

AMENDED ORDINANCE 2018-O-3108

AN ORDINANCE AMENDING CHAPTER 1446

WHEREAS, the Village of Jefferson has an interest in regulating signs to preserve the aesthetics of the Village of Jefferson; and

WHEREAS the Council of the Village of Jefferson desires to amend Chapter 1446 to clarify the language and meaning of the code;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF JEFFERSON, COUNTY OF ASHTABULA, AND STATE OF OHIO, THAT

That the Village hereby adopts a new, revised Chapter 1446 of the Codified Ordinances of the Village of Jefferson, Ohio which states as follows:

CHAPTER 1446: SIGNS

1446.01 PURPOSE.

Regulations are hereby established to control the type, design, size, location, illumination, movement, materials, condition and maintenance of signs in order to achieve the following:

- (a) To promote and maintain high quality residential districts and attractive public facilities;
- (b) To provide for appropriate signs by relating the size, type and design of signs to the type, size and nature of the establishment;
- (c) To control the design and size of all signs to protect and enhance the unique historic and aesthetic character of the village by requiring that signs be designed in a style compatible with their surroundings;
- (d) To provide a safe environment by eliminating hazardous conflict between traffic-control signs and signs not related to the function of traffic control;
- (e) To control temporary signs and prohibit undesirable impacts on property values and neighborhood character;
- (f) To reduce visual clutter and prevent blight characterized by oversized, overcrowded, abandoned, obsolete, and/or dilapidated signs; and,
- (g) To minimize the risk of damage and injuries from signs that are structurally unsafe.

1446.02 ESTABLISHING REGULATIONS.

- (a) Signs shall be designed, erected, altered, reconstructed, repaired, moved, illuminated and maintained in accordance with the type, design, size, location, illumination and other provisions set forth in this chapter.
- (b) The construction, erection, safety and maintenance of all signs shall be in accordance with the Village Building Code.
- (c) The provisions of this chapter shall not amend the other codes, rules or regulations governing traffic signs within the Village.

1446.03 DEFINITIONS.

As used in this chapter, unless the context otherwise indicates:

- (a) **A-FRAME, OR T-FRAME SIGN** means a particular type of self-supporting portable or mobile sign with one or two faces, which is not permanently anchored or secured.
- (b) **AWNING SIGN** means any sign painted, attached, embossed or affixed to a permanent or retractable awning.
- (c) **BILLBOARD** means any permanent sign situated on a lot where no permitted main use exists or on which the sign copy is not directly associated with a permitted main use of the land on which such sign is located.
- (d) **BUILDING UNIT** means a space occupying a portion of the ground floor of a building, containing an exclusive entrance from the building exterior, and separated from other such spaces by a party wall or walls. For the purposes of this Chapter, regulations referring to a building shall apply to a building unit if such building is divided into units.
- (e) **CANOPY SIGN** means any sign painted, embossed, affixed or attached to the soffit or fascia of a canopy, covered entrance or under a walkway, or to a permanent awning or marquee and not projecting beyond the edges of same.
- (f) **CHANGEABLE COPY** means that portion of a permanent sign on which copy is not permanently affixed to the sign allowing the copy to be periodically changed manually or electronically.
- (g) **COPY** means the letters, words, symbols or artwork displayed on a sign.
- (h) **GROUND SIGN** means any free-standing sign with not more than two faces which has a supporting base, or two side posts designed as an integral part of the sign resting in or on the ground and not attached to any part of a building.
- (i) **INCIDENTAL SIGN** means any wall sign two (2) square feet or less in area or a ground sign three (3) square feet or less in area and four (4) feet or less in height
- (j) **MULTI-TENANT BUILDING** means a nonresidential building that contains multiple uses and is served by a common public entrance.
- (k) **NONCONFORMING SIGN** means any sign lawfully erected and maintained prior to the initial passage of this chapter which does not conform to one or more of the requirements of this chapter. Temporary signs shall not be considered legal, nonconforming signs.
- (l) **NONPANEL SIGN** means a sign with a face consisting of letters or characters which are individually attached to or painted on a building wall, window, door or other structural element not designed or differentiated as a sign panel.
- (m) **PANEL SIGN** means a sign with a face whose information is displayed on a generally flat surface. Such panel may be either a structural object or a portion of the surface of a structure.
- (n) **PERMANENT SIGN** means a sign that is accessory to a permitted main use and permanently affixed or attached to the ground, a building or a structure and which cannot be removed without special handling such as removing or dismantling a foundation, fasteners, adhesives, or similar materials providing support or structural integrity for the sign.
- (o) **POLE SIGN** means any free-standing permanent sign with one or not more than two faces, which is supported wholly by a pole or poles designed to allow pedestrian or vehicular access thereunder.
- (p) **PORTABLE OR MOBILE SIGN** means one which is designed to be moved with or without wheels.

- (q) **PROJECTING SIGN** means any sign erected which is attached to a building or other structure and projecting out from a building face or wall, generally at right angles from the building.
- (r) **ROOF SIGN** means any sign erected which extends partly or completely above the peak of the roof of any building.
- (s) **SIGN** means any visual communication including but not limited to any display, figure, painting, drawing, placard, poster or other device visible from a public way, which is designed, intended or used to convey a message or direct attention to a building, person, institution, organization, activity, place, object or product.
- (t) **TEMPORARY SIGN** means a sign of any type in which the construction material and support structure is not intended to be permanently installed in the ground nor permanently affixed to a building or structure and is intended for use for a limited period of time.
- (u) **THREE-DIMENSIONAL OBJECT SIGNS** means one which takes the form of a three-dimensional object, such as a sphere, and also including any sign with three or more sides used as sign panels.
- (v) **WALL SIGN** means any sign painted on, attached to, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall. Wall signs shall also include signs on an awning or canopy.
- (w) **WINDOW SIGN** means any sign painted on, attached to the interior or exterior surface of windows or doors of a building or any interior sign within two (2) feet of windows or doors and visible from the public right of way.

1446.04 PERMITS AND EXEMPTIONS.

- (a) *Permit required.*
 - (1) A permit shall be required for all permanent and temporary signs with the exception of those signs listed in section (b) herein.
 - (2) Application for permits to erect, place, relocate, or alter a sign shall be made to the Zoning Inspector by the owner, lessee, or developer of the property upon which the sign shall be placed. The application shall be submitted on forms furnished by the village and may be made either separately or with the application for a permit for a building. Multiple signs for a business may be included on a single permit when included on an individual application. The fee shall be established by separate ordinance and paid with the application.
 - (3) If the work authorized under the sign permit has not been completed within one year after date of issuance, the permit shall become null and void.
 - (4) The Zoning Inspector may revoke any sign permit for noncompliance with any provisions of this chapter or misrepresentation on the permit application.
 - (5) Issuance of a sign permit does not constitute a building permit. When required by the Building Code, a building permit shall be obtained prior to the erection, display, relocation, or alteration of any sign.
- (b) *Permit not required.* A permit is not required for any sign listed below. However, all such signs shall be subject to the applicable regulations contained in this chapter.
 - (1) Temporary signs in accordance with Sections 1446.08(g), 1446.09(g) and 1446.10(g).
 - (2) Incidental signs located outside of the public right of way and not exceeding four (4) incidental signs per lot.

- (3) Cornerstones, building plaques or other similar architectural elements permanently incorporated into a building and not exceeding two (2) square feet in total area.
- (c) *Exemptions.* The following signage shall be exempt from these sign regulations:
 - (1) Display of official public notices, the flag and emblem or insignia of an official governmental body.
 - (2) Seasonal decorations displayed for customary periods of time.
 - (3) Sign copy which is an integral part of the original construction of vending machines, fuel pumps, or similar devices.
 - (4) Street name signs.

1446.05 MEASUREMENT STANDARDS.

- (a) *Sign face area.*
 - (1) Panel signs. Area shall be measured to include the entire enclosed surface area. The area of both sides of double-sided signs shall be included in the measurement.
 - (2) Nonpanel signs. Area shall be measured to include the surface area of the smallest single rectangle completely enclosing all elements of the sign, including, but not limited to, the letters, characters, designs, graphics, and space between separate elements that are organized to form a single sign.
 - (3) Three-dimensional object signs. Area shall be measured to include all surface area which forms a part of the message conveyed by a sign. Such measurement, along with necessary calculations, shall be submitted by the applicant with the application.
- (b) *Building frontage.* The frontage of a building shall be the width of the facade which faces the principal street in a business district. If a building is divided into units, the building unit frontage shall be the width of that unit, as measured from the party wall centerlines. A building is considered to 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. Where there are multiple tenants in a building, allowable sign area for such building shall be computed as if there were a single tenant.
- (c) *Lot frontage.* The frontage of a lot shall be the number of lineal feet the lot abuts on the principal street.
- (d) *Sign height.* The height of signs supported from the ground shall be measured from the base of the sign at its point of attachment to the ground to its topmost element. However, if such sign is attached to a wall or other human-made base, including a graded earth mound, the sign height shall be measured from the grade of the general area.
- (e) *Sign location.* In determining the location of a sign in relation to lot lines (including district and street lines), distances shall be measured from the vertical projection of the lot line (LL) or street right-of-way (ROW) to the closest point on the sign.

1446.06 DESIGN STANDARDS.

In order to facilitate legibility of sign copy, signs shall be of professional quality, designed in a manner compatible with the character and style of the buildings on which they are located, and

the historic and aesthetic character of the village. Signs shall be structurally sound and located so as to pose no safety hazard.

- (a) *Style and color.* A sign shall be generally consistent throughout the particular building and the color of the sign shall be compatible with the color of the building facade.
- (b) *Copy.* Sign copy shall be large enough to be easily and safely read from the public right of way but shall not be overly large or out of scale with the building.
- (c) *Materials.* Signs shall be fabricated on and of materials of good quality, good weathering and durability and complimentary to their building. Outdoor signs and display structures, including the supporting structure and all parts, shall be of noncombustible material when required by the Village Building Code.
- (d) *Illumination.*
 - (1) *External.* Direct rays from external light sources to illuminate signs shall be shielded from adjacent residential buildings and streets and shall not be of high intensity or of such brightness so as to cause glare hazardous to pedestrians or motorists or so as to cause reasonable objection from adjacent buildings. External illumination may be from the front or rear of the sign.
 - (2) *Internal.* Internal illumination may be permitted with signs in Business Districts and Industrial Districts provided the illumination shall not be of high intensity or of such brightness so as to cause glare hazardous to pedestrians or auto drivers or so as to cause reasonable objection from adjacent buildings.
- (e) *Electronic Changeable Sign Copy.* Where a portion of a sign contains electronic changeable sign copy such sign shall:
 - (1) Display only static messages that remain constant in illumination intensity.
 - (2) Be equipped with a fully operational light sensor that automatically adjusts the intensity of the sign face according to the amount of ambient light.
 - (3) Change from one message to another message no more frequently than once every 5 seconds and the actual change process shall be completed in ten (10) seconds or less.
 - (4) Be designed to freeze the display in one static position, display a full black screen, or turn off in the event of a malfunction.
- (f) *Base/Foundation.* The base of all permanent ground signs shall be effectively maintained in good condition at all times. Exposed foundations must be constructed with a finished material such as brick, stone, or wood, or be screened with evergreens to the top of the anchor bolts.
- (g) *Substitution of Noncommercial copy.* Any sign that can be displayed under the provisions of this chapter may contain noncommercial copy; provided however that such sign shall be subject to the same permit requirements, restrictions on size and type, and other conditions and specifications that apply to the sign for which they are being substituted.

1446.07 PROHIBITED SIGNS AND PROHIBITED SIGN CHARACTERISTICS.

In general, any sign that is not expressly authorized by this Chapter is prohibited. Additionally, the following signs are not permitted in any zoning district.

- (a) Signs on vehicles, such as trucks or trailers that have been parked for the primary purpose of displaying the sign to be visible from a public right of way except those on commercial delivery and service vehicles that are operating or parked in the normal course of business.

- (b) Billboards.
- (c) Signs that revolve, rotate, whirl, spin, flash or otherwise make use of motion to attract attention, except that rotating barber shop poles are allowed as required by the Ohio Revised Code.
- (d) Gas-filled, air activated, or tethered balloons, search lights, pennants or streamers for or associated with advertising purposes.
- (e) Pole signs.
- (f) Portable signs.
- (g) Roof signs.
- (h) Any sign on a corner lot within a triangle formed between points on the front and side street right-of-way lines within 20 feet from their intersection.
- (i) Any sign that, by reason of its location, illumination, movement, copy, shape or color, may interfere with, obstruct the view of, or be confused with, authorized traffic-control devices, street name signs at intersections, or signals at railroad grade crossings as regulated by the Ohio Manual of Uniform Traffic Control Devices.
- (j) Any sign that projects over or obstructs the windows, doors of any building or fire escape, or interferes with safe ingress, egress or occupancy.
- (k) Signs on street rights-of-way and public lands, including any curb, sidewalk, post, pole, hydrant, bridge, wall, tree or other surface located on public property, except for projecting signs as may be permitted in Section 1446.09(c) and incidental signs as may be permitted in Section 1446.09 (b)(4).
- (l) Any signs mounted on fences, trees, light and utility poles, accessory buildings, guard rails/posts, gas pumps and all other architectural members separate from the main structure.
- (m) Any sign that shows evidence of inadequate maintenance or deterioration including peeling paint, rust, dirt, fading, damage or discoloration.

1446.08 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS.

In all residential districts, signs shall conform to the following:

- (a) *Residential Developments.* Each residential development shall be permitted no more than two permanent ground sign, 20 square feet or less in area, located near each entrance to the development.
- (b) *Building Signs.* In multi-family developments, each building shall be permitted one wall, awning, canopy or ground sign ten square feet or less in area. Sign copy on awnings or canopies shall be eight (8) inches in height or less and placed on that portion of an awning or canopy that is parallel to the wall of the building.
- (c) *Nonresidential Main Uses.* One wall or ground sign 20 square feet or less in area may be permitted on the premises of a permitted nonresidential main use located in a residential district. Up to 60% of each sign face may include changeable copy.
- (d) *Temporary Ground Sign.* One temporary ground sign may be posted on property during active construction authorized by a Building Permit. Such signs shall not exceed 32 square feet in area.
- (e) *Height and Setback.* Ground signs shall be five (5) feet or less in height and shall be set back three (3) feet from any street right of way and 20 feet from a lot line.
- (f) *Illumination.* Permanent signs may be illuminated through an external light source.
- (g) *Temporary Signs allowed without a permit.*

- (1) One temporary sign may be posted on property that is actively marketed for sale or lease. Such signs shall not exceed six square feet in area.
- (2) Temporary noncommercial signage may be posted on any parcel provided that not more than four (4) such signs 24 square feet or less in total area may be posted at any one time.
- (3) Temporary signs shall be five (5) feet or less in height and shall be set back three (3) feet from any street right of way and ten (10) feet from a lot line.

1446.09 SIGNS PERMITTED IN BUSINESS DISTRICTS.

The maximum sign face area allowed for all permanent signs associated with a main use on the ground floor of any building or building unit shall be 50 square feet and may be allocated as follows:

- (a) *Wall signs.*
 - (1) Permanent wall signs may be permitted on each face of building frontage.
 - (2) A wall sign shall project no more than nine (9) inches from the surface or wall to which it is attached and extend no closer than three (3) feet to the end of the building or building unit.
- (b) *Ground signs.*
 - (1) One ground sign 32 square feet or less for all faces shall be allowed per lot. Up to 60% of each sign face may include changeable copy.
 - (2) One temporary ground sign may be posted on property during active construction authorized by a Building Permit. Such signs shall not exceed 32 square feet in area.
 - (3) Ground signs shall be five (5) feet or less in height and shall be set back three (3) feet from any street right of way and 20 feet from a lot line.
 - (4) When improved traffic or pedestrian circulation will result, the Zoning Inspector may permit no more than two (2) incidental ground signs to be placed on a lot within the right of way near an entrance or exit to the use on such lot.
- (c) *Projecting signs.*
 - (1) One projecting sign 12 square feet or less for all faces shall be allowed per building or building unit. The maximum dimension shall be three feet.
 - (2) The lowest point of a projecting sign shall be higher than 8 feet but no higher than 14 feet.
 - (3) In no case shall a projecting sign extend closer than two feet to the curb line of any street.
 - (4) The proposed method of support and attachment of projecting signs shall be submitted with the application for the permit and shall be approved by the Zoning Inspector prior to issuance of a permit.
- (d) *Awning and canopy signs.* Sign copy eight (8) inches in height or less and ten (10) square feet or less in area may be placed on that portion of an awning or canopy that is parallel to the wall of the building.
- (e) *Window signs.*
 - (1) The glass area of a door shall be treated as a window for the purposes of this section,
 - (2) The total area of any permanent window sign shall not exceed 25% of the total area of any windows.
- (f) *A-Frame or T-Frame signs.*
 - (1) One A-Frame or T-Frame sign per business shall be permitted.

- (2) Such signs shall be located near the primary customer entrance and shall maintain a minimum of four (4) feet of unobstructed sidewalk between the outer edge of the sign and the edge of pavement or curb.
- (3) Signs shall not block or interfere with pedestrian movement.
- (4) The maximum size of such sign is 32 inches wide and 36 inches tall.
- (5) Any such sign shall be removed from display when the business is not open.
- (g) *Temporary signs allowed without a permit.*
 - (1) One temporary sign may be posted on property that is actively marketed for sale or lease. Such sign shall not exceed six (6) square feet in area.
 - (2) One temporary sign may be posted on any parcel for a period of 90 days or less per calendar year provided such sign shall not exceed 12 square feet or less in total area.
 - (3) A portion of the allowable sign area for permanent window signs may be reallocated to the display temporary window signs in or attached to the inside of display or show windows, provided the total permanent or temporary window sign area does not exceed twenty-five percent (25%) of the total area of any window.
 - (4) Temporary signs shall be five (5) feet or less in height and shall be set back three (3) feet from any street right of way and ten (10) feet from a lot line.
- (h) *Multi-tenant buildings.*
 - (1) In multi-tenant buildings, the allowable sign area for all tenants shall not exceed the maximum sign area computed as if there were a single tenant.
 - (2) The property owner shall be responsible for allocating the permitted sign area among tenants in a multi-tenant building.
- (i) *Uses above or below the ground floor.*
 - (1) Any use located above or below the ground floor of a building shall be permitted one permanent window sign twelve square feet or less in area.
 - (2) In addition to a permanent window sign, upper floor uses with an exclusive ground floor entrance may display a wall sign, two square feet or less, at such entrance.

1446.10 SIGNS PERMITTED IN INDUSTRIAL AND LIGHT INDUSTRIAL DISTRICTS.

- (a) *Maximum sign area.* The maximum area of all permanent signs for a building or building unit shall not exceed one (1) square foot of sign area for each lineal foot of building frontage.
- (b) *Wall signs.*
 - (1) The sign area allocated for permanent wall signs shall not exceed 65% of the allowed maximum sign area.
 - (2) A wall sign shall project no more than nine (9) inches from the surface or wall to which it is attached and extend no closer than three (3) feet to the end of the building or building unit.
 - (3) A portion of the allowable sign area for a wall sign may be reallocated to an, awning or canopy sign in compliance with this Chapter.
- (c) *Ground signs.*
 - (1) In addition to wall signs, one ground sign 40 square feet per face or less shall be allowed per lot. Up to 60% of each sign face may include changeable copy.
 - (2) One temporary ground sign may be posted on property during active construction authorized by a Building Permit. Such signs shall not exceed 32 square feet in area.

- (3) Height and Setback. Ground signs shall be six (6) feet or less in height and shall be set back ten (10) feet from any street right of way and 40 feet from a lot line.
- (d) *Awning and canopy signs.*
 - (1) A portion of the allowable sign area for a wall sign may be reallocated to the surface of an awning or canopy.
 - (2) Sign copy eight (8) inches in height or less and ten (10) square feet or less in area may be placed on that portion of an awning or canopy that is parallel to the wall of the building.
- (e) *Temporary signs.*
 - (1) One temporary sign may be posted on property that is actively marketed for sale or lease. Such sign shall not exceed 32 square feet in area.
 - (2) One temporary sign may be posted on any parcel for a period of 90 days or less per calendar year provided such sign shall not exceed 12 square feet or less in total area.
 - (3) Temporary signs shall be six (6) feet or less in height and shall be set back ten (10) feet from any street right of way and ten (10) feet from a lot line.
- (f) *Multi-tenant buildings.*
 - (1) In multi-tenant buildings, the allowable sign area for all tenants shall not exceed the maximum sign area computed as if there were a single tenant.
 - (2) The property owner shall be responsible for allocating the permitted sign area among tenants in a multi-tenant building.
- (g) *Industrial park, light industrial park or multi-building developments.*
 - (1) In addition to the signs permitted in this section, one ground sign may be permitted at the vehicular entrance for an industrial park or light industrial park planned development or unified multi-building development of three or more industrial buildings serviced by an interior industrial street.
 - (2) Each sign face shall not exceed 40 square feet in area, and the maximum height shall be six feet and shall be set back a minimum of 25 feet from any street right-of-way and lot line.

1446.11 MAINTENANCE AND REMOVAL OF SIGNS.

- (a) All signs and sign structures shall be maintained in a safe and attractive condition. All signs whose exterior is deteriorated, decaying, disintegrating or whose exterior surface has weathered with dirt and grime or has been impaired through peeling or flaking of the paint or other protective coating, shall be repaired, repainted or resurfaced, or removed.
- (b) Signs which no longer serve the purpose for which they were intended, or which have been abandoned or are not maintained in accordance with this chapter and other applicable regulations of the village, shall be removed by the latest permit holder or by the village at the expense of such permit holder or property owner.
- (c) Whenever the removal or maintenance of any permanent sign has been ordered by the Zoning Inspector, the person, firm or corporation who erected such sign or on whose premises such sign or display structure has been erected, affixed or attached shall remove or maintain the sign within 48 hours after receiving such notice. In the event of noncompliance, the Zoning Inspector may remove or cause to be removed or maintained such sign at the expense of the person, firm or corporation who erected such sign, or on whose premises it was erected, affixed or attached; each such person, firm or corporation shall be individually and separately liable for the expenses incurred in the removal of

such sign. Temporary signs shall be removed within 24 hours after a removal order is received from the Zoning Inspector.

- (d) Removal of a sign shall include the sign, enclosing frame, all sign supporting members and base, unless the enclosing frame and supporting members are a structural part of the building and the exterior appearance of the building shall be restored to match the existing facade. For ground signs, all elements of the sign structure shall be removed, and the sign location shall be restored in a manner that is compatible with the premises as determined by the Zoning Inspector.

1446.12 NONCONFORMING SIGNS.

- (a) *General.* A sign nonconforming as to the regulations prevailing on the effective date of this chapter shall be deemed a nonconforming sign unless this chapter or a subsequent amendment thereto makes such sign conforming.
- (b) *Maintenance, repair, alteration.* Any lawful nonconforming sign may be maintained, and the structural or electrical parts repaired or restored to a safe condition only if required by law. Otherwise, a nonconforming sign shall not be altered or moved unless it is made to comply with this chapter. If any sign or part thereof is removed, damaged, or destroyed to more than 50% of its reproduction value, it shall not be rebuilt or relocated unless made to comply with the regulations of the district in which it is located.
- (c) *Change of use or occupant, Discontinuance of use.* When a property with a lawful nonconforming sign changes owners and the sign remains unchanged, the nonconforming sign use may continue. However, any time the use associated with a nonconforming sign, is discontinued for a period of 30 days or more, such sign shall thereafter be changed to conform to the regulations of this chapter.
- (d) *Maintenance.* Nothing in this section shall prevent the ordinary repair, maintenance, and non-structural alteration of nonconforming signs. Replacement of a sign face shall not be considered an alteration.
- (e) *Effect on conforming signs.* All nonconforming signs must be removed or brought into compliance with the regulations before any existing conforming signs may be modified, or any new permanent, temporary, or incidental sign may be added to any lot or building.
- (f) Temporary and incidental signs shall not become lawful nonconforming signs.

1446.13 ABANDONED SIGNS.

- (a) Any sign accessory to an abandoned use shall be removed within 30 days of notification by certified mail by the Zoning Inspector for removal of that sign. A use shall be determined abandoned if it has ceased operation for at least one calendar year (365 consecutive days).
- (b) Notification shall be deemed sufficient if mailed to the last known address of the owner of the sign and to the address of the owner of the property where the sign is located as shown on the records of the Ashtabula County Auditor.

1446.14 COMPREHENSIVE SIGN PLANS.

- (a) *Applicability.*
 - (1) The Planning Commission may recommend to Council approval of a Comprehensive Sign Plan to establish sign regulations separate from the provisions of this chapter for a designated area of the Village. Such designated areas shall be contiguous and

- possess certain unique characteristics, as determined by the Planning Commission, to warrant sign regulations which differ from one or more of the provisions of this chapter.
- (2) Comprehensive Sign Plans may be used for multiple signs for either a single building or a group of related buildings to ensure that all signage is displayed in a coordinated fashion.
 - (3) A Comprehensive Sign Plan shall be observed by the persons affected in lieu of compliance with the affected provisions of this chapter. However, those provisions of this chapter which are not affected by such Comprehensive Sign Plan shall continue to apply in the designated area.
 - (4) Nothing in this section or elsewhere in this chapter shall prevent a Comprehensive Sign Plan from establishing regulations which are more stringent than those set forth in this chapter.
- (b) *Purpose.*
- (1) The purpose of a Comprehensive Sign Plan is to allow development projects in a designated area to integrate the design of signs with the design of the structures to form a unified architectural statement.
 - (2) A Comprehensive Sign Plan is not intended to simply permit larger or more visible signs or additional signs than may be permitted, without any consideration for unique design and display that will achieve, not circumvent the intent of this Chapter.
- (c) *Application Requirements.*
- (1) An application for a Comprehensive Sign Plan shall be made to the Zoning Inspector and shall include all information required for a sign permit as well as the payment of applicable fees. The following additional information shall also be submitted
 - (2) The applicant shall submit a statement indicating the manner in which the property owner will enforce compliance with the approved Comprehensive Sign Plan by both the owner and the tenants on the site.
 - (3) The applicant shall acknowledge that a copy of the Comprehensive Sign Plan approval will be provided by the property owner or manager to each existing tenant and any new tenants.
 - (4) The applicant shall acknowledge that the property owner / property manager is responsible for allocating sign area among tenants in a multi-tenant building or development.
- (d) *Standards.*
- (1) Council may approve signage which otherwise exceeds the number, type, size and placement as otherwise permitted in this Chapter when the Planning Commission recommends that such additional signage is warranted due to the size, nature, number of tenants or other features of the site as they may exist.
 - (2) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the comprehensive sign plan, to the structures and/or developments they identify, and to surrounding development;
- (e) *Modifications*
- (1) The Zoning Inspector may approve the substitution of sign panels provided the panels are the same size as those being replaced and meet all other requirements of the Comprehensive Sign Plan.

- (2) If additional signage is proposed or if any aspect of the original Comprehensive Sign Plan is modified with the exception of sign panels, recommendation from the Planning Commission and Council approval is required to modify the Conditional Use Permit.

1446.15 SEVERABILITY.

If any section, subsection, division, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

1446.99 PENALTY.

- (a) Any person, firm or corporation which shall violate any provision of this chapter, or which shall fail to obey any lawful order of the Zoning Inspector made in accordance with the provisions hereof, or which shall erect, construct, alter or repair, or which has erected, constructed, altered or repaired any sign or part thereof which is not in conformity with the plans and specifications submitted to and approved by the Planning Commission or Zoning Inspector in reference to which a sign permit has been issued, or fails to secure a sign permit for such work, or which violates any provision of this chapter, shall be deemed guilty of a minor misdemeanor with a penalty of up to \$100. A separate offense shall be deemed committed on each day during or on which a continuing violation occurs.
- (b) The owner or lessees of any building, structure or premises whereon there is built, placed, erected, constructed, reconstructed or altered any sign in violation of this chapter, and any contractor, subcontractor, or agent, employee or person retained or employed in connection therewith, and who participates in or in any manner assists in the violation of any of the provisions of this chapter, or of any order issued hereunder, shall be deemed guilty of a minor misdemeanor with a penalty of up to \$100. A separate offense shall be deemed committed on each day during or on which a continuing violation occurs.

SECTION 3: This Ordinance shall take effect and be in full force at the earliest point provided by law.

Passed: _____

Approved: _____
Judy Maloney, Mayor

Attest: _____
Patricia A. Fisher, Clerk/Treasurer