Article II – Definitions

Amending 4. Building: Any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of persons, animals or chattels. See also “structure”.

Amending 51. Structure: Anything constructed or erected, the use of which requires permanent or temporary location on the ground or an addition to something having a permanent or temporary location on the ground, including but not limited to buildings, signs, billboards, pergolas, roadside stands, fences, walls used as fences, decks, pools, accessory buildings, or off-street parking facilities / carports.

Article VI – Supplemental Regulations, Chapter 602 “Sign Regulations”

 Section 602.2 b. Types of Signs by Physical Characteristics

Adding 5. Billboard: A sign that is supported from the ground or a structure other than a building that directs attention to a business, commodity, service or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Adding 6. Ground sign: a sign that is placed upon, mounted in, or supported from the ground or a base structure other than a building.

 Section 602.4 Supplement Regulations

Amending 6. Determining Sign Height. The height of a sign, ground sign, or interstate pole sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign.

1. Normal grade shall be construed to be the lower of:

a) Existing grade prior to construction, or

b) The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

2. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public or private street or the grade of the land at the main access to the development off of the public or private road, whichever is higher.

Adding 7. All billboards shall conform to the following:

Not more than one billboard shall be located on a lot. A billboard shall not be located nearer than 2,500 feet from another billboard. Billboards located within 3,000 feet of the right-of-way of any state route shall comply with all applicable federal and state regulations including O.R.C. § 5516.06 and § 5516.061.

1. Nonresidential Districts – Billboards in nonresidential districts shall be regulated as a business use. Billboard shall not exceed thirty-two (32) square feet or a height of eight (8) feet. Such sign shall be located a minimum of forty (40) feet from the street right-of-way, twenty-five (25) feet from the side and rear property lines and 100 feet from a residential district.

 2. Residential Districts – Billboards in residential districts shall be prohibited.

Amending Article IV – District Regulations Chapter 402 Section 402.4 Accessory Use Regulations by adding g. Each dwelling unit will be limited to 2 accessory structures

 Chapter 403 Section 403.4 Accessory Use Regulations by adding g. Each dwelling unit will be limited to 2 accessory structures