- (e) Wall signs not exceeding three (3) square feet in area which cannot be seen from a public street or right-of-way or from adjacent properties.
- (f) Temporary signs not exceeding four (4) square feet in area and four (4) feet in height, provided that not more than four (4) such signs shall be located on any lot or parcel, that such signs shall not be displayed for longer than thirty (30) days, and that such signs shall not be located less than ten (10) feet from the right-of-way of any street or any side lot line.
- (g) Automobile agencies with new and used vehicles sales and service may place informational stick-on signs on the windshields of vehicles for sale provided that all such signs displayed are of a consistent design, are placed in the upper right hand corner of the windshield, and do not cover more than one (1) square foot of area of the windshield.
- (h) Two (2) permanent, non-illuminated signs not exceeding one (1) square foot in area shall be permitted for each single-family or two-family dwelling, provided that such signs shall be located not less than ten (10) feet from any side lot line of the premises and not less than two (2) feet from the paved roadway on the tree lawn. (Ord. 2007-108. Passed 4-7-08.)

1141.08 MEASUREMENT STANDARDS.

The following provisions shall apply to all signs:

- (a) The total area of all signs permitted on a lot in accordance with regulations set forth in the following sections shall include the area of all of the sign faces visible from a public right-of-way, including the area of signs placed upon the surface of windows or doors, but shall not include signs which are less than two (2) square feet in area directing and guiding traffic and parking on private property, or any signs which cannot be seen from a public street, right-of-way, or adjacent properties.
- (b) The area of a sign shall be measured within a continuous perimeter enclosing the extreme limits of such sign including all text and graphics and any device used to attract attention provided, however, that structural elements lying outside the limits of such sign and not forming an integral part of the display shall not be included as sign area.
- (c) Monument signs shall be limited to a maximum of two (2) faces. Where the two faces of a monument sign are oriented 180 degrees, or back to back, to one another the total sign area of such sign shall be measured as if the sign had a single face.
- (d) The height of a monument sign shall be measured from the finished grade at the base of the sign to the highest point or element of the sign.
- (e) For the purposes of calculating permitted sign area, the frontage of a building shall be the number of linear feet of the building wall or facade which faces the principal street or contains the main entrance as determined by the Building Commissioner. (Ord. 2007-108. Passed 4-7-08.)

1141.09 ILLUMINATION OF SIGNS.

- (a) Signs in residential districts shall not be illuminated, except as specifically provided herein.

(b) Signs in business, industrial, office, and institutional districts may be illuminated. Where illuminated signs are permitted, they shall conform to the following requirements:

- (1) All illuminated signs shall comply with the requirements of the National Electric Code.
- (2) Electrical wiring serving any sign shall be installed underground or on or within the structure to which the sign is attached.
- (3) Illumination shall not be of excessive brightness and shall be shielded so as to prevent direct light or glare from being cast into any adjoining residential area or at vehicles traveling on a public right-of-way. Such lighting shall be shielded so as to prevent view of the light source from any adjoining residence or residential district and/or vehicles approaching on a public right-of-way from any direction.
- (4) Flashing, moving or intermittent illumination other than changeable copy shall not be permitted.
- (5) The colors red or green, whether in direct illumination or reflection, shall not be used where such use may interfere with the sight lines of a traffic signal.

(c) Changeable Copy Signs. Multiple message and variable message signs which are changed electronically shall conform to the following standards:

- (1) Each message or copy shall remain fixed for at least thirty (30) seconds. Messages shall not flash, include moving video displays or animation, or emit intermittent light.
- (2) Changes to messages, copy, or images shall be accomplished in not more than three (3) seconds.
- (3) Each such sign must be capable of regulating the digital display intensity and the light intensity level of the display must automatically adjust to natural ambient light conditions.
- (4) No such sign shall be of such intensity as to create a distraction or nuisance for motorists.
- (5) Displays shall not emulate traffic control devices.
- (6) Such signs shall contain a default design that will freeze the sign in one position or cause it to go dark if a malfunction occurs.
- (7) The entire message shall change at once, without scrolling, animation, flashing, blinking or other movement or noise.
- (8) The changeable copy portion of any free-standing Monument or Pole Sign shall not exceed eighty percent (80%) of the total area of the sign.
- (9) Any such sign located within five hundred (500) feet of a residentially zoned district shall be turned off between the hours of 10:00 p.m. and 6:00 a.m.

(Ord. 2012-29. Passed 5-21-12.)

1141.10 LOCATION OF SIGNS.

All signs shall be located in conformance with the following criteria:

- (a) No signs shall be attached to utility poles, street signs, or traffic control poles, except in accordance with Section 1141.14(f).
- (b) No signs shall be located within or shall obstruct any public right-of-way, traffic control device, or street identification signs at intersections, except in accordance with Section 1141.14(f).

- (c) No sign shall be located so as to obstruct sight distances for vehicles entering or exiting any property or traveling on a public street.
- (d) No sign shall be erected or maintained in such a manner that any portion of its surface or its supports will interfere in any way with the free use of access to any fire lane, exit or standpipe, or so as to obstruct any window so that the light or ventilation is reduced below minimum standards required by any applicable law or building code. (Ord. 2010-29. Passed 6-7-10.)

1141.11 PROHIBITED SIGNS.

Signs shall be permitted in each use district and regulated as to type, size and location as provided in this Chapter. Unless otherwise specifically permitted herein, the following signs are prohibited in all districts:

- (a) Pennants, ribbons, streamers, strings of light bulbs, spinners, or other similar devices;
- (b) Mobile, portable, or wheeled signs;
- (c) Signs placed on parked vehicles or trailers for the purpose of advertising a product or business located on the same or adjacent property, excepting an identification sign which is affixed to a vehicle regularly operated in the pursuance of day-to-day business or activity of an enterprise;
- (d) Signs placed, inscribed or supported upon a roof or upon any structure which extends above the roof line of any building;
- (e) Inflatable images;
- (f) Signs containing flashing, moving, intermittent, or running lights or which imitate traffic control devices provided however, that changeable copy signs shall be permitted;
- (g) Signs which employ any part or element which revolves, rotates, whirls, spins or otherwise makes use of motion to attract attention;
- (h) Beacons or searchlights;
- (i) High intensity strobe lights;
- (j) Signs which hang less than eight and one-half (8.5) feet above a pedestrian walkway or less than fourteen (14) feet above a vehicular path; and
- (k) Window signs except as specifically authorized herein.
(Ord. 2007-108. Passed 4-7-08.)

1141.12 REMOVAL OF SIGNS.

(a) Any owner, part owner, tenant or lessee who suffers a sign to remain on his property shall be deemed to have knowledge of the erection and nature of the sign. All signs of any nature shall be maintained in a state of good repair. No sign shall be allowed to remain which becomes structurally unsafe, hazardous or endangers the safety of the public or property. Upon determining that a sign is structurally unsafe, hazardous or endangers the safety of the public or property, the Building Commissioner or his designated agent shall order the sign to be made safe or removed. The owner of the sign, the occupant of the premises on which the sign or structure is located, or the persons or firm maintaining the same shall, upon receipt of written notice from the Building Commissioner or his designated agent, forthwith in the case of immediate danger and in any case within forty-eight (48) hours, secure, repair or remove said sign or structure in a manner approved by the Building Commissioner. If said person or firm fails to comply with such order within forty-eight (48) hours, the Building Commissioner may remove the sign at the expense of the owner or lessee.

(b) The Building Commissioner shall order the removal or modification of any sign erected without a permit or found to be in violation of these regulations. The owner of the sign, the occupant of the premises on which the sign or structure is located, or the person or firm maintaining the same shall, upon written notice of such violation from the Building Commissioner or his designated agent, within five (5) days, remove or modify the sign or structure in a manner approved by the Building Commissioner or his designated agent. If such sign is not removed or brought into compliance as directed in the notice of violation within five (5) days, the Building Commissioner or his designated agent may, in addition to other remedies provided by law, institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove such violation.
(Ord. 2007-108. Passed 4-7-08.)

1141.13 SIGNS IN RESIDENTIAL DISTRICTS (U-1, U-2, U-2A, U-3, and U-3A).

(a) Permanent Signs.

- (1) Each subdivision development, multiple family development, and/or apartment development shall be permitted one (1) monument sign which shall not exceed forty (40) square feet in area nor eight (8) feet in height. Developments which have frontage on two or more streets may be permitted a second monument sign provided that the second monument sign is located on a different street and does not exceed forty (40) square feet in area nor eight (8) feet in height. Monument signs shall be located a minimum of fifteen (15) feet from the right-of-way line of any street and from any property line, and thirty-five (35) feet from any occupied dwelling unit. Each monument sign shall be so designed and constructed of such materials as to be compatible with the character of the residential neighborhood. The base and foundation of each monument sign shall be landscaped with plant material as approved by the Building Commissioner.
- (2) Signs in U-3A Districts. The following signs are permitted only in U-3A Districts:
 - A. Residential Monument Sign or Wall Sign. Each residential building in a U-3A District shall be permitted one (1) sign, which may be either a wall or monument sign. Such sign shall not exceed twenty (20) square feet in area nor five (5) feet in height. Each such sign shall be located within twenty (20) feet of the entrance to the residential building.
 - B. Commercial Monument Sign or Wall Sign. One (1) sign, which may be either a wall or monument sign, shall be permitted at the entrance to the central commercial building in a U-3A District. Such sign shall not exceed forty (40) square feet in area nor eight (8) feet in height. Each sign shall be located within twenty (20) feet of the entrance to the central commercial building.
 - C. Entrance Monument Sign. Each development in a U-3A District shall be permitted one (1) monument sign at the entrance to the U-3A District in addition to the one permitted in Section 1141.12(a)(2)(B) above provided such additional sign shall not exceed twenty-five (25) square feet in area nor five (5) feet in height. Each such sign shall be located a minimum of ten (10) feet from the right-of-way line of any street or any side lot line.
(Ord. 2007-108. Passed 4-7-08.)

- (3) Signs in U-3C Districts. Signs in the Planned Multi-Family Residential District shall be reviewed and approved by the Planning and Zoning Commission as part of the Final Development Plan approval pursuant to Sections 1118.05(d) and 1118.05(e).
(Ord. 2011-170. Passed 3-19-12.)
- (b) Temporary Signs.
 - (1) (EDITOR'S NOTE: Former subsection (b)(1) hereof was repealed by Ordinance 2009-37, passed May 18, 2009.)
 - (2) One temporary free-standing sign not exceeding four (4) square feet in area and four (4) feet in height may be erected on a site indicating the availability of said site for sale or lease. No permit shall be required for such signs. (Ord. 2007-108. Passed 4-7-08.)

1141.14 SIGNS IN PUBLIC AND INSTITUTIONAL DISTRICTS (U-5).

(a) Area of Signs. The total area of all permanent signs for each use, parcel, building or land under common ownership or control shall not exceed one (1) square foot for each lineal foot of the building wall or facade which faces the principal street or contains the main entrance as determined by the Building Commissioner.

(b) Secondary Entrances. Buildings or parcels having frontage or a facade facing a second street, may increase the permitted total sign area for permanent signs as calculated herein by fifty percent (50%).

(c) Permanent Signs. Total permanent sign area may be allocated to any or all of the following sign types subject to the restrictions and requirements set forth herein:

- (1) Wall Signs. Wall signs shall not project more than eighteen (18) inches in front of the building wall to which they are attached nor shall more than twenty percent (20%) of the sign's total height be extended above the top of the wall.
- (2) Marquee Signs. Marquee signs may extend above the face or topside, but the vertical dimension of such sign, including the exposed portion of the face, shall not exceed four (4) feet.
- (3) Monument Signs. Each use, parcel, building or land under common ownership or control shall be permitted one (1) monument sign which shall not exceed forty (40) square feet in area nor eight (8) feet in height. Parcels which have frontage on two or more streets may have a second monument provided that the second monument sign is located on a different street and does not exceed forty (40) square feet in area nor eight (8) feet in height. Monument signs shall be located a minimum of ten (10) feet from all property boundary lines and the right-of-way line of any street, and shall be located a minimum of twenty-five (25) feet from any residential zoning district line. Each monument sign shall be so designed and constructed of such materials as to be compatible with the architectural treatment of the principal building. The base and foundation of each monument sign shall be landscaped with plant material as approved by the Building Commissioner.

(d) Wayfinding Signs. Buildings, lots and parcels with multiple tenants and/or uses may submit a Wayfinding Signage Plan to the Planning and Zoning Commission as part of the Site Plan Review process. The Planning and Zoning Commission may, at its sole discretion, authorize the installation of wayfinding signs where it deems their use necessary and/or appropriate for guiding traffic flow on the site. Wayfinding signs approved by the Planning Commission shall not be counted as part of the total permitted sign area as set forth in subsections (a) and (b) hereof. The number, size, height and location of wayfinding signs shall be as authorized by the Planning and Zoning Commission, provided, however, that no such signs shall exceed a maximum of thirty (30) square feet in area or eight (8) feet in height.

(e) Temporary Signs.

- (1) One sign, which may be either a wall or free-standing sign, not exceeding twenty (20) square feet in area shall be permitted for each lot for not more than two (2) thirty (30) day periods per year. Free-standing signs shall not exceed six (6) feet in height nor shall such signs be located less than ten (10) feet from the public right-of-way line of any street or any side lot line.
- (2) One temporary, free-standing sign may be erected on a site during construction or reconstruction of a building for which a valid building permit has been obtained. Such sign shall not exceed forty (40) square feet in area nor eight (8) feet in height. Each such sign shall be located a minimum of ten (10) feet from the right-of-way line of any street or any side lot line and shall be removed within five (5) days of issuance of an occupancy permit by the Building Commissioner.
- (3) One temporary free-standing sign not exceeding six (6) square feet in area and six (6) feet in height may be erected on a site indicating the availability of said site for sale or lease. A permit shall be obtained from the Building Commissioner for each such sign, however, said signs shall not require the approval of the Architectural Review Board.

(f) Temporary, Vertical Banners. Temporary, vertical banners on street poles within the City's right-of-way shall be permitted only in accordance with the following standards:

- (1) A permit issued by the Building Department shall be required prior to the installation of any street pole banner. Applications for street pole banner permits shall be submitted to the Building Department on forms provided by the Building Department. The application for a permit must include the written consent of the property owner and pole owner.
- (2) Only vertical banners mounted to a single street pole shall be permitted. Horizontal banners extending between two poles shall not be permitted.
- (3) Banners are temporary and shall be permitted for a maximum total period of six (6) months during any calendar year. Applicants must re-apply for a new permit for each calendar year, which will require a new permit to be issued by the Building Department.
- (4) Applicants must have a facility, operation or function located on the site for which a banner is requested. Banners shall be permitted only along the street frontage of the applicant.
- (5) Banners shall be canvas or vinyl and shall not exceed thirty (30) inches in width nor eighty-four (84) inches in height. Temporary, vertical banners shall be placed at a minimum height of fifteen feet six inches (15'6") above grade.

- (6) Banners shall be attached to poles using a flexible support system that provides wind-load relief. The support system must be of a type approved by the owner of the street pole. If banners are removed for a period of more than six (6) months, the mounting system must be removed.
- (7) Installation of banners shall be performed by a qualified contractor authorized by both the City and the pole owner to perform such work. Installations shall be performed during non-peak traffic times as authorized by the City.
- (8) The Architectural Board of Review reserves the right to approve the message and image content of all banners proposed to be placed within the public right-of-way. Banners may provide information and identification regarding the approved institutional use and community and/or civic events. No commercial advertising shall be permitted on any street pole banner. Identification of sponsors may be permitted, but such identification shall not exceed a maximum of twenty percent (20%) of the total area of the banner.
- (9) Applicants shall be responsible for the continued maintenance of banners. The City may, at any time, order banners that are damaged or in disrepair to be replaced or removed. The City may remove banners that are unsightly or are determined to be hazardous.
- (10) A maximum of one (1) banner shall be permitted on any street pole.
- (11) City approval of banners is separate from approval by the pole owner. (Ord. 2010-29. Passed 6-7-10.)

1141.15 SIGNS IN COMMERCIAL DISTRICTS (U-4A, U-4B).

(a) Area of Signs. The total area of all permanent signs for each use, parcel, building, or land under common ownership or control shall not exceed three (3) square feet for each lineal foot of the building wall or facade which faces the principal street or contains the main entrance as determined by the Building Commissioner up to eighty (80) lineal feet and one (1) square foot of each additional lineal foot of building wall or facade in excess of eighty (80) feet.

(b) Secondary Entrances. Buildings or parcels having frontage or a facade facing a second street, may increase the permitted total sign area for permanent signs as calculated herein by fifty percent (50%).

(c) Permanent Signs. Total permanent sign area may be allocated to any or all of the following sign types subject to the restrictions and requirements set forth herein:

- (1) Wall Signs. Wall signs shall not project more than eighteen (18) inches in front of the building wall to which they are attached nor shall more than twenty percent (20%) of the sign's total height be extended above the top of the wall.
- (2) Marquee Signs. Marquee signs may extend above the face or topside, but the vertical dimension of such sign, including the exposed portion of the face, shall not exceed four (4) feet.

- (3) Monument Signs. Each use, parcel, building, or land under common ownership or control shall be permitted one (1) monument sign which shall not exceed forty (40) square feet in area nor eight (8) feet in height. Parcels which have frontage on two or more streets may have a second monument provided that the second monument sign is located on a different street and does not exceed forty (40) square feet in area nor eight (8) feet in height. Monument signs shall be located a minimum of ten (10) feet from all property boundary lines and the public right-of-way, and shall be located a minimum of twenty-five (25) feet from any residential zoning district line. Each monument sign shall be so designed and constructed of such materials as to be compatible with the architectural treatment of the principal building. The base and foundation of each monument sign shall be landscaped with plant material as approved by the Building Commissioner.
- (4) Window signs. Window signs shall be limited to one (1) such sign per use or tenant which sign shall not exceed a maximum of four (4) square feet in area.

(d) Wayfinding Signs. Buildings, lots, and parcels with multiple tenants and/or uses may submit a Wayfinding Signage Plan to the Planning and Zoning Commission as part of the Site Plan Review process. The Planning and Zoning Commission may, at its sole discretion, authorize the installation of wayfinding signs where it deems their use necessary and/or appropriate for guiding traffic flow on the site. Wayfinding signs approved by the Planning Commission shall not be counted as part of the total permitted sign area as set forth in Subsections (a) and (b) hereof. The number, size, height, and location of wayfinding signs shall be as authorized by the Planning and Zoning Commission, provided however, that no such signs shall exceed a maximum of thirty (30) square feet in area or eight (8) feet in height.

(e) Temporary Signs.

- (1) One sign, which may be either a wall or free-standing sign, not exceeding twenty (20) square feet in area shall be permitted for each lot for not more than two (2) thirty (30) day periods per year. Free-standing signs shall not exceed six (6) feet in height nor shall such signs be located less than ten (10) feet from the public right-of-way line of any street or any side lot line.
- (2) One temporary free-standing sign may be erected on a site during construction or reconstruction of a building for which a valid building permit has been obtained. Such sign shall not exceed forty (40) square feet in area nor eight (8) feet in height. Each such sign shall be located a minimum of ten (10) feet from the right-of-way line of any street or any side lot line and shall be removed within five (5) days of completion of construction or issuance of an occupancy permit by the Building Commissioner.
- (3) One temporary free-standing sign not exceeding six (6) square feet in area and six (6) feet in height may be erected on a site indicating the availability of said site for sale or lease. A permit shall be obtained from the Building Commissioner for each such sign, however, said signs shall not require the approval of the Architectural Review Board
(Ord. 2007-108. Passed 4-7-08.)

1141.16 SIGNS IN OFFICE BUILDING AND INDUSTRIAL DISTRICTS

(U-7A, U-8, U-8A).

(a) Area of Signs. The total area of all permanent signs for each use, parcel, building, or land under common ownership or control shall not exceed one (1) square foot for each lineal foot of the building wall or facade which faces the principal street or contains the main entrance as determined by the Building Commissioner.

(b) Secondary Entrances. Buildings or parcels having frontage or a facade facing a second street, may increase the permitted total sign area for permanent signs as calculated herein by fifty percent (50%).

(c) Permanent Signs. Total permanent sign area may be allocated to any or all of the following sign types subject to the restrictions and requirements set forth herein:

- (1) Wall Signs. Wall signs shall not project more than eighteen (18) inches in front of the building wall to which they are attached nor shall more than twenty percent (20%) of the sign's total height be extended above the top of the wall.
- (2) Projecting Signs. Projecting signs shall be limited to one (1) sign for each establishment or store front and shall not exceed a maximum of eight (8) square feet in area. Any face of a projecting sign shall be not less than five (5) feet from a side lot line or party wall of another store unit. The amount of projection from the wall surface shall be as determined by the Building Commissioner. Projecting signs shall not extend above the roof line of the building to which they are affixed.
- (3) Marquee Signs. Marquee signs may extend above the face or topside, but the vertical dimension of such sign, including the exposed portion of the face, shall not exceed four (4) feet.
- (4) Monument Signs. Each use, parcel, building, or land under common ownership or control shall be permitted one (1) monument sign which shall not exceed forty (40) square feet in area nor eight (8) feet in height. Parcels which have frontage on two or more streets may have a second monument provided that the second monument sign is located on a different street and does not exceed forty (40) square feet in area nor eight (8) feet in height. Monument signs shall be located a minimum of ten (10) feet from the right-of-way line of any street and all property boundary lines, and shall be located a minimum of twenty-five (25) feet from any residential zoning district line. Each monument sign shall be so designed and constructed of such materials as to be compatible with the architectural treatment of the principal building. The base and foundation of each monument sign shall be landscaped with plant material as approved by the Building Commissioner.
- (5) Window signs. Window signs shall be limited to one (1) such sign per use or tenant which sign shall not exceed a maximum of four (4) square feet in area.

(d) Wayfinding Signs. Buildings, lots, and parcels with multiple tenants and/or uses may submit a Wayfinding Signage Plan to the Planning and Zoning Commission as part of the Site Plan Review process. The Planning and Zoning Commission may, at its sole discretion, authorize the installation of wayfinding signs where it deems their use necessary and/or appropriate for guiding traffic flow on the site. Wayfinding signs approved by the Planning Commission shall not be counted as part of the total permitted sign area as set forth in subsections (a) and (b) hereof. The number, size, height, and location of wayfinding signs shall be as authorized by the Planning and Zoning Commission, provided however, that no such signs shall exceed a maximum of thirty (30) square feet in area or eight (8) feet in height.

(e) Temporary Signs.

- (1) One sign, which may be either a wall or free-standing sign, not exceeding twenty (20) square feet in area shall be permitted for each lot for not more than two (2) thirty (30) day periods per year. Free-standing signs shall not exceed six (6) feet in height nor shall such signs be located less than ten (10) feet from the right-of-way line of any street or any side lot line.
- (2) One temporary free-standing sign may be erected on a site during construction or reconstruction of a building for which a valid building permit has been obtained. Such sign shall not exceed forty (40) square feet in area nor eight (8) feet in height. Each such sign shall be located a minimum of ten (10) feet from the right-of-way line of any street or any property line and shall be removed within five (5) days of issuance of an occupancy permit by the Building Commissioner.
- (3) One temporary free-standing sign not exceeding six (6) square feet in area and six (6) feet in height may be erected on a site indicating the availability of said site for sale or lease. A permit shall be obtained from the Building Commissioner for each such sign, however, said signs shall not require the approval of the Architectural Review Board.
(Ord. 2007-108. Passed 4-7-08.)

1141.17 SIGNS IN MOTOR SERVICE DISTRICTS (U-9).

(a) Area of Signs. The total area of all permanent signs for each use, parcel, building, or land under common ownership or control shall not exceed three (3) square feet for each lineal foot of the building wall or facade which faces the principal street or contains the main entrance as determined by the Building Commissioner up to eighty (80) lineal feet and one (1) square foot of each additional lineal foot of building wall or facade in excess of eighty (80) feet.

(b) Secondary Entrances. Buildings or parcels having frontage or a facade facing a second street, may increase the permitted total sign area for permanent signs as calculated herein by twenty-five percent (25%).

(c) Permanent Signs. Total permanent sign area may be allocated to any or all of the following sign types subject to the restrictions and requirements set forth herein:

- (1) Wall Signs. Wall signs shall not project more than eighteen (18) inches in front of the building wall to which they are attached nor shall more than twenty percent (20%) of the sign's total height be extended above the top of the wall.

- (2) Marquee Signs. Marquee signs may extend above the face or topside, but the vertical dimension of such sign, including the exposed portion of the face, shall not exceed four (4) feet.
 - (3) Monument Signs. Each use, parcel, building, or land under common ownership or control shall be permitted one (1) monument sign which shall not exceed forty (40) square feet in area nor eight (8) feet in height. Parcels which have frontage on two or more streets may have a second monument provided that the second monument sign is located on a different street and does not exceed forty (40) square feet in area nor eight (8) feet in height. Monument signs shall be located a minimum of ten (10) feet from all property boundary lines and the public right-of-way, and shall be located a minimum of twenty-five (25) feet from any residential zoning district line. Each monument sign shall be so designed and constructed of such materials as to be compatible with the architectural treatment of the principal building. The base and foundation of each monument sign shall be landscaped with plant material as approved by the Building Commissioner.
 - (4) Window signs. Window signs shall be limited to one (1) such sign per use or tenant which sign shall not exceed a maximum of four (4) square feet in area.
 - (5) Pole Signs. One (1) pole sign shall be permitted on a parcel which contains a permitted U-9 use and which directly abuts the freeway right-of-way. Pole signs shall not exceed fifty (50) feet in height or three hundred (300) square feet in area per sign face. The maximum number of faces on any pole sign shall be two (2). Pole signs shall be setback a minimum of twenty (20) feet from any property line and must be located a minimum of two hundred (200) feet from any other pole sign. Such pole signs shall only be used to identify or advertise U-9 uses. Pole signs shall not be calculated as part of the maximum area of permitted signage under Section 1141.16(a).
 - (6) Changeable Copy Signs. Automobile agencies with new and used vehicle sales and service shall be permitted one (1) permanent monument changeable copy sign with a maximum of two (2) faces which shall not exceed forty (40) square feet in area per face and which shall not exceed a maximum of eight (8) feet in total height. Said sign shall be in addition to such other signage as may be authorized herein, and shall not be included in the calculation of maximum sign area. Such sign shall be placed on a permanent foundation and may be illuminated.
- (d) Temporary Signs.
- (1) One sign, which may be either a wall or free-standing sign, not exceeding twenty (20) square feet in area shall be permitted for each lot for not more than two (2) thirty (30) day periods per year. Free-standing signs shall not exceed six (6) feet in height nor shall such signs be located less than ten (10) feet from the public right-of-way line of any street or any side lot line.
 - (2) One temporary free-standing sign may be erected on a site during construction or reconstruction of a building for which a valid building permit has been obtained. Such sign shall not exceed forty (40) square feet in area nor eight (8) feet in height. Each such sign shall be located a minimum of ten (10) feet from the right-of-way line of any street or any side lot line and shall be removed within five (5) days of issuance of an occupancy permit by the Building Commissioner.

- (3) One temporary free-standing sign not exceeding six (6) square feet in area and six (6) feet in height may be erected on a site indicating the availability of said site for sale or lease. A permit shall be obtained from the Building Commissioner for each such sign, however, said signs shall not require the approval of the Architectural Review Board
(Ord. 2007-108. Passed 4-7-08.)

1141.18 SIGNS IN PLANNED MIXED-USE DEVELOPMENT DISTRICTS (U-10).

Signs in the Planned Mixed Use Development District shall be reviewed and approved by the Planning and Zoning Commission as part of site plan approval pursuant to Section 1132.07(c).
(Ord. 2007-108. Passed 4-7-08.)

1141.19 VARIANCES. (REPEALED)

(EDITOR'S NOTE: Former Section 1141.19 was repealed by Ordinance 2009-55, passed September 8, 2009. See Chapter 1159 for current regulations.)

1141.20 NONCONFORMING SIGNS.

Signs which were legally in existence prior to the effective date of this Chapter, but which do not conform with the provisions hereof, may be maintained as a matter of right provided that such signs comply with the provisions of Part Thirteen of the Building Code regarding safety, maintenance, and repair. Normal maintenance such as painting, cleaning, or minor repairs shall be permitted on all such nonconforming signs. Relocation or replacement of a nonconforming sign or any alteration in the size or structure of such sign, shall cause the sign to lose its status as legally nonconforming and said sign shall be immediately brought into compliance with this Chapter. (Ord. 2007-108. Passed 4-7-08.)