CHAPTER 13
SIGNS

13-1 PURPOSE

The purpose of this Chapter is to regulate and encourage the orderly development of signs so as to protect the public health, safety, welfare, and morals of the Township while recognizing the need for adequate business identification, informational and advertising communication and the value of visual attractiveness.

13-2 SCOPE

The regulations of this Chapter shall govern and control the erection, enlargement, expansion, alteration, operation, maintenance and relocation of any sign that is visible from any street, sidewalk or public or private common open space. These regulations shall also govern the removal of signs determined to be physically unsafe or which create a safety hazard to the public. The regulations of this Chapter dictate the types, location and physical standards of signs that are permissible for specified uses, subject to the sign permit procedures of this Chapter. The regulations of this Chapter shall be in addition to any provisions of Chapter 5516 of the Ohio Revised Code and the Ohio Basic Building Code (OBBC) applicable to the construction and maintenance of signs.

13-3 DEFINITION OF TERMS

Words, terms, or phrases, not otherwise defined in this section, shall have, for the purpose of this Resolution, the meaning or meanings attributed to them in English usage current at the time of adoption of this Resolution, and words used in the present tense shall include the future. The word "shall" is mandatory and not permissive. For the purposes of this Chapter, signs and their features and characteristics shall be defined and classified as follows:

A. FREESTANDING SIGNS	
Pole Sign	A permanent freestanding sign supported by one (1) or more uprights, poles, or braces placed in or upon the ground surface and not attached to any building. Such sign may also be commonly known as a pylon sign.
Ground Sign	A permanent freestanding sign other than a pole or pylon sign, not attached to a building, which is placed upon or supported by the ground independently of any other structure. Such sign may also be known as a monument sign.
B. BUILDING SIGNS	
Building Sign	All awning signs, marquee signs, projecting signs, wall signs, or window signs
Awning sign	A building sign that is mounted or painted on or attached to an awning and does not project vertically above or horizontally beyond the physical dimensions of such awning.
Marquee Sign	A building sign attached to a marquee, canopy or awning projecting from or supported by the building at main entrances.
Projecting Sign	A building sign which projects more than 18 inches from and is supported by a wall of a building and does not extend beyond the minimum required setback line or into and over street right-of-way, and not less than 8.5 feet at its lowest point, above sidewalk or ground level.
Wall Sign (Facia Sign)	A building sign which is attached directly to a building wall and which does not extend more than eighteen (18) inches from nor above the roof line or beyond the limits of the outside wall, with the exposed face of the sign in a plane parallel to the building wall.
Window Sign	A building sign affixed to, in contact with, or inside a window; installed for purposes of viewing from outside the premises. This does not include merchandise located in a window.

C. TEMPORARY SIGNS	
Temporary Sign	A sign which is neither permanently anchored to the ground nor permanently affixed to a structure, nor mounted on a chassis, and intended for a limited period of display.
Balloon Sign	A temporary sign on an inflated nonporous object filled with air or other gas.
Banner Sign	A temporary sign in the nature of a flag, pennant, streamer or ribbon
Construction Sign	A temporary sign located on premises, which provides information pertaining to the builder, owner, project, or the contractor constructing the development.
Festival Banner Sign	A temporary sign on a banner related to public festivals installed on public property or in the public right-of-way.
Festival Device Signs	A temporary sign on balloons, umbrellas and similar devices.
Flag, Pennant or Other Moving or Animated Sign	Any temporary sign or part of such sign that changes physical position by any movement or rotation of that gives the visual impression of such movement or rotation.
Political Campaign Sign	A temporary sign advertising candidates or soliciting votes in support of or against any proposition or issue at any general, primary, special, school or any other election.
Public Event Banner Sign	A temporary sign on a banner, which provides information on current or upcoming public events, attached to a facility owned or controlled by the Township or any agency thereof and which is not be installed more than 2 weeks before the event.
Real Estate Sign	A temporary sign located on premises containing land or buildings for sale, rent or lease, or buildings under construction and intended for sale, rent or lease.
D. MISCELLANEOUS SIGN TERMS	
Address or Building Number Sign	A freestanding or wall sign which identifies the address of the property.
Billboard *(Outdoor Advertising Sign*)	A type of off-premises sign, classified as a business use, generally but not limited to a rigidly assembled sign, display, or device, usually free standing, that is affixed to the ground or to a building, the primary purpose of which is to display advertising posters. Such signs commonly referred to as "billboards" or "poster panels" are generally designed so that the copy or poster on the sign can be changed and the advertising space may be leased.
Billboard, Bulletin	A standardized off-site advertising sign with a face area not exceeding 672 sq. ft. (14 ft. x 48 ft.), excluding temporary embellishments, cut outs or extensions as herein defined.
Billboard, Junior Poster Panel	A standardized off-site advertising sign with a face area not exceeding 72 sq. ft. (6 ft. x 12 ft.), excluding temporary embellishments, cut-outs, or extensions as herein defined. Also called a Eight-Sheet poster.
Billboard, Poster Panel	A standardized off-site advertising sign with a face area not exceeding 300 sq. ft. (12 ft. x 25 ft.), excluding temporary embellishments, cut-outs or extensions as herein defined. Also called a 30-sheet poster.
Billboard Cut-out	A treatment employed to enhance the quality of a sign by removal, deletion, or omission of any portion of the sign.
Billboard Embellishment	A temporary treatment employed to enhance the quality of a sign that reflects a community design theme, an historic period or artistic style.
Billboard Extension	A treatment employed to enhance the quality of a sign by addition of a sign face area or projection thereof.
Bulletin Board, Institutional	A sign located on the property owned or operated by a public, religious, institutional, school, library, community center or similar institution which is used to identify the name of the institution or organization and the announcement of its services or activities.
Canopy	A structure other than an awning made of cloth, metal or other material which may be totally or partially attached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall. A canopy is not a completely enclosed structure and does not raise, nor is it capable of retraction.

D. MISCELLANEOUS SIGN TERMS ,CONT.	
Changeable Copy Sign	A non-digital sign designed so that the characters, letters or illustrations can be manually changed or rearranged without altering the face or the surface of the sign; also known as a reader board.
Clear Sight Triangle	The triangular area formed by a diagonal line connecting two points located on intersecting lines of a right-of-way , easement of access, or pavement edge of an access drive, each point being 20 feet from the intersecting lines. See Chapter 14, Section 14-9, Figure 14D.
Clearance *(of a Sign)*	The smallest average vertical distance between the grade of where the sign is attached and the lowest point of any sign, including framework and embellishments, extending over that grade. (Compare "Height")
Development or Business, New	A business or development that begins commercial activity at a new location or that changes its name.
Directional or Informational Sign	An on-premises sign designed to guide vehicular and/or pedestrian traffic by using such words as "Entrance", "Exit", "Parking", "One-Way", or similar directional instruction, and which may include the identification of the building or use, but does not include any advertising message.
EMC Sign (Electronic Message Center)	Any sign that incorporates the use of digital video boards, lights, neon, liquid crystal display, LED or other lighting devices that display a message or pattern to be viewed.
Facade	That portion of an enclosed building facing the street or that wall of a building through which there is primary access for customers. Where more than one business occupies the same building the facade for each business shall be that portion of the building occupied by the business which faces the street or which provides the primary access.
Face Change	The removal or replacement of an existing sign face panel where the remaining structural frame is not changed. The changing of the copy or poster on bulletin boards and billboards is not considered a face change.
Flashing Sign	A sign that uses an intermittent, moving or flashing light source to attract attention.
Frontage, Building	Total lineal feet of enclosed building length along the facade that fronts the principal dedicated street, or the facade that contains the main entrance to the building.
Frontage, Street or Lot	Total lineal feet of right-of-way or easement of access along the front yard of a lot.
Frontage, Principle	The street which the developer selects to be the main entrance.
Frontage, Secondary	The street which the developer selects to be the secondary access to the development.
Gas Pump Signs	Informational matter appearing on gasoline pumps as purchased or installed.
Government Sign	Any temporary or permanent sign erected and maintained for any official governmental purpose.
Height *(of a Sign)*	The vertical distance measured from the highest point of the sign, including decorative embellishments, to the average surface grade where the sign is attached. *(Compare: "Clearance")*
Historical Marker	A type of memorial sign limited in content to the identification of an historical building or structure or the site of an historical event.
Identification Sign	A sign giving the name, trademark of other readily recognized symbol or address, or any combination thereof, of a building, business, development or establishment on the premises where it is located.
Illuminated Sign	A sign either internally or externally illuminated.
Joint Identification Sign	A sign which serves as common or collective identification for a group of businesses operating on the same building lot. Such signs may name the businesses included but carry no other advertising.
Logo	A business trademark or symbol.
Maintenance	The cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign.

D. MISCELLANEOUS SIGN TERMS ,CONT.	
Marquee	Any fixed hood (other than a canopy or awning), which is supported solely by the building to which it is attached, consisting of metal or other incombustible material and which included a sign or advertising announcement. The location of marquees shall be restricted to the main entrance to a building.
Memorial Plaque	A plaque designating names of buildings and/or date of erection and other items such as architect, contractor, or others involved in the building's creation, cut into or attached to a building surface.
Nonconforming Sign	Any sign which was lawfully erected in compliance with applicable regulations in force at the time and maintained prior to the effective date of this Zoning Resolution, and which fails to conform to all applicable standards and restrictions of this Resolution.
Off-Premises Directional Sign	A sign designed to guide vehicular and/or pedestrian traffic to places of worship, to businesses, to places that provide commodities, services, entertainment or attractions at a location other than the premises on which the sign is erected.
Off-Premises (Off-Site) Advertising Sign	An advertising sign, whose message relates to a business, service, commodity, or profession being conducted, sold or offered at a location other than the premises on which the sign is erected.
Official Flag or Emblem	A flag or emblem of a government or of a membership organization.
On-Premises (On-Site) Sign	A sign which directs attention to a business, commodity, service, entertainment or attraction sold or offered on the premises on which the sign is erected.
Outdoor Drive-Through Restaurant Order Station Menu Board	A ground sign located only in an outdoor restaurant drive-through order lane.
Portable Sign	A sign not permanently anchored or secured to either a building or the ground, but usually anchored or secured to a trailer, vehicle (where the primary purpose is to advertise) or frame capable of being moved from place to place.
Premises	Any tract or tracts of land which comprise a single, integrated development or use of such land. For the purpose of this Chapter 13, an out parcel along the perimeter of a shopping center or similar multi-tenant use, which contains a freestanding building and a parking area separate from the shopping center as indicated on an approved site plan shall be considered a premises separate from the premises of the shopping center.
Roof Sign	A sign that is mounted or painted on the roof of a building, or that is wholly dependent upon a building for support and that projects above the highest point of a building with a flat roof, the eave line of a building with gambrel, gable or hip roof or the deck line of a building with a mansard roof.
Public Service Sign or Device	A sign or device displaying only the time, temperature, stock market quotations or civic messages by means of a lamp bank.
Sign	Any object, device, or structure, or part thereof, situated outdoors or indoors and intended to be visible from the exterior of the structure which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem of any nation, organization or nations, state, township, city, or any fraternal, religious or civic organizations; works of art which in no way identify a product or business logo.
Sign Graphics	Any lettering, numerals, figures, designs, symbols or other drawing or images used to create a sign.
Sign Structure or Support	Any structure that supports or is capable of supporting a sign, including decorative cover.
Snipe Sign	A sign for which a permit has not been obtained which is attached to a public utility pole, light pole, service pole or supports for another sign.
Surface Display Area	All solid surface areas of a sign, excluding air space. Structural members bearing no sign copy shall not be included

D. MISCELLANEOUS SIGN TERMS ,CONT.	
T-Frame Sign	A sign whose structure or frame is in the form of a "T" upon which one or more sign faces may be hung or otherwise attached.
Variable Message Sign	See EMC sign
Vending Machine Sign	Any sign fastened to or painted on a vending machine which directly relates to the product contained in the machine.
Vehicular Sign	Signs on parked vehicles or boats visible from the public right-of-way where the primary purpose of the vehicle or boat is to advertise a product or to direct people to a business or activity located on the same or nearby property. For the purpose of this ordinance vehicular signs shall not include business logos, identification or advertising on vehicles primarily used for other business purposes.
Visible	Capable of being seen, whether or not legible, without visual aid by a person of normal acuity.
Warning Sign	A sign limited in content to messages conveying warning, caution or danger.

13-4 ZONING CERTIFICATE AND PERMITS

13-4.1 Zoning Certificate Required

Unless expressly exempted in Section 13-4.2, no sign shall be erected, enlarged, expanded, altered (including face changes), relocated or reconstructed on private or public property unless a Sign Zoning Certificate evidencing the compliance of such sign with the provisions of this Chapter 13 shall have first been issued by the Zoning Administrator. The replacement of an existing EMC sign requires a zoning certificate and is not routine maintenance.

13-4.2 Exemptions

The following signs and sign-related activities shall be exempt from the provisions of this Chapter 13 and shall not require a zoning certificate:

(a) Routine Maintenance. Routine sign maintenance including cleaning, re-painting, replacing lamps, ballast, and electrical components, and changing of lettering or parts of signs designed to be regularly changed.

(b) Signs Permitted in all Districts. Signs permitted in all districts as listed in Section 13-9.

(c) Poster Changes. Off-site advertising signs shall be allowed changes in the poster advertisement or reader board. Further modifications may be subject to the provisions of Sec. 13-4.3.

(d) Manual Copy Changes. The change of a message relating to on site or off-site changeable copy signs such as those displaying gasoline prices, sale items, special events, or lottery information. A manual copy change is performed by a person and is not an EMC sign.

13-4.3 Nonconforming or Noncomplying Signs

Signs existing on or before the effective date of this resolution that do not conform to the standards in this Chapter are considered nonconforming and shall be subject to the following provisions**.** If the size of an existing sign face or the size of the overall structure is increased; the structure is relocated; the structure is replaced; the structure is abandoned, does not advertise an occupied building, or the structure is damaged requiring replacement of any part of the structure or attached cabinet then said sign shall be ordered removed or brought into full compliance with this Chapter by the Zoning Administrator. New EMC signs shall not be permitted on nonconforming or noncomplying signs.

13-5 GENERAL STANDARDS

Unless expressly exempted by Section 13-4.2 above, all signs within the Township shall conform to the following general standards.

13-5.1 Type

Except as otherwise noted or permitted, all freestanding signs are to be ground signs as defined by Section 13-3 and as further regulated in Section 13.

13-5.1.1Illumination

(a) Location and Design of Light Source. Whenever an external artificial light source is used to illuminate a sign, such source shall be so designed, located, shielded and directed so as not to be directly visible from any public street or residence. If ground lighting is used to illuminate a sign, the receptacle or device shall not protrude more than twelve (12) inches and must be fully screened from view by landscaping material.

(b) Level of Illumination. In no event shall the illumination of any off-site advertising sign exceed 50 foot candles at the sign face.

(c) Flashing Lights Prohibited. Except when expressly permitted by this Chapter, no flashing, moving, laser generated, strobe, blinking or intermittent lights shall be permitted on or as part of any sign.

(d) EMC Signs. EMC signs are prohibited in all Sycamore Township Zoning Districts unless specifically and expressly permitted by this Chapter.

13-5.2 Height

(a) Height of Building Signs.

(1) Building Signs shall be located within the limits of the outside wall of the building.

(2) Marquee, canopy or projecting signs shall be located at a minimum height of 8.5 feet above grade.

In order to encourage uniform design, wall signs on the same facade shall maintain the same height above grade except where there are: facade or elevation changes; anchor tenants; multiple lines of copy; variations in the size of upper and lower case letters; or similar circumstances in which exceptions are required.

(b) Height of Freestanding Signs.

(1) Freestanding signs in the Residential district are permitted at a maximum height of 6 feet.

(2) Freestanding signs in the (E) Retail district are permitted at a maximum height of eight (8) feet. One (1) additional foot of height is permitted for every three (3) feet beyond the required setback up to a maximum sign height of 15 feet, or as further regulated in Section 13-12.3.

(3) Freestanding signs in the (O) Office districts ~~a~~re permitted at a maximum height of six (6) feet. One (1) additional foot of height is permitted for every five (5) feet beyond the required setback up to a maximum sign height of 15 feet.

(4) Freestanding signs in the (F) Light Industrial district are permitted at a maximum height of six (6) feet. One (1) additional foot of height is permitted for every five (5) feet beyond the required setback up to a maximum sign height of 15 feet.

(5) Freestanding signs in the (I) Institutional district are permitted at a maximum height of six (6) feet. One (1) additional foot of height is permitted for every five (5) feet beyond the required setback up to a maximum sign height of 15 feet.

(6) Freestanding signs are permitted within the Clear Sight Triangle at a maximum height of three (3) feet or as provided in section 13-5.5.

(7) Directional signs are permitted in all districts to a maximum height of five (5) feet and a maximum area of six (6) square feet

13-5.3 Minimum Setback

All signs shall be setback a minimum of 10 feet (5 feet for directional signs) from the right-of-way, easement of access, or edge of pavement, whichever is the greater setback, and 5 feet from all other property lines. A side lot setback adjoining a residential district shall be setback a minimum of 50 feet from the adjoining residential district. With the exception of directional signs, all signs must be located outside of any clear site triangle as described in Section 13-3.

13-5.4 Obstruction of Access ways

No sign or sign structure shall obstruct free ingress to or egress from a fire escape, door, window or other required access way.

13-5.5 Traffic Safety

(a) Confusion with Traffic Signals. No sign shall be maintained at any location where by reason of its position, size, shape, content, color, or illumination it may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, or device, or where it may interfere with, mislead or confuse traffic regardless whether or not it meets other size, location and setback requirements of this Section 13-5.

13-5.6 Signs in Rights-of-Way

No sign except government signs authorized by this Chapter shall be placed in or extend into or over any public property or right-of-way.

13-5.7 Sign Identification

All signs shall be plainly marked with the name of the person, firm or corporation hanging or erecting the sign.

13-5.8 Sign Maintenance

The owner of an on-site or off-site sign shall be liable to maintain such sign, including its illumination sources, in compliance with this Chapter and all applicable laws, in a safe and secure condition, and in a neat and orderly condition and good-working order at all times, and to prevent the development of any rust, corrosion, rotting or other deterioration in the physical appearance or safety of such sign. The replacement of an existing EMC sign requires a zoning certificate and is not routine maintenance.

13-5.9 Sign Allotment, Maximum Size and Location

Freestanding signs shall be located within 30 feet of the street frontage from which the allotment is computed.

Building signs shall be located within the area which the allotment is computed.

13-5.10 Architectural Features

Sign architectural or design features which are integrated into the sign structure may not exceed 50 percent of the sign surface area.

13-5.11 Sign Base

All freestanding signs shall be constructed with a base made up of stone, brick, or other architecturally compatible base material. The sign is to be connected to the base. The sign base may be up to three (3) feet in height. The sign base shall be made of a material that is compatible with the principal structure on the lot which the sign is located.

13-6 SIGN MEASUREMENT

(See diagrams in Figure 13-6A)

13-6.1 Area of a Freestanding Sign

The area of a freestanding sign shall be determined by computing the visible surface display area, that is, all solid surface areas excluding air space and architectural and design features. If the angle separating two faces of a V-shaped sign is more than 45 degrees or 10 feet, the sign faces visible from one point are added cumulatively as one sign face.

13-6.2 Area of Building Signs

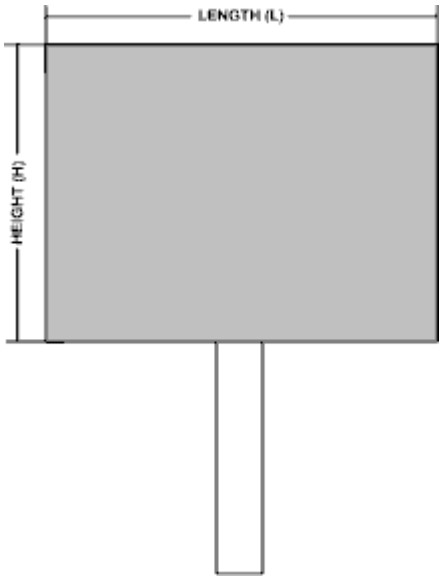
The area of a building sign shall be determined by computing the visible surface display area, that is the words, numbers, and/or graphics which are totally enclosed by a frame or graphic design. In the case of words containing lower case letters mounted individually to the wall of the building, the area of the sign is the square footage area that is measured by taking the height of the lower case letters multiplied by the total word length and adding the height of the uppercase letters multiplied by the letter(s) length.

13-6.3 Exceptions

In a residential development where the sign identifying the name of the development is attached to a wall or fence, the area of the sign shall be calculated as a building sign per subsection (2) of Section 13-6.2.

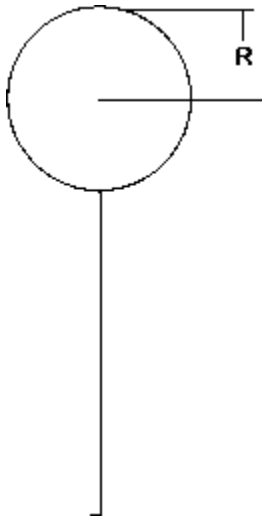
FIGURE 13-6A: SIGN FACE AREA MEASUREMENT
(VISIBLE SURFACE DISPLAY AREA)

POLE OR PYLON SIGN
(SINGLE OR MULTIPLE SUPPORT)



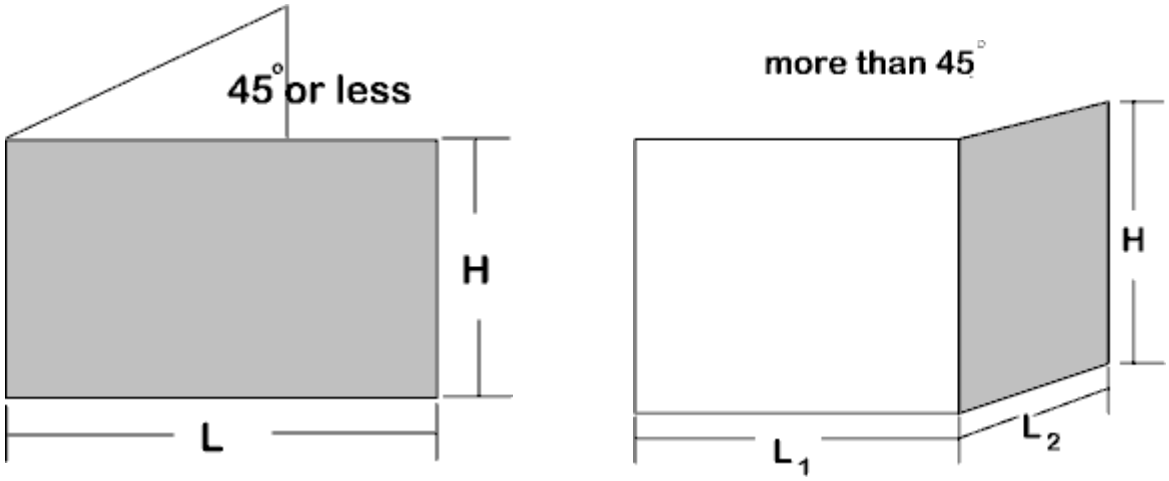
SIGN FACE AREA = (L) X (H)

POLE OR PYLON SIGN



SIGN FACE AREA = 3.14 R^2

V-SHAPED SIGN

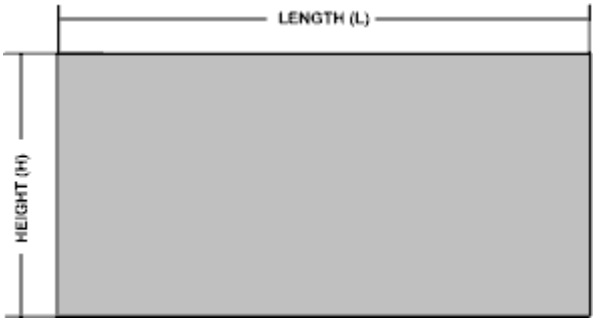


SIGN FACE AREA = (L) X (H)

SIGN FACE AREA = (L_1 + L_2) X H
(considered as one face)

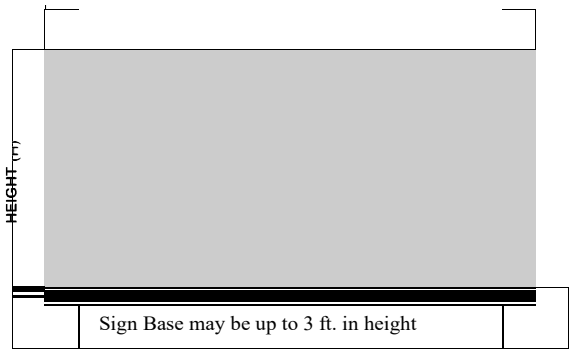
FIGURE 13-6A (CONTINUED):
SIGN FACE AREA MEASUREMENT

GROUND SIGN



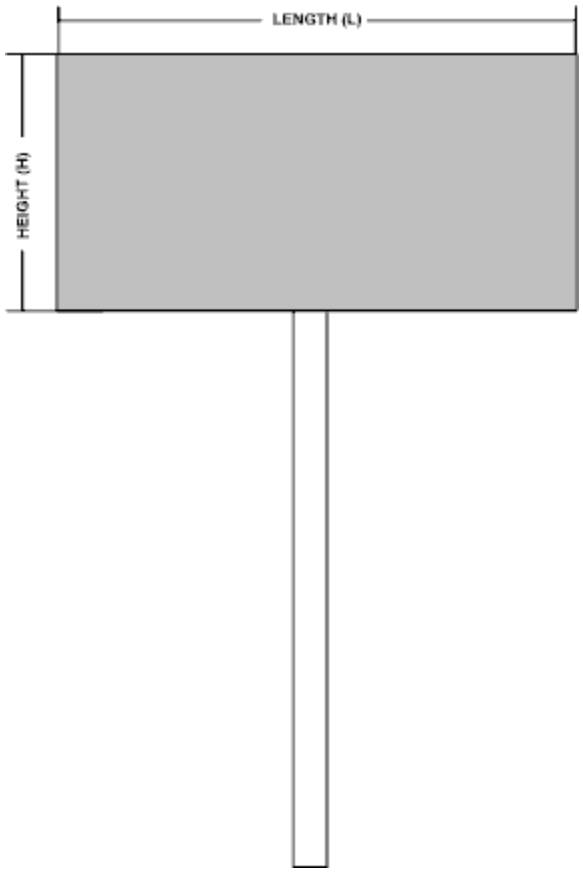
SIGN FACE AREA = (L) X (H)

GROUND MONUMENT SIGN



SIGN FACE AREA = (L) X (H)

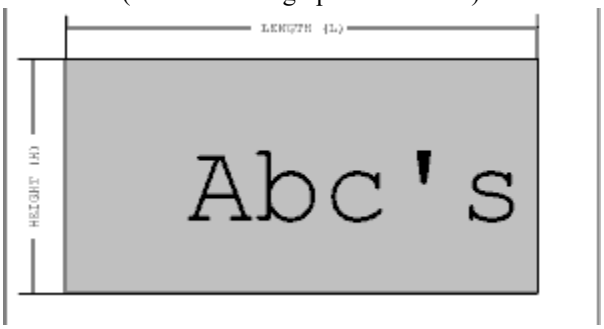
OUTDOOR ADVERTISING SIGN
(BILLBOARD)



SIGN FACE AREA = (L) X (H)

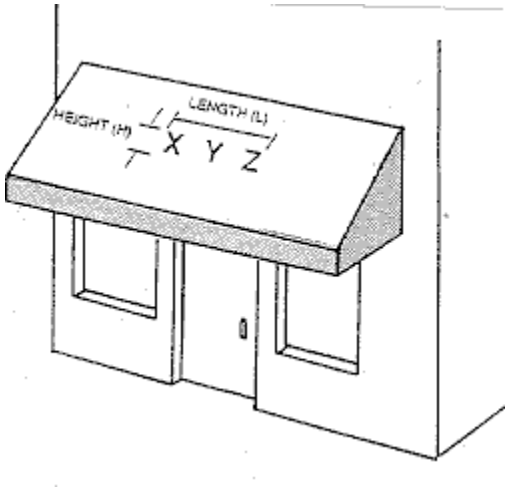
FIGURE 13-6A (CONTINUED)
SIGN FACE AREA MEASUREMENT

WALL SIGN
(with frame or graphic enclosure)



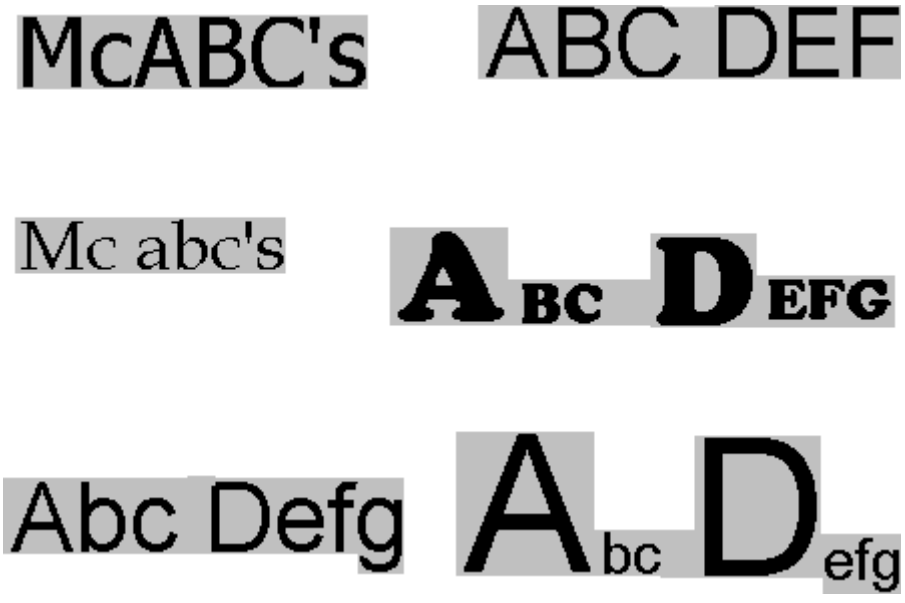
SIGN FACE AREA = (L) X (H)

AWNING SIGN



SIGN FACE AREA = (L) X (H)

WALL SIGNS
(LETTERS MOUNTED INDIVIDUALLY WITHOUT ANY FRAME OR GRAPHIC ENCLOSURE)



SIGN FACE AREA = (L) X (H)

13-7 SIGNS SPECIFICALLY PROHIBITED IN ALL ZONING DISTRICTS

The following signs, in addition to all other signs not expressly permitted by this Chapter 13, are prohibited in all zoning districts and shall not be erected, or maintained:

(a) Roof Signs.

(b) Signs that move or give the appearance of moving, including pennants, streamers, flags in excess of sixty (60) square feet, other than government flags and other signs, unless otherwise approved as part of Localized Alternative Sign Regulations pursuant to Section 13-15.

(c) EMC Signs. EMC signs are prohibited in all Sycamore Township Zoning Districts unless specifically and expressly permitted by this Chapter.

(d) Flashing Signs. Signs containing any flashing or running lights or lights creating an illusion of movement, excluding holiday decorations and time and temperature devices which display time and temperature messages only.

(e) Signs which imitate or are easily confused with official traffic signs and use words such as "stop", "look", "danger", "go slow", "caution", or "warning," except where such words are part of the name of a business or are accessory to parking lots.

(f) Signs which are structurally unsafe or hazardous.

(g) Portable signs, except as permitted temporarily in Section 13-12.2.

(h) Snipe signs.

(i) Bench signs.

13-8 PERMITTED SIGNS

No Sign Zoning Certificate shall be issued unless; the type of proposed sign is permitted in the zoning district in which the sign is to be located as indicated in this chapter, the sign meets the general standards in Section 13-5, the standards for off-site advertising signs set forth in Section 13-16 and the sign does not, by itself or cumulatively with other existing or planned signs, exceed these regulations:

13-9 SIGNS PERMITTED IN ALL ZONING DISTRICTS AND EXEMPT FROM ZONING CERTIFICATES

The following signs are permitted in all zoning districts without a fee and without issuance of a zoning certificate subject to the requirements stated herein. All signs in this section, unless otherwise stated below, shall be setback a minimum of 10 feet from the right-of-way, easement of access, or edge of pavement, whichever is the greater setback, and 5 feet from all other property lines.

(a) Identification signs, including house numbers legible from the street, and nameplates (fraternal, social, apartment and professional) identifying the occupant or address of a parcel of land, and not exceeding two (2) square feet in display surface area.

(b) Memorial plaques and historic markers, including those containing the names of buildings and dates of construction and not exceeding three (3) square feet in display surface area.

(c) For sale signs attached to vehicles.

(d) Flags bearing the official design of a nation, state, township, municipality, institution or organization and not exceeding 60 square feet.

(e) Traffic, or other government signs, also private traffic control signs which conform to the requirements of the Ohio Manual of Uniform Traffic Control Devices.

(f) Institutional bulletin boards located on the premises of the institution to which the sign pertains and not exceeding 20 square feet in surface display area per side, maximum of 2 sides with a maximum height of 6 feet.

(g) Public Park signs.

(h) Non-illuminated signs proclaiming religious or other noncommercial messages not exceeding twelve (12) square feet in surface display area and 5 (five) feet in height in any residential district nor thirty-two (32) square feet in any other zoning district.

(i) One temporary construction sign per public street frontage subject to the following:

(1) Total surface display area shall not exceed twelve (12) square feet in area and 6 (six) feet in height in a Residential District and thirty-two (32) square feet in area and 8 (eight) feet in height in all other Districts.

(2) Placement shall be wholly within the property boundaries to which the sign pertains and must be setback at least 10 feet from the right of way.

(3) The sign shall not be erected prior to issuance of a zoning certificate for the proposed construction, and shall be removed upon any final inspection from Sycamore Township.

(j) Trespassing, safety or caution signs, not exceeding two (2) square feet in area.

(k) On-Premises directional and informational signs not exceeding six (6) square feet and four feet in height for pedestrians and vehicles using such words as "Entrance," "Exit," "Parking," "One-Way" but not including any advertising message (Such signs shall be setback a minimum of five (5) feet from the right-of-way, easement of access, or edge of pavement, whichever is the greater setback).

(l) Gasoline pump signs appearing on legally installed pumps as purchased.

(m) On-premises yard sale or garage sale signs not exceeding six (6) square feet provided they are erected no more than seven (7) days prior to the sale nor displayed for more than seven (7) consecutive days.

(n) Political campaign signs shall be exempt from the provisions of the Sycamore Township Zoning Resolution.

(o) Church / School Festival signs shall not to exceed 32 square feet in area and 6 (six) feet in height. Such signs are to be removed within 1 week of the completion of the event.

13-9.1 Real Estate Signs

Non-illuminated real estate signs advertising the sale or lease of a property or building where the sign is located, not exceeding one per street frontage and twelve (12) square feet of surface display area in any residential district nor thirty-two (32) square feet in any other zoning district. One Freestanding sign and one building sign are permitted per property.

(a) For Sale Signs in the Office, Retail, and or Industrial Districts. Signs advertising the sale of a property or building where the sign is located must be removed within 21 days of the property closing.

(b) For Lease Signs in Office, Retail, and or Industrial Districts. Signs advertising the lease of a property or building where the sign is located must be removed when the occupancy of the building reaches 95%. Rent rolls or other real estate documents are to be presented to the Township Zoning Inspector to verify occupancy percentage.

13-9.2 Commercial Vehicle Signage

Commercial vehicles which advertise business located on or off the premises must be parked behind the principal building if the square footage of the sign exceeds 15 square feet

13-10 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS

The following regulations apply to those properties located in the A-A, A, A-2, A35, B, B-2, C, and D Residential Districts. Any sign not expressly permitted by Section 13-9 or by these district regulations is prohibited.

13-10.1 Temporary Signs

One (1) temporary sign shall be permitted on each lot. Such signs may have a sign face area not to exceed 24 square feet. The maximum time that such a sign can be displayed is 60 days per calendar year. The sign must be affixed to the main structure on the lot for which the sign is intended. Signs in the residential district must not be illuminated.

13-10.2 Permanent Signs

(a) Home Occupation. One (1) non-illuminated name plate not exceeding two (2) square feet in surface display area and attached flat against a building wall shall be permitted.

(b) Multi-Family Residential Uses

(1) Building Signs. One wall sign not exceeding 8 square feet of surface area for each 50 feet of building frontage shall be permitted provided that no such use may have permanent signs with total surface area exceeding 32 square feet for each principal lot frontage.

(2) Freestanding Signs. One (1) entry wall / sign is permitted at a community entrance and may not exceed 56 square feet in area and six (6) feet in height. Any entry sign must be setback at least ten (10) feet of any public right of way or access road.

(c) Single Family Residential Uses

(1) Freestanding Signs

One (1) entry wall / sign is permitted at a community entrance and may not exceed 56 square feet in area and six (6) feet in height. Any entry sign must be setback at least 10 feet of any public right of way or access road.

(d) Other Permissible Uses

Freestanding Signs

(1) Lots having at least 100 feet of frontage may have one freestanding sign not to exceed 32 square feet of sign surface area and 6 feet in height.

(2) Building Signs. One building sign not exceeding 32 square feet of sign surface area.

13-10.3 Outdoor Advertising Signs

Outdoor Advertising Signs or Billboards are prohibited in Residential Districts.

13-11 SIGNS PERMITTED IN THE "O" OFFICE DISTRICT

These regulations apply to those properties located in the O Office District. Any sign not expressly permitted by Section 13-9 or by these district regulations is prohibited.

13-11.1 Temporary Signs

One (1) temporary sign may be permitted on each lot when approved by the Township. Such signs may have a maximum total sign surface area of 32 sq ft. The sign may be displayed for up to 60 calendar days per year. If the temporary sign is removed for more than 2 hours, then a new temporary sign permit is required. The sign must be affixed to the main structure on the lot for which the sign is intended.

13-11.2 Free Standing Signs

a) An office use with at least 50 feet of road frontage shall be permitted one (1) freestanding sign not to exceed 24 sq ft.

b) Office uses with at least 100 feet of road frontage shall be permitted one (1) freestanding sign not to exceed 64 sq ft of sign surface area.

c) Office uses located on corner lots may have a second freestanding sign at a second point of ingress / egress not to exceed 24 sq ft in sign surface area.

d) An office park containing three (3) or more buildings shall be permitted one joint identification sign for each principal entrance on a public street, not exceeding two faces, neither of which may exceed 60 square feet of surface area and a maximum height of eight (8) feet.

13-11.3 Building Signs

a) Any property or business shall be permitted one (1) square foot of sign face area for each foot of building frontage facing the public street on which the principal access is located. No more than two (2) signs per building or structure are allowed, with the maximum total sign area not to exceed 150 square feet per building or structure.

b) One-story office buildings consisting of three (3) or more tenants shall be permitted one (1) sign per tenant storefront with a sign face ratio of one (1) square foot of sign face area for each foot of building frontage that faces the center parking lot, or that faces any public road where the principal access is located. Not to exceed 100 square feet for any sign.

13-11.4 Outdoor Advertising Signs

Outdoor advertising signs or Billboards are permitted in the O Office District subject to the provisions in Section 13-16.

13-12 SIGNS PERMITTED IN THE "E" RETAIL DISTRICT.

The following regulations shall apply to those properties located in the E Retail District. Any sign not expressly permitted by Section 13-9 or by these district regulations is prohibited.

13-12.1 Temporary Signs

One (1) temporary sign may be permitted on each lot when approved by the Township. Such signs may have a total maximum sign surface area of 50 sq ft. The sign may be displayed for up to 60 calendar days per year. If the temporary sign is removed for more than two (2) hours, then a new temporary sign permit is required. The sign must be affixed to the main structure on the lot for which the sign is intended.

13-12.2 Portable or Movable Signs

Any freestanding sign, including but not limited to "A" frame, or inverted "T" shaped structures, including those signs mounted on wheeled trailers, shall be permitted for retail uses only in accordance with the following provisions:

(a) Portable signs are permitted for grand openings, advertising charitable or community-related events and the like. Being temporary in nature, such portable signs may be permitted for a period not to exceed twenty (20) days in a calendar year per establishment.

(b) All illuminated portable signs shall comply with the requirements of Section 13-5.1 and the National Electric Code.

(c) No portable sign shall be located closer than one-half the setback distance from the building setback, to the street right-of-way line.

(d) No portable sign shall exceed 60 square feet in surface display area.

(e) Only one (1) portable sign shall be permitted per property.

13-12.3 Freestanding Signs

(a) Businesses having less than 50 feet of lot frontage shall not have a freestanding sign.

(b) Businesses having street frontage of more than 50 feet shall be permitted one (1) freestanding sign not to exceed 64 sq ft of sign surface area.

(c) Businesses and Shopping Centers having more than 50 feet of frontage and over 80,000 sq ft (gross) building area are permitted up to 100 sq ft of sign surface area at a maximum height of 20 feet. Businesses and shopping centers (over 80,000 gross square feet) with 2 (two) points of ingress and egress on to a public road with 100 feet or more of secondary road frontage shall be permitted a second freestanding sign, not to exceed 64 sq ft in area and 8 feet in height.

(d) Shopping Centers with 5 or more stores and a gross area of 22,000 square feet or less shall be permitted one freestanding sign not to exceed 80 square feet in area and 15 feet in height.

(e) Shopping Centers with 5 or more stores and a gross area between 22,001 square feet and 79,999 square feet shall be permitted one freestanding sign not to exceed 15 feet in height and 90 sq ft in area.

(f) Except as noted above, businesses with a secondary point of access are permitted a second freestanding sign located at that point of access not to exceed 32 square feet in sign surface area and five (5) feet in height.

(g) Outdoor Restaurant Drive-Through Order Station Menu Boards (RDTMB): A ground sign. An RDTMB sign face may be 100% digital (EMC) and shall only have one sign face. In the setting of a drive-through with multiple vehicular order lanes, for each order lane, up to two RDTMBs are permitted per lane (e.g., for a pre-order RDTMB and for the main RDTMB). A masonry base, up to three feet in height is required for each RDTMB. The total allowable sign square footage for up to two RDTMBs per ordering lane shall not exceed 55 square feet. However, no single RDTMB shall exceed 40 square feet or seven feet in height.

For each ordering lane, an ordering canopy may be constructed, which incorporates an RDTMB to display, the order information, RDTMBs, and ordering canopies described in the subsection shall be limited to vehicular drive-through lanes only.

This section shall not be construed to suggest that EMC signage, not associated with the express purpose of serving an outdoor drive-through order station is permitted for ground-mounted monument signage near the road.

(h) Gas Station EMC Gasoline Price Signs (Gas EMC Sign): A Gas EMC Sign shall only be allowed for a conforming ground sign. A non-conforming ground or pylon sign shall not incorporate a Gas EMC Sign. A Gas EMC Sign shall never be incorporated or affixed to a building or canopy structure. Only one monument sign per real property shall incorporate a Gas EMC Sign. A Gas EMC Sign shall remain static and not flash or rotate prices. On one conforming ground sign, a Gas EMC Sign may incorporate two separate EMC pricing slots (e.g., to show the cost of regular gas and diesel gas). If a conforming ground sign incorporates two EMC, each slot shall not exceed 42" x 18". A conforming Gas EMC Sign may have two sides.

13-12.4 Building Signs

(a) Any property or business shall be permitted one (1) square foot of Building Sign surface area for each foot of Building Frontage facing the public street on which the principal access is located. No more than two (2) signs per building or structure are allowed with the maximum total sign surface area not to exceed 150 square feet per building or structure.

(b) Shopping Centers consisting of three (3) or more stores shall be permitted one (1) sign per store front at a ratio of one (1) square foot of sign surface area for each foot of building frontage that faces the center parking lot or that faces any public road where the principal access is located, not to exceed 100 square feet for any sign.

13-12.5 Outdoor Advertising Signs

Outdoor advertising signs or Billboards are permitted in the E Retail District subject to the provisions of Section 13-16.

13-13 SIGNS PERMITTED IN THE "F" LIGHT INDUSTRIAL DISTRICTS

The following regulations apply to those properties located in the F Light Industrial District. Any sign not expressly by permitted by Section 13-9 or by these district regulations is prohibited.

13-13.1 Temporary Signs

One (1) temporary sign may be permitted on each lot when approved by the Township. Such signs may have a total maximum sign surface area of 50 sq ft. The sign may be displayed for up to 60 calendar days per year. If the temporary sign is removed for more than 2 hours, then a new temporary sign permit is required. The sign must be affixed to the main structure on the lot for which the sign is intended.

13-13.2 Freestanding Signs

(a) Establishments having less than 50 feet of street frontage may not have a freestanding sign.

(b) Industries having street frontage of more than 50 feet shall be permitted one (1) freestanding sign not to exceed 64 sq ft of sign surface area.

(c) Industries having more than 50 feet of frontage and over 80,000 sq ft (gross) building area are permitted up to 100 sq ft of sign surface area at a maximum height of 20 feet.

13-13.3 Building Signs

(a) Any property or business shall be permitted one (1) square foot of building sign surface area for each foot of building frontage facing the public street on which the principal access is located, up to a maximum of two (2) building signs and a total sign surface area of 100 sq ft for all building signs.

13-13.4 Outdoor Advertising Signs

Outdoor Advertising signs or Billboards are permitted in the F Light Industrial District pursuant to the provisions of Section 13-16.

13-15 LOCALIZED ALTERNATIVE SIGN REGULATIONS

13-15.1 Submission of Regulations

A shopping center, office park, industrial park or institutional campus, such as universities or medical centers, having multiple buildings, may establish localized alternative sign regulations pertaining only to a particular center, district or campus, as an alternative to the sign regulations that would otherwise be required under this Chapter 13, if approved as a PUD-1 pursuant to the provisions of Chapter 18. If, and to the extent that localized alternative sign regulations are approved as a PUD-1, such local sign regulations shall govern. The underlying signage permitted in the specified zoning district shall serve as a guideline and limitation to the amount of signage allowed under a Localized Alternative Sign Regulation.

13-15.2 Conditions for Approval

No localized alternative sign regulations shall be approved as a PUD-1 unless the regulations are binding upon all real property and premises in the area (e.g., shopping center, medical center, university campus) to which the regulations are intended to apply.

13-15.3 Application Procedure

Persons desiring to obtain approval of localized alternative sign regulations pursuant to this Section shall submit proposed regulations to the Administrative Official, together with any additional material requested by the Administrative Official. The Administrative Official shall review the regulations and pursuant to the provisions of Chapter 18, shall recommend to the Sycamore Township Zoning Commission approval, approval with modifications, or disapproval of such regulations.

13-15.4 Private Signage Agreements

Nothing in this Chapter 13 shall prevent any persons from establishing, by deed restrictions or private agreement, sign regulations which are more stringent than those set forth in this Chapter.

13-15.5 Changes to Approved Localized Alternative Sign Regulations

Alternative localized sign regulations which have been approved as a PUD-1 pursuant to Chapter 18 may be amended or varied only pursuant to the procedures and standards in Chapter 18 for the original approval.

13-16 BILLBOARDS (OUTDOOR ADVERTISING SIGNS)

13-16.1 Zoning Certificate Required

Unless expressly exempted, no off-site advertising sign shall be erected, constructed, permanently enlarged, expanded, materially altered, relocated or reconstructed unless a Sign Zoning Certificate evidencing the compliance of such sign with the provisions of this Chapter shall have first been issued by the Zoning Inspector.

13-16.2 Exemptions

The following sign-related activities shall be exempt from the provisions of this Chapter and shall not require a zoning certificate:

(a) Nonconforming. Off-site advertising signs existing on or before the effective date of this Resolution shall be allowed changes in the poster advertisement or reader boards. Further modifications may be subject to the provisions of Sec. 13-4.3.

(b) Routine Maintenance. Routine sign maintenance including cleaning, re-painting, replacing lamps and ballast and electrical components and changing of lettering or parts of signs designed to be regularly changed.

13-16.3 State Permit

In addition to the Zoning Certificate and permits required pursuant to this Section, a state permit issued by the State Director of Transportation may also be required prior to issuance of any Final Zoning Inspection

Certificate for outdoor advertising signs located within 660 feet of streets that are part of the interstate or primary highway systems pursuant to Chapter 5516 of the Ohio Revised Code.

13-16.4 Standards for Billboards

(a) Temporary Enlargements. The use of cut-outs, extensions and embellishments is expressly prohibited.

(b) Location. No off-site advertising sign shall be constructed:

(1) as a roof sign;

(2) as a double-faced, side-by-side, stacked, or decked sign with a combined sign face area of more than 150 square feet;

(3) with a face area exceeding 14 feet in height x 48 feet in length (672 square feet), excluding temporary cut-outs, extensions, and embellishments permitted as set forth herein;

(4) within 100 feet of the right-of-way line of any street or highway;

(5) as a ground sign more than 40 feet above the grade of the lot or location being occupied by such sign, or the average natural grade at the sign location, if higher. In the case of a street or highway which is higher than the grade of the lot or location to be occupied by the sign, the height shall be measured from the center line of pavement at such location, but in no event shall the height exceed forty feet above the center line of the pavement at that location.

13-16.5 General Spacing

An affidavit certifying compliance with the spacing requirements stated below must be provided by the applicant. Measurement shall be computed along the edge of pavement of the thoroughfare from which the sign is intended to be viewed beginning at a point perpendicular to the off-site advertising sign and measured along the edge of pavement of all intersecting thoroughfares.

(a) Expressways and Freeways. No off-site advertising sign shall be constructed within 2,600 feet of any other off-site advertising sign located on either side of the highway (specifically I-71, I-275, Ronald Reagan Cross County Highway and other highways designated as expressways or freeways on the Thoroughfare Plan of Hamilton County) and facing the same traffic flow.

(b) Major Arterial Roadways. No off-site advertising sign shall be constructed within 2,600 feet of any other off-site advertising sign located on either side of the highway (Major Arterials designated on the Thoroughfare Plan of Hamilton County) and facing the same traffic flow, provided however that Bulletin spacing shall be not less than 2,600 feet from Bulletin Billboard sign to Bulletin Billboard sign located on either side of the highway and facing the same traffic flow.

(c) Minor Arterial Roadways and Collector Streets. Poster signs and Junior Panels shall be spaced not less than 2,600 feet from another off-site advertising sign located on either side of the highway (Minor Arterials and Collectors designated on the Thoroughfare Plan of Hamilton County) and facing the same traffic flow.

13-16.6 Buffer Spacing

An affidavit certifying compliance with the spacing requirements stated below must be provided by the applicant. Measurement shall be computed along the edge of pavement of the thoroughfare from which the sign is intended to be viewed beginning at a point perpendicular to the off-site advertising sign and measured along the edge of pavement of all intersecting thoroughfares.

(a) Distance from Residences. No off-site advertising sign shall be located within 2,600 feet of any parcel located in any residential district or recorded residential subdivision.

(b) Distance from Special Facilities. No off-site advertising sign shall be located within 1,500 feet of any park, natural preserve, scenic roadway, school, cemetery, historic site or area, hospital, retirement home or government building.

(c) Distance from Scenic and Historic Areas. No off-site advertising sign shall be located within 1,500 feet of a tunnel, bridge, underpass or overpass if such structure is immediately adjacent to a Scenic Roadway or Historic Site or Area.

(d) Location of Advertising for Tobacco and Alcohol Products. No off-site advertising sign advertising any tobacco product or alcoholic beverage, whether constructed prior to or since the adoption of this Resolution,

shall be located within 1,500 feet in any direction of any school, hospital, retirement home, cemetery, religious institution or park.

13-17 ENFORCEMENT

13-17.1 Violations

(a) Failure to Obtain Required Zoning Certificate or Permits. Any person who erects, alters or moves any sign for which a Zoning Certificate or permit is required after the effective date of this Chapter shall be deemed in violation of this Zoning Resolution subject to the procedures and penalties described in Chapter 24 of this Resolution.

(b) Continuing Violations. Each day that a violation continues shall be deemed a separate offense.

13-17.2 Penalties for Violations

Penalties shall be imposed pursuant to Chapter 24 of this Zoning Resolution.

13-17.3 Revocation of Zoning Certificate/Sign

(a) Procedure. All rights and privileges acquired under the provisions of this Chapter 13 are mere licenses, revocable by the Board of Zoning Appeals in accordance with the provisions of Chapter 24

(b) Fee. A fee equal to double that required by Section 20-1.3 shall be charged for Zoning Certificates issued pursuant to Section 13-4 following the location, construction, re-construction, enlargement, structural alteration or changing the sign without obtaining a zoning certificate.