

## CHAPTER 1133 Signage

- 1133.01 Purpose.**
- 1133.02 Scope of requirements.**
- 1133.03 Enforcement.**
- 1133.04 Computation and measurements.**
- 1133.05 Signs for residential uses and signs in residential districts.**
- 1133.06 Signs in the C, MU, PI, and CR Districts.**
- 1133.07 Prohibited signs.**
- 1133.08 Illumination, construction and maintenance standards.**
- 1133.09 Nonconforming signs.**
- 1133.10 Design standards.**

### **1133.01 PURPOSE.**

The purpose of this chapter is to promote the public health, safety and general welfare through the provisions of standards for existing and proposed signs of all types. More specifically, this chapter is intended to:

- (a) Enhance and protect the physical appearance of the community.
- (b) Promote and maintain visually attractive residential, retail, commercial and mixed use districts.
- (c) Ensure that signs are located and designed to reduce sign distraction and confusion that may be contributing factors in traffic congestion and accidents, and maintain safe and orderly pedestrian and vehicular environments.
- (d) Provide review procedures that enable the Village to evaluate the appropriateness of a sign to the site, building and surroundings.

### **1133.02 SCOPE OF REQUIREMENTS.**

It shall be unlawful for any person, firm or corporation to erect, construct, or alter any sign in the Village except in conformance with the provisions of this Ordinance, subject to issuance of a permit, unless specifically exempted below. All temporary ground signs and banner signs ~~except ideological signs~~ shall be registered with the Zoning Officer.

### **1133.03 ENFORCEMENT.**

#### **(a) Plans, Specifications, and Permits.**

(1) Permits. It shall be unlawful for any person to erect, alter, relocate or structurally change a sign or other advertising structure, unless specifically exempted by this Ordinance, without first obtaining a permit in accordance with the provisions set forth herein. A permit shall require payment of a fee, as noted on a fee schedule as may be established, adopted and amended from time to time by the Council.

(2) Applications. Application for a sign permit shall be made upon forms provided by the Zoning Officer. The following information shall be required:

- A. Name, address and telephone number of the applicant.
- B. Location of the building, structure or lot on which the sign is to be attached or erected.

C. Position of the sign in relation to nearby buildings, structures and property lines. The Zoning Officer may require information to be provided for on a certified survey or drawing sealed by a registered engineer.

D. Plans showing the dimensions, materials, method of construction and attachment to the building or in the ground.

E. Copies of stress sheets and calculations, if deemed necessary, showing the structure as designed for dead load and wind pressure.

F. Name and address of the person, firm or corporation owning, erecting, and maintaining the sign.

G. Information concerning required electrical connections.

H. Insurance policy or bond, as required in this Ordinance.

I. Written consent of the owner or lessee of the premises upon which the sign is to be erected.

J. Other information as required by the Zoning Officer to make the determination that the sign is in compliance with all applicable laws and regulations.

(3) Review of application.

A. Commission review. Sign permit applications submitted in conjunction with the proposed construction of a new building or addition to an existing building shall be reviewed by the Commission as a part of the required site plan review. Proposed sign locations and dimensions must be shown on the site plan.

B. Issuance of a permit. Following review and approval of a sign application by the Commission and Zoning Officer, as appropriate, the Zoning Officer shall have the authority to issue a sign permit.

(4) Exceptions. A sign shall not be enlarged or relocated except in conformity with the provisions set forth herein for new signs, nor until a proper permit has been secured. However, a new permit shall not be required for ordinary servicing or repainting of an existing sign, cleaning of a sign, or changing of the message on the sign where the sign is designed for such changes (such as lettering on a marquee or numbers on a gasoline price sign). Furthermore, a permit shall not be required for signplates for residential uses, temporary signs for dwelling units, and temporary windows signs, provided that all applicable regulations of this chapter are complied with.

(b) Inspection and Maintenance.

(1) Inspection of new signs. All signs for which a permit has been issued shall be inspected by the Zoning Officer when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable Zoning Ordinance and Building Code standards. In cases where fastenings or anchorages are to be eventually bricked in or otherwise enclosed, the sign erector shall advise the Zoning Officer when such fastenings are to be installed so that inspection may be completed before enclosure.

(2) Inspection of existing signs. The Zoning Officer shall have the authority to routinely enter onto property to inspect existing signs. In conducting such inspections, the Zoning Officer shall determine whether the sign is adequately supported, painting to prevent corrosion, and so secured to the building or other support to safely bear the weight of the sign and pressure created by the wind.

(3) Correction of defects. If the Zoning Officer finds that any sign is unsafe, insecure, improperly constructed, or poorly maintained, the sign erector, owner of the sign, or owner of the land shall make the sign safe and secure by completing any necessary reconstruction or repairs, or entirely remove the sign in accordance with the timetable established by the Zoning Officer.

(c) Removal of Obsolete Signs. Any sign that no longer identifies a business that is in operation, or that identifies an activity or event that has already occurred, shall be considered abandoned and shall be removed by the owner, agent, or person having use of the building or structure. Upon vacating a commercial or industrial establishment, the proprietor shall be responsible for removal of all signs used in conjunction with the business. However, where a conforming sign structure and frame are typically reused by a current occupant in a leased or rented building, the building owner shall not be required to remove the sign structure and frame in the interim periods when the building is not occupied, provided that the sign structure and frame are maintained in good condition.

(d) Nonconforming Signs. No nonconforming sign shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with this Ordinance, except that nonconforming signs shall comply with the following regulations:

(1) Repairs and maintenance. Normal maintenance shall be permitted, provided that any nonconforming sign that is destroyed by any means to an extent greater than 50 percent of the sign's pre-catastrophe fair market value, exclusive of the foundation, shall not be reconstructed. Normal maintenance shall include painting of chipped or faded signs; replacement of faded or damaged surface panels; or, repair or replacement of electrical wiring or electrical devices.

(2) Nonconforming changeable copy signs. The message on a nonconforming changeable copy sign or nonconforming bulletin board sign may be changed provided that the change does not create any greater nonconformity.

(3) Substitution. No nonconforming sign shall be replaced with another nonconforming sign.

(4) Modifications to the principal building. Whenever the principal building on a site on which a nonconforming sign is located is modified to the extent that site plan review and approval is required, the nonconforming sign shall be removed.

(e) Appeal to the Board. Any party who has been refused a sign permit for a proposed sign may file an appeal with the Board, in accordance with the provisions of this Ordinance. In determining whether a variance is appropriate, the Board shall, in addition to other review criteria specified in this Ordinance, study the sign proposal, giving consideration to any extraordinary circumstances, such as those listed below, that would cause practical difficulty in complying with the sign standards. The presence of any of the circumstances listed may be sufficient to justify granting a variance; however, the Board may decline to grant a variance even if certain of the following circumstances are present:

(1) Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees or other obstructions.

(2) Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the Board shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.

(3) Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.

(4) Construction of a conforming sign would require removal or severe alteration to natural features on the parcel, such as but not limited to: removal of trees, alteration of the natural topography, filling of wetlands, or obstruction of a natural drainage course.

(5) Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger the health or safety of passers-by.

(6) Variances from certain sign regulations would be offset by increased building setback, increased landscaping, or other such enhancements, so that the net effect is an improvement in appearance of the parcel, compared to the result that would be otherwise achieved with construction of a conforming sign.

(7) A sign which exceeds the permitted height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the parcel or building.

#### **1133.04 COMPUTATION AND MEASUREMENTS.**

The following regulations shall control the computation and measurement of sign area, sign height, window area and building frontage:

(a) Determining Sign Area or Dimension.

(1) Sign area shall include the face of all the display area of the sign. Sign area shall not include the frame and structural support unless such structural support is determined to constitute an integral part of the sign design.

(2) For a sign that is framed, outlined, painted or otherwise prepared and intended to provide a background for a sign display, the area of the sign shall be the area of one rectangular shape that encompasses the entire background or frame.

(3) For a sign comprised of individual letters, figures or elements on a wall or similar surface of a building or structure, an irregular shaped ground sign, the area of the sign shall be the area of one rectangular shape that encompasses the perimeter of all the elements in the display.

A. When separate elements are organized to form a single sign, but the elements are separated by open space, the area shall be the area of one rectangular shape that comprises all the display areas, including the space between the elements.

B. One minor extension may be permitted to extend above or below the sign area when the area of the extension is less than 25 percent of the open space included in the sign area. For the purposes of this chapter, only the open space within the sign area that is located above and below the majority of the letters shall be included in the calculation.

C. For ground signs and projecting signs, the sign area shall be computed by the measurement of one of the faces when two identical display faces are joined, are parallel or within 30 degrees of being parallel to each other.

D. Air under a ground sign between supporting posts, air between a projecting sign and the wall to which it is attached, and lighting fixtures and associated brackets shall not be included in the calculation of sign area.

(b) Determining Sign Height. The height of a sign shall be measured from the average grade at the base of the sign or support structure to the tallest element of the calculated sign area or support structure. A ground sign on a man-made base, including a graded earth mound, shall be measured from the average site grade prior to the addition of the sign.

(c) Determining Building Frontage and Building Unit. For the purposes of these sign regulations, the length of the building wall that faces a public street or that contains a public entrance to the uses therein shall be considered the building frontage:

(1) The building frontage shall be measured along such building wall between the exterior faces of the exterior side walls.

(2) In the case of an irregular wall surface, a single straight line extended along such wall surface shall be used to measure the length.

(3) A building shall have only one building frontage except as otherwise set forth below.

(4) A building shall have two frontages whenever the lot fronts on two or more streets, or the building has a public entrance on a wall other than the wall that faces the street. The property owner shall determine which wall shall be the primary building frontage and which wall shall be the secondary building frontage. Only one outside wall of any business shall be considered its primary frontage and only one additional wall considered its secondary frontage.

(5) For multi-occupant buildings, the portion of a building that is owned or leased by a single occupant shall be considered a building unit. The building frontage for a building unit shall be measured from the centerline of the party walls defining the building unit.

(d) Determining Window Area. The window area of a building shall be the total glass area of windows on the building frontage. For the purposes of determining window area for ground floor occupants, the ground floor shall be considered to be no more than 15 feet in height above grade.

### 1133.05 SIGNS FOR RESIDENTIAL USES AND SIGNS IN RESIDENTIAL DISTRICTS.

(a) Table I Permitted Signs.

<b>Permanent Signs</b>				
<b>Sign Plate-wall, window or ground</b> <i>What categories do these regulations refer to?</i>				
Maximum number	1/dwelling unit	1/dwelling unit	1/dwelling unit	1/building
Maximum sign area	2 square feet	2 square feet	2 square feet	4 square feet
<b>Ground Sign for Use/Development</b>				
Maximum number	1/entrance	1/entrance	1/entrance	1
Maximum total sign area	32 square feet	32 square feet	32 square	32 square feet
Maximum height	5 feet	5 feet	8 feet	8 feet
Minimum setback from right-of-way	25 feet	25 feet	25 feet	25 feet
<b>Wall Sign</b>				
Maximum number	n.a.	n.a.	n.a.	1
Maximum area	n.a.	n.a.	n.a.	32 square feet
<b>Temporary Signs</b>				
<b>Window Sign or Ground Sign</b>				
Maximum total sign area	12 square feet/dwelling unit	12 square feet/dwelling unit	12 square feet/dwelling unit	32 square feet
Maximum height - ground	5 feet	5 feet	5 feet	8 feet
Minimum distance from right-of-way	0 feet	0 feet	0 feet	25 feet
<b>Banner</b>				
Maximum number	n.a.	n.a.	1	1
Maximum area	n.a.	n.a.	30 square feet	30 square feet
Maximum height	n.a.	n.a.	8 feet	8 feet

Minimum distance from right-of-way	n.a.	n.a.	25 feet	25 feet
<b>Sandwich Board Sign</b>				
Maximum total sign area	1,440 sq. inches	1,440 sq. inches	1,440 sq. inches	1,440 sq. inches
Maximum height - ground	30 x 48 inches			
Minimum distance from road	8 feet	8 feet	8 feet	8 feet
<b>Instructional Signs</b>				
Maximum number/entrances	n.a.	n.a.	2	2
Maximum area each sign	n.a.	n.a.	4 square feet	4 square feet
Minimum distance from right-of-way	n.a.	n.a.	0 feet	0 feet

(Ord. 2005-0711-03. Passed 7-11-05; Ord. 41-2011. Passed 12-12-11.)

(b) Supplementary Regulations for Ground Signs.

(1) Ground signs that exceed four square feet in area shall be erected with a minimum of two supporting posts or on a solid base.

(2) Ground signs shall be erected in a landscaped setting.

(3) No part of a ground sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.

(4) For residential subdivisions, the ground sign shall have a maximum of two sign faces per entrance, and be either a double-faced ground sign or two single-sided sign faces attached to walls or entry features located one on each side of the street entrance.

(5) For nonresidential uses a maximum of 30 percent of the permitted ground sign area may be devoted to changeable copy.

(6) Nonresidential use ground signs shall contain the street address in numerals not exceeding seven inches in height.

(c) Supplementary Regulations for Temporary Signs.

(1) Temporary signs on property used for residential purposes and temporary window signs on property used for non-residential purposes may be erected for an unspecified time.

(2) For property used for nonresidential purposes, one temporary ground sign that does not exceed six square feet may be erected for an unspecified time. All other temporary ground signs and temporary banner signs shall be permitted for a maximum of 15 consecutive days, not more than 75 days per ~~calendar~~calendar year.

(3) Vacant parcels in residential districts shall be permitted one temporary sign. The maximum permitted sign area shall be not more than four square feet for every 200 feet of lot frontage or fraction thereof, provided the sign shall not exceed 16 square feet.

(4) Temporary signs that are erected in order to announce or advertise a specific event shall be removed within seven days after the close of such event.

(d) Illumination. Permanent signs may be illuminated as provided in Section 1133.08.

(e) Instructional Signs. Instructional signs that are clearly intended for instructional purposes shall be permitted as needed on a lot in a residential district when the lot is devoted to multi-family or non-residential use.

(f) Sandwich Board Signs.

(1) A Sandwich Board sign is defined as: a pyramidal, two-panel, temporary sign, which is placed on the ground providing information for businesses, organizations or special events.

(2) Sandwich Board signs shall measure no more than 1,440 square inches; so as not to exceed measurements of 30 x 48 inches, as displayed, either horizontally or vertically.

(3) One Sandwich Board sign shall be permitted per business. Sandwich Board signs shall be placed on the site of the business location only. Sandwich Board signs may be displayed during business hours only. Sandwich Board signs shall be removed and secured within their respective places of business during non-business hours.

(4) Sandwich Board signs shall be placed a minimum of eight feet from the outside edge of the roadway.

(5) Sandwich Board signs shall not impede or interfere with pedestrian or motorized traffic. Sandwich Board signs shall not be placed on the sidewalk.

(6) In the event that a property owner, business owner, or event organizer, wishes to display more than one Sandwich Board sign(s) for the purpose of advertising a "special event" or for directing traffic to a specific location, the event organizer must apply for a Sandwich Board sign permit. Directional and/or special event Sandwich Board signs shall comply with all Sandwich Board sign regulations. Directional, special event, or additional Sandwich Board sign permits may be obtained from the office of the Mayor or the Clerk of Courts for a charge of five dollars (\$5.00USD). The permit shall contain the name and address of the business applying for the permit as well as a brief, written description of the location where the additional signage is to be displayed. The applicant must obtain signed, written permission from the property owner in the event that the property owner and the applicant are not the same person. Each applicant is limited to no more than two additional signs.

#### 1133.06 SIGNS IN THE C, MU, PI, AND CR DISTRICTS.

Signs for all uses other than residential uses in the C, MU, PI and CR Districts shall comply with the following standards:

(a) Building Signs. The maximum number and area of permanent signs attached to building shall conform to Table 2 below. Building signs include wall signs, window signs, awning or canopy signs and projecting signs.

**Table 2.**

Type of Signs	Zoning District			
	C	MU	PI	CR
<b>Signplate</b>				
Maximum number per address	1	1	1	1
Maximum area	2 square feet	2 square feet	2 square feet	2 square feet
<b>Building</b>				
Maximum number per occupant	1	1	1	1
Maximum area permitted	1 square foot/lineal foot of lot frontage			

Maximum area per occupant	24 square feet	24 square feet	24 square feet	24 square feet
<b>Projecting Sign</b>				
Maximum number per building	1	1	1	n.a.
Maximum area permitted	12 square feet	12 square feet	12 square feet	n.a.

(b) Window Signs.

(1) Ground floor occupants. A window sign shall not exceed 25 percent of the total glass area at the ground floor window and shall comply with the Design Standards for signs.

(2) Upper floor occupants. For a multi-story building, each occupant above the ground floor shall be permitted one permanent sign to be placed in a window of the occupant’s space, not to exceed six square feet or 25 percent of the area of the window in which the sign is placed, whichever is smaller. These signs shall be in addition to the maximum allowable area for the building signs provided in Table 2.

(c) Secondary Frontage or Access. If a building or occupant has frontage on a second street or has access from a second public entrance such as a parking lot an additional sign area may be permitted on the secondary frontage not to exceed 40 percent of the sign area permitted for the primary frontage.

(d) Projecting Signs. Projecting signs shall be permitted only in the C, MU, and PI Districts.

(1) Projecting signs shall be limited to occupants that have a minimum of 20 feet of occupant frontage. All projecting signs shall have a maximum height of 14 feet and a minimum clearance of seven feet from the ground to the bottom of the sign, except when the projecting sign is located above a landscaped area or other area that does not permit pedestrian traffic beneath the sign. A projecting sign shall not be permitted to extend into the street right-of-way.

(e) Ground Signs. Permanent ground signs permitted in the C, MU, PI and CR Districts shall comply with the following regulations in Table 3:

**Table 3.**

Type of Signs	Zoning Districts			
	C	MU	PI	CR
<b>Ground Signs</b>				
Maximum number per building	1	1	1	n.a.
Maximum area	1 square foot/lineal foot of lot frontage, not to exceed 32 square feet	1 square foot/lineal foot of lot frontage, not to exceed 32 square feet	1 square foot/lineal foot of lot frontage, not to exceed 32 square feet	n.a.
Maximum height	6 feet	8 feet	8 feet	n.a.
Setback from public right-of-way	25 feet	25 feet	25 feet	n.a.
<b>Entrance/Exit-Directional Signs</b>				
Maximum number	2/drive	2/drive	2/drive	2/drive

Maximum area per sign	2 square feet	4 square feet	4 square feet	4 square feet
Instructional Signs	As regulated in Sec. <a href="#">1133.05(a)</a>			

(1) Additional ground signs. An additional ground sign may be permitted on lots not less than four acres in nonresidential districts for a building or development on a corner lot. The additional sign shall not exceed the area as permitted in Table 3.

(2) Setback from intersections. On a corner lot ground signs shall comply with the minimum setback provided in Table 3.

(3) Minimum side yard. Ground signs shall be located not less than 10 feet from a side lot line provided, however, when adjacent to an R-1 or R-2 District or a lot used for residential purposes, a ground sign shall be not less than 20 feet from the side lot line.

(4) Changeable copy. Ground signs may have up to 30 percent of the permanent sign area devoted to changeable copy.

(5) Multi-occupant facilities. When a ground sign is permitted on a site that has more than one occupant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof.

(6) Permanent ground signs shall contain the street address in numerals not exceeding seven inches in height.

(7) Ground signs shall be erected in a landscaped setting.

(8) The Zoning Officer may approve the location of a ground sign less than the required distance from a road right-of-way if it finds the sign will not interfere with traffic sign lines and that the required setback is unreasonable because of existing site condition; provided, however, no ground sign or part thereof shall be permitted in the right-of-way.

(f) Temporary Signs. Temporary signs in nonresidential districts may be permitted in addition to the permanent signs as regulated in Section [1133.06](#) (a) through (e) provided:

(1) Temporary signs may be ground signs, window signs or banner signs.

(2) The area of a temporary window sign shall not exceed 25 percent of the total transparent glass area of the window in which the sign is placed.

(3) Temporary ground and temporary banner signs are permitted on in the C, MU, and PI Districts provided:

A. There shall be no more than two temporary or banner signs each not more than 30 square feet; and

B. Each sign shall have a maximum height of six feet above grade; and

C. Each sign shall not be less than 15 feet from a street right-of-way except the Zoning Officer may permit signs less than 15 feet from a street right-of-way in the Commercial District; and

D. Signs shall be permitted for a maximum of 15 consecutive days, and not more than a total of 75 days each calendar year.

(4) Temporary signs that are created in order to announce a specific event shall be removed within seven days after the close of such event.

(g) Illumination. Permanent signs may be illuminated as provided in Section [1133.08](#).

(h) Instructional Signs. Instructional signs that are clearly intended for instructional purposes shall be permitted as needed and as approved by the Zoning Officer.

(i) Signs for Residential Uses. Signs permitted or conditionally permitted in the residential districts shall conform to the sign regulations provided in Section 1133.05.

### 1133.07 PROHIBITED SIGNS.

All signs not expressly permitted shall be prohibited in the Village. Such signs include but are not limited to the following:

- (a) Roof signs.
- (b) Billboards.
- (c) Flags intended for advertising or commercial purposes.
- (d) Marquee signs.
- (e) Electronic reader boards.
- (f) No mobile signs shall be erected, constructed, displayed or maintained except those on licensed commercial delivery and service vehicles. Such vehicles shall not be parked in any district closer to the street than the front line of the principal building, unless the principal building has a rear parking area; in which case, all such vehicles shall not be parked closer to the street than the rear line of said building.
- (g) Temporary directional signs.
- (h) Flashing, moving, inflatable, blinker, racer type, intermittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, feathered flag banners, exposed light bulbs and strings of lights not permanently mounted on a rigid background, and other types of attention-getting devices.
- (i) The interior illumination of signs, except as expressly permitted in Section 1133.08(a) and signs with characters, letters, figures, designs or outlines by electric lights or luminous tubes as part of the sign.
- (j) Merchandise, equipment, products, vehicles or other items not themselves for sale and placed for attention getting, identification or advertising purposes.
- (k) Permanent signs erected or attached to accessory structures.
- (l) Outline lighting on the building or roof line.
- (m) Internal illumination of all or part of the roof.

### 1133.08 ILLUMINATION, CONSTRUCTION AND MAINTENANCE STANDARDS.

In addition to the design, size, type and location of signs, all signs shall meet the following standards:

- (a) Illumination. Signs shall be permitted to be illuminated as provided in the following:
  - (1) External Illumination. All signs that are permitted to be illuminated shall be externally illuminated. External illumination shall comply with the following:
    - A. Only direct lighting from an external source shall be used to illuminate the sign.
    - B. The source of light shall not be visible from the street or adjacent property.
  - (2) Internal illumination. Internal illumination of signs shall not be permitted.
  - (3) Signs shall not include animated, flashing, moving or intermittent illumination in which any part of the message changes at a rate of more than once per day.
  - (4) No temporary sign shall be illuminated or have the potential to be illuminated.
- (b) Location of Signs and Construction Standards.
  - (1) No sign regulated by any part of the provisions of this section shall be erected in the right-of-way, or at the intersection of any streets in such a manner as to obstruct free and clear vision, or at any location where, by reason of the position, shape, or color, it may interfere with, obstruct

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the view of, or be confused with, any authorized traffic sign, signal or device as defined in the Manual of Uniform Traffic Control Devices; or which makes use of the words "STOP", "LOOK", "DANGER" or any word, phrase, symbol or character in such a manner as to interfere with, or confuse traffic.

(2) No sign shall be attached to a utility pole, tree, trash receptacle, bench or any other structure not intended or approved as a sign support.

(3) No sign shall be erected so as to project over and obstruct any window, door, fire escape, balcony, platform, stairway, ladder, vent or other means of ingress into a building.

(4) The construction, erection, safety and maintenance of signs shall comply with the Building Code.

(5) Signs shall be structurally sound and located so as to pose no threat to pedestrian or vehicular traffic.

(6) Permanent signs shall be constructed and erected to withstand wind pressures of at least 30 pounds per square foot of surface, and shall be fastened, suspended or supported so that they will not be a menace to person or property.

(7) Permanent signs shall be fabricated on and of materials that are of good quality and good durability.

(8) Temporary signs shall be durable and weather-resistant and fastened or anchored sufficiently, whether attached to the building or positioned in the ground.

(9) No temporary sign shall have moveable lettering or lettering capable of being moved or replaced.

(c) Maintenance. All signs shall be maintained as follows:

(1) The property owner, occupant, or other person responsible for the sign shall maintain the sign in a condition fit for the intended use, and he or she shall have a continuing obligation to comply with all Building Code requirements.

(2) If the Zoning Officer finds that any sign is unsafe, insecure or a menace to the public, notice shall be given in writing by the Zoning Inspector to the owner. The owner of the business shall, within 48 hours of such notification, correct such unsafe condition or remove the sign.

(3) Whenever any sign, either conforming or non-conforming to these regulations, is required to be removed for the purpose of repair, refurbishing or repainting, the same may be done without a permit or any payment of fees provided that all of the following conditions are met:

A. There shall be no alteration or remodeling to the sign face, lettering (except as otherwise permitted for changeable copy), sign base, sign support(s) of the mounting of the sign itself.

B. There shall be no enlargement or increase in any of the dimensions of the sign or its structure.

C. The sign shall be accessory to a legally permitted, conditional or nonconforming use.

(4) The Zoning Officer may order any sign to be painted or refurbished whenever needed to keep the sign in a neat and safe condition.

### **1133.09 NONCONFORMING SIGNS.**

(a) Maintenance of Nonconforming Signs. Nonconforming signs shall be maintained in good condition and may continue until such sign is required to be removed as set forth in this section.

(b) Alteration, Relocation or Replacement of the Nonconforming Signs. A nonconforming sign shall not be structurally altered, relocated or replaced unless it is brought into compliance with the provisions of this chapter.

(c) Reconstruction of Damaged Sign. If a sign face and/or its support are damaged to the extent where the repair cost exceeds 50 percent of the replacement cost of the sign, the sign shall be removed or brought into compliance. If the repair costs do not exceed 50 percent of the replacement cost of the sign, the Zoning Officer may authorize the sign to be repaired, provided all repair work is completed within 60 days of the date the damage was incurred.

(d) Termination. A nonconforming sign shall immediately lose its legal nonconforming status, and shall be brought into conformance with this section or removed, when any of the following occurs:

(1) The size or shape of the sign is changed.

(2) The sign face (except where otherwise permitted for changeable copy) or sign structure is altered.

(3) If the property upon which the sign is located ceases to be used for a period of ~~two years~~ eighteen (18) months or more.

#### **1133.10 DESIGN STANDARDS.**

All permanent signs shall comply with the following design standards:

(a) Overall Design of Signs.

(1) Elements of the sign shall create an overall cohesive design, reflect simplicity, avoid visual clutter and insure legibility.

(2) The message shall be easy to read from the intended vantage point, public street, public sidewalk, or public parking lot but not be out of scale with the building, site or streetscape. The ratio of the message to the background shall permit easy recognition of the message. Lettering size shall be the size needed to ensure the sign can be seen from the intended distance. For awning signs, the sign graphics shall be located on a portion of the awning fabric that hangs perpendicular to the horizontal plane of the ground, below the awning's support structures.

(b) Relationship to Building Architecture.

(1) Variety in the design of signs among different storefronts shall be encouraged when the architecture of the building(s) suggests variety.

(2) Storefront with common architectural elements shall have signs that share continuity of design so that the placement and design of individual signs contribute to the cohesive appearance created by the common architectural elements. For example, a series of storefronts that, because of their architecture and design, have the appearance of a single building shall have occupant signs that share common elements.

(c) Placement of Signs on Buildings. All signs shall be reviewed for their impact on the overall building facade. The sign and associated lighting fixtures shall compliment the architecture of the building on which it is placed and shall be placed in an appropriate location on the building facade.

(d) Ground Signs. Ground signs shall be spaced or combined along the street frontage in a manner that ensures that one ground sign does not obscure the view of another ground sign.