

ARTICLE VI – SUPPLEMENTAL REGULATIONS

CHAPTER 602

SECTION 602.1 PURPOSE¹

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

- a. Encourage the effective, reasonable and appropriate use of signs as a means of communication for businesses, organizations, and individuals in the Village of Lakemore (the “Village”);
- b. Enhance and protect the physical appearance of the community by controlling the size, location and design of permanent signs to be harmonious and visually attractive in their surroundings;
- c. Promote and maintain the economic and social well-being of the Village;
- d. Encourage attractive and appropriate identification of on-premises signs in commercial and industrial districts in order to foster economic success;
- e. Protect and preserve the aesthetic quality and physical appearance of the Village and protect the health, safety, and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic;
- f. Ensure that signs are located and designed to reduce sign distraction and confusion that may be contributing factors in traffic congestion and accidents, and maintain a safe and orderly pedestrian and vehicular environment; and
- g. Provide broadly for the expression of individual opinions through the use of signs on private property;
- h. Reduce sign clutter.

SECTION 602.2 GENERAL TERMS¹

a. General Definition of a Sign

Any object, device, display or structure or part thereof situated outdoors or adjacent to the interior of a window or doorway 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, pictures, logos, figures, designs, symbols, fixtures, colors, illumination or projected images.

b. Definitions Pertaining to Signs

Banner - Any sign of lightweight fabric or similar material that is mounted to a building or other structure at one or more edges.

Billboard - See definition for “sign, outdoor advertising”

Commercial Message - Any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

¹ Effective 01 /19 /16

Electronic Message Center - A sign whose alphabetic, pictographic, or symbolic information content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments.

Entrance Monument - A fence, wall, or sign located at the entrance of a subdivision or development that identifies the name of the subdivision or development.

Sign Area - The entire display area of a sign including the advertising surface located on one or more sign faces and any framing, trim and molding, but not including the supporting structure as measured pursuant to Section 602.4 and Figure 602-1.

Sign Face - The area or display surface used for the message. See Section 602.4(a).

Sign Height - The vertical distance measured from the lowest adjacent grade to the highest point of the sign or sign structure. See Section 602.4(d).

Sign, Abandoned - A sign or sign structure which no longer correctly directs any activity conducted or product available on the premises where such sign is displayed.

Sign, A-Frame - A sign consisting of two hinged boards that hang front and back, with the hinge at the top or along the side.

Sign, Animated or Moving - Any sign or part of a sign which changes physical position by any movement or rotation or which gives visual impression of such movement or rotation.

Sign, Awning or Canopy - Any sign that is painted on, part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area identifying the name of the owner and business, industry, or pursuit conducted within the premises.

Sign, Changeable Copy - A sign such as a bulletin board, announcement board, or electronic message center, where the message or graphics is not permanently affixed to the structure, framing, or background and may be periodically replaced or covered over by electronic or mechanical devices.

Sign, Directional Ground - A permanent sign located on private property, at or near the public right-of-way, directing or guiding vehicles from the street onto private property.

Sign, Exempt - Signs exempted from normal permit requirements.

Sign, Flashing - Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation or any externally mounted intermittent light source.

Sign, Freestanding Pole - A sign that is supported from the ground by poles or other types of individual supports.

Sign, Ground-Mounted Monument - Any freestanding permanent sign placed at or within 18 inches of average grade level or attached to a supporting base structure.

Sign, Illegal - Any sign which is contrary to the requirements of this resolution and which does not satisfy the nonconforming specifications stated in this resolution.

Sign, Menu Board - Any signage pertaining to items, goods, or services offered by a drive-through business.

Sign, Multi-Tenant - A sign that identifies multiple tenants in one structure or a grouping of buildings on a single lot in lieu of independent signs.

Sign, Noncommercial Speech Sign - A sign that does not contain any “commercial speech.”

Sign, Nonconforming - Any sign lawfully existing on the effective date of a resolution, which does not conform to all the standards and regulations of the current resolution.

Sign, Off-Premises - Any sign, including billboards, that advertises or otherwise directs attention to an activity, use or district not on the same lot or street where the sign is located.

Sign, On-Premises - A sign, which advertises or otherwise directs attention to an activity on the same lot where the sign is located.

Sign, Outdoor Advertising - Any sign that advertises or otherwise directs attention to an activity not on the same lot where the sign is located.

Sign, Permanent - A sign permitted by this resolution to be located on the premises for an unlimited period of time and designed to be permanently attached to a structure or the ground.

Sign, Portable - A sign not permanently affixed to the ground, building, or other structure, which may be moved from place to place, including, but not limited to, signs designed to be transported by means of wheels, and signs attached to or painted on a vehicle parked and visible from the public right-of-way, unless such vehicle is used in the day to day operations of a business.

Sign, Projecting - A sign attached to a building and extending perpendicular from the building wall.

Sign, Roof - Any sign erected, constructed, mounted, or maintained upon or over the roof or parapet wall of a building and having its principal support on the roof or walls of the building.

Sign, Sandwich Board - See “Sign, A-Frame.”

Sign, Temporary - A sign that is designed to be used only temporarily and is not permanently, or intended to be permanently, attached to a building, attached to a structure or installed in the ground.

Sign, Wall - A sign fastened to the wall of a building or structure (such as a fence or wall) in such a manner that the wall becomes the supporting structure for or forms the background surface of the sign and which does not project more than 18 inches from such building or structure. On a wall sign, the exposed face of the sign is in a plane parallel to the plane of said wall or structure.

Sign, Window - A sign that is applied or attached to the glass of a window or door, or located inside a building within three feet of a window so that the sign is visible and capable of being read from the outside of the building.

SECTION 602.3 APPLICABILITY¹

- a. The regulations contained within this article shall apply to all signs and to all zoning districts.
- b. Signs, other than those installed by the Village, county, city, state, or federal government, are specifically prohibited in the public right-of-way. No sign shall be permitted within a public right-of-way unless specifically stated otherwise herein.
- c. No sign shall be erected, established, modified, created, or maintained in the Village without the issuance of a zoning certificate and the payment of fees unless otherwise exempted in this article.
- d. No zoning certificate is required for the non-structural maintenance of a sign or for a change of copy on changeable copy signs.
- e. A zoning certificate is required for changes of sign panels, painted signs or letters that are attached to a structure or wall.
- f. All structural changes to a sign or supporting structure shall require a permit.
- g. All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated signs shall be in accordance with the provisions of the local electrical code in effect.
- h. No sign of any classification shall be installed, erected, or attached to a structure in any form, shape, or manner that is in violation of Summit County's or Ohio's building or fire codes.

SECTION 602.4 COMPUTATIONS AND RULES OF MEASUREMENT¹

The following principles shall control the computations of sign area and sign height.

- a. Sign Face or Area
 1. The area of a sign face, shall be computed by means of the smallest square, rectangle, circle, triangle, or combination thereof that shall encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color that is an integral part of the background of the display or used to differentiate the sign from backdrop or structure against which it is placed.
 2. The calculation for the sign face area does not include any supporting framework, bracing, or decorative fence or wall, unless such structural support is determined by the Zoning Inspector to constitute an integral part of the sign design or is determined to be designed to attract attention. See Figure 602-1.

¹ Effective 1 / 19 /16

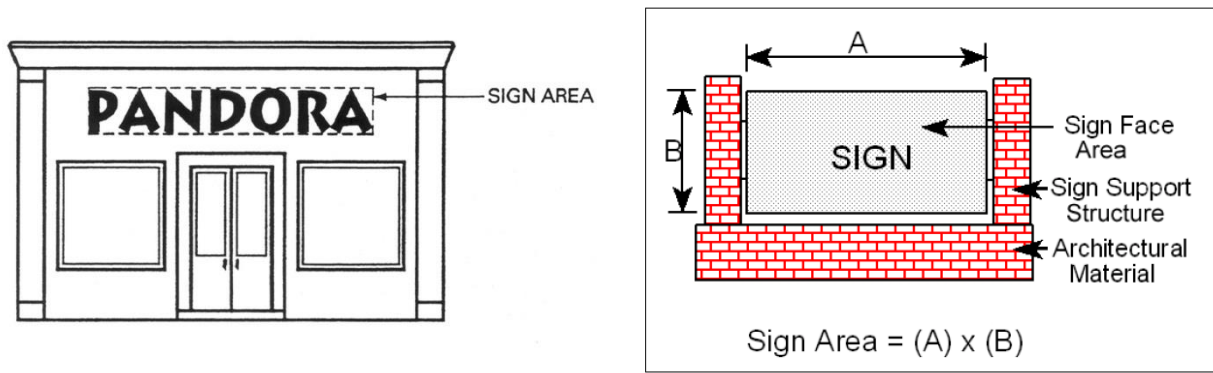


Figure 602-1: Illustration of sign area calculation for a wall sign (left) and a ground sign (right).

3. The sign area for a sign with more than one face (multi-faced signs) shall be computed by adding together the area of all sign faces visible from any one point.
4. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any one point at the same time, and when such sign faces are part of the same sign structure and are not more than 12 inches apart or form a V-angle equal to or less than 30 degrees, the sign area shall be computed by the measurement of one of the faces.
5. No more than two display faces shall be permitted for freestanding and projecting signs.

b. Street and Building Frontage

When calculating street frontage, only the improved street frontage that lies in the Village shall be used in the calculation.

1. For multi-occupant buildings, the portion of a building that is owned or leased by a single occupant shall be considered a building unit. The building frontage for a building unit shall be measured from the centerline of the party walls defining the building unit.
2. A building shall have two frontages whenever the lot has frontage on two or more streets, or the building has a public entrance on a wall other than the wall facing the street. The property owner shall determine which wall shall be the primary frontage. Only one wall of any building or tenant space shall be considered the primary frontage and only one wall considered secondary.

c. Window Area

Where the sign area is based on the total window area, the window area shall be calculated as the total area of glass windows on the building frontage.

d. Sign Height

1. The height of a sign shall be computed as the distance from the average natural grade at the base of the sign or support structure to the top of the highest attached component of the sign.
2. A ground mounted monument sign on a man-made base, including a graded earth mound, shall be measured from the average natural grade, where the sign is to be located, prior to the addition of the sign or change of grade.

e. Sign Setbacks

1. The required setbacks for a sign shall apply to all elements of the sign including its frame and base.
2. The setback of a projecting sign shall be measured horizontally from the outward edge of the sign frame to the street right-of-way line or lot line, as applicable.

f. Electric Line Clearance

Signs shall maintain a minimum horizontal clearance of eight feet from the fall radius and a minimum vertical clearance of eight feet from electrical lines in accordance with the National Electrical Code in effect or other regulations, as applicable.

SECTION 602.5 SIGNS EXEMPT FROM THIS ARTICLE¹

The following signs and messages are exempt from the regulations of this article:

a. Noncommercial Speech Signs

1. Noncommercial speech signs shall not be posted in any place or in any manner that is destructive to public property upon posting or removal.
 2. Noncommercial speech signs shall be subject to Section 603.6: Visual Obstructions and for the purposes of safety, shall be set back a minimum of 10 feet from all street rights-of-way lines to allow for clear visibility.
 3. The maximum height of noncommercial speech signs shall be six feet.
- b. Signs bearing no commercial message and installed by employees or officials of a village, city, county, state or federal agency in the course of their governmental duties;
 - c. Other signs conforming to the Manual of Uniform Traffic Control Devices and bearing no commercial message;
 - d. Reflectors and safety signs or devices used to mark driveways, towers and potentially dangerous structures or situations provided such signs and devices do not display commercial messages;
 - e. Signs required by a state or federal statute;
 - f. Signs required by an order of a court of competent jurisdiction;
 - g. Signs installed by public utilities in their rights-of-way or on their facilities and bearing no commercial message other than such message necessary to identify the use;
 - h. Signs installed by a transit company with a franchise or other right to operate in Summit County, where such signs are installed along its routes and relate to schedules or other information about the transit route;
 - i. Flags, emblems and insignias of national, state or local political subdivisions;
 - j. Commemorative plaques placed on a structure or stand-alone commemorative plaques by recognized historical agencies; such signs shall bear no commercial message. Such signs shall not exceed six square feet in area and shall not be illuminated and may require approval by the state or county depending on the authority over the applicable roadway;
 - k. Signs that do not exceed eight square feet in sign area and six feet in height that give notice of Neighborhood Crime Watch Programs being in effect;

¹ Effective 1/19/16

- l. Name and/or address descriptions mounted to the front wall of a building or to a lamppost in the front yard not-to-exceed four (4) square feet in sign area (e.g., street numbers);
- m. Window signs that do not exceed 25 percent of the total window surface. The window signs shall be so located as to allow clear visibility into the building for the purposes of fire and police protection;
- n. Directional ground mounted monument signs, with no commercial message, not-to-exceed two signs per driveway indicating entrance and exit locations with a maximum permitted sign area of three square feet and a maximum height of 3.5 feet;
- o. Any work of art that does not display a commercial message provided that the work of art meets all other applicable standards of this resolution;
- p. Architectural features that are either part of the building or part of a freestanding structure are not considered signs and are thus exempt from these regulations. Architectural features include any construction attending to, but not an integral part of the sign, and which may consist of landscape, building or structural forms that enhance the site in general;
- q. Holiday decorations for religious or national holidays. Such decorations may blink, flash, or move. No such holiday decorations shall interfere with traffic, present any hazard, or be detrimental to public health, safety, or morals;
- r. Routine maintenance of any sign, not involving structural changes to the sign, and;
- s. Changes of message, either manually or electronically, on a message board or reader board, subject to limitations in this article on the frequency of changes of message.

SECTION 602.6 PROHIBITED SIGNS¹

The following signs are specifically prohibited in Lakemore Village:

- a. Signs in the right-of way, unless specifically permitted in this article. See also Section 602.5: Signs Exempt from this Article;
- b. Pennants, banners (except under Section 602.9(d): Temporary Signs for Special Events), streamers and similar type devices intended to grab the attention of drivers or pedestrians;
- c. Roof signs and signs that extend above or beyond the building façade, except as otherwise specifically permitted in this article;
- d. Flags intended for advertising or commercial purposes;
- e. Signs emitting sounds;
- f. All portable advertising signs attached to trailers, boats or motor vehicles except those on licensed commercial delivery and service vehicles related to and regularly used in the normal course of business for a permitted use;
- g. Beacons and searchlights, except for emergency purposes;
- h. Off-premise signs, unless permitted conditionally permitted by the Planning Commission;

¹ Effective 1/19/16

- i. Flashing, moving, inflatable, blinker, racer type, intermittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, exposed light bulbs, and strings of lights not permanently mounted to a rigid background, and other similar types of attention-getting devices excepted when allowed as part of an electronic message center in Section 602.8: Permitted Signs or when permitted as an exemption in Section 602.5: Signs Exempt from this Article;
- j. Merchandise, equipment, products, vehicles or other items not for sale and placed for attention getting, identification or advertising purposes;
- k. Permanent signs erected or attached to accessory structures;
- l. Signs attached to a utility pole, tree, trash receptacle, bench or other structure not intended or approved as a sign support and;
- m. Signs imitating or resembling official traffic or governmental signs or signals.
- n. Abandoned Signs
 - 1. Any sign that no longer represents a bona fide business conducted on the premises for a period of 6 months. (per section 701.2)
 - 2. Such signs shall be removed by the owner, agent or property owner within 30 days of notice from the Village of Lakemore Zoning Office.

SECTION 602.7 GENERAL CONSTRUCTION¹

- a. Signs shall be structurally sound and located so as to pose no threat to pedestrian or vehicular traffic.
- b. The construction, erection, safety and maintenance of signs shall comply with the current building code used by the Summit County Department of Building Standards.
- c. Permanent signs shall be constructed and erected to withstand wind pressures and shall be fastened, suspended or supported so that they will not be a menace to persons or property.
- d. No sign shall be erected so as to project over and obstruct any window, door, fire escape, balcony, platform, stairway, ladder, vent or other means of ingress of any building.
- e. No sign shall be attached to a utility pole, tree, trash receptacle, bench, or other structure not intended or approved as a sign support.
- f. Temporary signs shall be durable and weather-resistant and fastened or anchored to a structure or the ground.

SECTION 602.8 PERMITTED SIGNS¹

The following are provisions for permanent signs that require a zoning certificate.

- a. On Premise Signs For Public and Institutional Uses in Any District
 - 1. One ground-mounted monument sign is permitted per front yard for any public or institutional use in any zoning district.
 - 2. The maximum sign area and height shall be in accordance with Section 602.4.

¹ Effective 1/19/16

3. Signs shall be set back a minimum of 10 feet from the street right-of-way line and a minimum of 20 feet from any adjacent lot line. Where two signs are proposed on a corner lot, the minimum setback from any intersecting street right-of-way lines shall be 40 feet.
4. One wall sign, in addition to a ground mounted monument sign shall be permitted not to exceed 40 square feet or one square foot per lineal foot of building façade, whichever is less.
5. Changeable Copy
 - a). Ground mounted monument signs may include a changeable copy area provided that it does not comprise more than 75 percent of the total sign area. See Figure 602-2.
 - b). The changeable copy may be an electronic message center, but in no case shall the copy contain moving animation or change copy more than one time per 10-seconds.
6. Ground mounted monument signs shall be erected in a landscaped setting that has a minimum size equal to or exceeding the sign face area. See Figure 602-2.



Figure 602-2: Illustration of a sign for an institutional use on a brick base with foundation plantings.

b. Entrance Monuments for Residential Subdivisions or Nonresidential Developments

A maximum of two ground-mounted monument signs or a maximum of two signs attached to a fence or wall shall be permitted at each development entrance along a village, county, or state road under the following provisions:

1. Ground-Mounted Monument Sign
 - a). One ground-mounted monument sign is permitted at each development entrance.
 - b). The signs shall be setback 10 feet from the public right-of-way line.
 - c). The maximum sign area shall be 32 square feet per side (two sides maximum).
 - d). The maximum height of the ground sign, including architectural support structure, shall be 6 feet.
 - e). The zoning certificate shall include information suitable to identify an established mechanism to ensure the ongoing maintenance of the entire entrance structure, ground mounted sign, and associated landscaping.

- f) The sign shall not include any changeable copy.
- g) The sign shall be erected in a landscaped setting that has a minimum size equal to or exceeding the sign face area.
- h) No sign shall bear a commercial message.
- i) Illuminated signs shall only use external lighting sources.

2. Wall Signs Attached to a Fence or Wall

- a) Up to two wall signs shall be permitted at each development entrance in lieu of ground mounted sign(s).
- b) The walls or fence shall be setback a minimum of 10 feet from the public right-of-way line.
- c) The maximum sign area shall be 32 square feet per sign.
- d) The sign shall not exceed the height of the fence or wall to which it is attached.
- e) The zoning certificate shall including information suitable to identify an established mechanism to ensure the ongoing maintenance of the sign(s), supporting structure and associated landscaping.
- f) The wall or fence that bears the sign shall be erected in a landscaped setting that has a minimum size equal to or exceeding the sign face area.
- g) The sign shall not include any changeable copy.
- h) No sign shall bear a commercial message.
- i) Illuminated signs shall only use external lighting sources.

c. On- Premise Signs in Nonresidential Districts

The following regulations apply to permanent signs in nonresidential districts that require a zoning certificate.

1. Ground Mounted Monument Signs

- a) Ground mounted monument signs are permitted in accordance with Table 602-A, only where the principal building is located a minimum of 12 feet from the right-of-way;
- b) All signs shall be located a minimum of 35 feet from an adjacent lot line in a residential district;
- c) Signs must display the street address. If typeface is 3 inches or less in height it will not be calculated as part of the sign area;
- d) Ground mounted monument signs shall be erected in a landscaped setting that has a minimum size equal to or exceeding the sign face area. See Figure 602-2;
- e) Changeable Copy
 - (i) Ground mounted monument signs may include a changeable copy sign provided that it does not comprise more than 50 percent of the total sign area;
 - (ii) The changeable copy may be an electronic message center, but in no case shall the copy change more than one time per 10-seconds.

TABLE 602-A: GROUND MOUNTED MONUMENT SIGNS

BUILDING SETBACK [1]	MAXIMUM NUMBER	MAXIMUM AREA	MAXIMUM HEIGHT	MINIMUM FRONT SETBACK [1]
Less than or equal to 12 feet	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Greater than 12 feet but less than 30 feet	1 per lot [2]	24 sq. ft.	8 ft.	10 ft.
Greater than 30 feet but less than 50 feet	1 per lot [2]	36 sq. ft.	8 ft.	10 ft.
Greater than 50 feet	1 per lot [2]	48 sq. ft.	8 ft.	10 ft.
Entrance and Exit Signs	2 per driveway	3 sq. ft.	3.5 ft.	5 ft.

[1] Measured from right of way

[2] Except as permitted in 602.8 (c)(1)(f) for lots that exceed 300 feet of street frontage on any one street.

f) Additional Ground Mounted Monument Signs

- (i) One additional ground mounted monument sign shall be permitted for frontage exceeding 300 feet. On corner lots each street frontage shall be calculated separately.
- (ii) Multiple signs on the same street frontage shall be separated by a minimum of 200 feet measured along the right of way line.
- (iii) In no case shall more than 3 ground mounted monument signs be permitted on a single property.

2. Wall, Projecting, Canopy, or Awning Signs

- a) Signs shall display the address of the property of where it is located if not included as part of another permitted sign on the premise. If letters are 3 inches or less it will not be calculated as part of the sign area.
- b) Wall signs (integral or attached to a building), projecting, canopy, or awning signs are permitted in accordance with the following:
- c) One projecting sign is permitted only where there exists 12' or less distance from building face to right of way or property line;
- d) Projecting signs shall have 8 foot minimum height to bottom of sign and 12 foot maximum height to top of sign;
- e) Projecting signs may extend 4 feet maximum from face of building and/or 3 feet horizontal distance from edge of sign to right of way line;
- f) No projecting sign shall be located closer than 30 feet to another projecting sign;
- g) No sign shall block any doorways, windows or other means of ingress or egress;
- h) The maximum area of any combination of wall, projecting, canopy, or awning signs on a single structure or tenant space shall not exceed one square foot per lineal foot of building or tenant frontage with a total not to exceed 150 square feet of sign area;

- i) The above ratio applies to the primary frontage of a building. If a building has a secondary frontage as defined in Section 602.4b the allowance shall be 60% of the sign area allowed for the primary frontage;
- j) Awning signs may extend over a pedestrian way and shall have a minimum clearance of eight (8) feet from the ground to the bottom of the awning and must maintain a minimum of 5 feet horizontal distance from the street right-of-way line.
- k) Changeable Copy
 - (i) Wall, projecting or canopy signs may include changeable copy provided that it does not comprise more than 25 percent of the total sign area.
 - (ii) The changeable copy may be an electronic message center, but in no case shall the copy consist of moving animation or change more than one time per 10-seconds.
- l) No sign, except for projecting signs shall extend more than two feet beyond any building façade, canopy façade, or wall.
- m) No sign shall project above the roof line. See Figure 602-3.

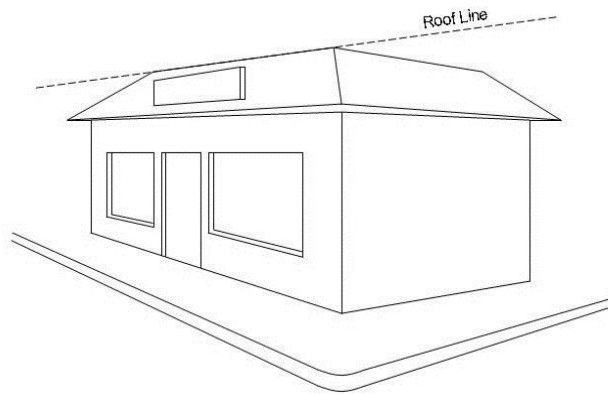


Figure 602-3; Illustration of Roof Line

(3) Multi-Tenant Identification Signs

- a) Multi-tenant identification signs are permitted in all commercial and industrial districts.
- b) In addition to the sign allowance listed in Table 602-B, 18 square feet is allowed for the development or business complex name, if desired.
- c) All signs shall be set back a minimum of 35 feet from any adjacent lot line in a residential district or 15 feet from a non-residential lot line. Where multiple signs are permitted due to the street frontage, such signs shall be separated by a minimum of 500 feet measured along the right of way line.
- d) When a multi-tenant identification sign is permitted on a site it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof.

- e) Such signs shall be erected in a landscaped setting that has a minimum size equal to or exceeding the sign face area. See Figure 602-2.
- f) Signs shall display the address or address range of the tenant spaces. If typeface is 3 inches or less it will not be calculated in total sign area.
- g) Changeable copy is not permitted on a multi-tenant sign.

TABLE 602-B: MULTI-TENANT IDENTIFICATION SIGNS				
GROSS LEASABLE AREA	MAXIMUM NUMBER	MAXIMUM AREA	MAXIMUM HEIGHT	MINIMUM SETBACK FROM RIGHT-OF-WAY
Up to 25,000 sq. ft.	1 per lot [2]	50 sq. ft. or 10 sq. ft. per tenant space	8 feet	10 feet
25,001 sq. ft. to 75,000 sq. ft.	1 per lot [2]	100 sq. ft. or 10 sq. ft. per tenant space	15 feet	20 feet
Greater than 75,001 sq. ft.	1 per lot [2]	150 sq. ft. or 10 sq. ft. per tenant space.	15 feet	20 feet
Entrance and Exit Signs	2 per driveway	3 sq. ft.	3.5 ft.	5 feet
[2] Except as permitted in Section 602.8 (c)(3)(h) for lots that exceed 500 feet of frontage on any one street.				

- h) Additional Multi-Tenant Signs
 - (i) One additional multi-tenant sign shall be permitted for frontage exceeding 500 feet. On corner lots each street frontage shall be calculated separately.
 - (ii) Signs on the same lot shall be separated by a minimum of 300 feet measured along the right of way line.
 - (iii) In no case shall more than 3 ground multi-tenant signs be permitted on a single property.

5. Menu Boards, Sandwich Boards, or A-Frame Signs

Menu boards, sandwich board, or similar A-frame signs may be permitted, without a zoning certificate, under the following provisions:

- a) A maximum of one sign shall be permitted for each business or establishment.
- b) The maximum sign areas shall be six square feet with a maximum height of four feet.
- c) The sign shall only be permitted on the sidewalk adjacent to the business during business hours and only when a minimum sidewalk clearance width of four feet can be maintained for pedestrian safety.
- d) The sign shall not be illuminated.

d. Off-Premises Signs in Nonresidential Districts

1. Permanent off premises ground mounted monument signs that announce or direct the public to businesses, municipal facilities and/or public parks within the Main Street District are conditionally permitted with approval by the Village Planning Commission.

- a) All signs shall be set back a minimum of 35 feet from any adjacent property line in a residential district or 15 feet from a non-residential property line.

- b) When an off premises identification sign is permitted on a site the Village of Lakemore Planning Commission has the ability to determine the size, design, location, materials, fees and maintenance responsibilities for such sign.
- c) The Planning Commission shall have authority to set conditions on these signs.

e. On Premises Signs Permitted in Planned Developments

- 1. Signs that have been approved as part of a planned development may vary from the requirements stated within this article.
- 2. Variations permitted through the planned development review process may include, but are not limited to, total number of signs permitted, sign size, sign setback, sign height, material composition of sign and percentage of sign area devoted to changeable copy or electronic copy.
- 3. Ground-mounted signs shall be limited to monument style signs in all planned developments.

f. Off-Premises Outdoor Advertising Signs (Billboards)

- 1. Off-Premises Outdoor Advertising Signs (Billboards) are not permitted in the Village.

SECTION 602.9 TEMPORARY SIGNS¹

a. General Definitions Related To Temporary Signs

- 1. Temporary signs shall be as defined in this Ordinance and may include, but are not limited to political signs, real estate signs, and special event signs.
- 2. Temporary signs with a commercial message include, but are not limited to, real estate signs, signs that reference the sale of items or other business related activities, or that include text classified as a commercial message.
- 3. Temporary signs that do not contain a commercial message include, but are not limited to, political signs and any other sign with text that is not classified as a commercial message.

b. Standards That Apply To All Temporary Signs

- 1. No temporary sign shall be mounted, attached, affixed, installed, or otherwise secured by any permanent means to any building, permanent sign, other structure, or improvement, or to the ground upon which it is erected.
- 2. No temporary sign shall be mounted, attached, affixed, installed, or otherwise secured so as to protrude above the roof of a structure.
- 3. No temporary sign shall be illuminated by anything other than non-reflected daylight, except by variance issued by the Board of zoning Appeals.
- 4. Portable, temporary signs are permitted provided they are secured to prevent damage to other structures or property and are not located on a wheeled or other transport chassis.
- 5. No temporary sign shall be located in a right-of-way or within a visibility triangle. See Section 603.6: Visual Obstructions.

c. Temporary Signs For Development/Construction

¹ Effective 1/19/16

1. One temporary, on premise sign may be posted on the site where a development project or subdivision is under construction.
2. A zoning certificate shall be required for the sign.
3. The sign may be posted 60 days prior to, and throughout the duration of construction.
4. Such signs shall not exceed 64 square feet in area per side (two sides maximum).
5. The maximum height of the signs shall be eight feet.
6. The sign shall be set back a minimum of 25 feet from the right-of-way line.
7. The applicant must submit a request to renew the applicable zoning certificate every six months.

d. Temporary Signs For Special Events

1. One temporary, on premise sign may be allowed to announce special on-site events and may be erected 30 days prior to the event and must be removed within one week after the event with the occurrence of no more than twice a year or as approved by the Zoning Inspector.
2. A zoning certificate shall be required for the sign.
3. Such signs shall not exceed 36 square feet in area per side (two sides maximum).
4. The maximum height of the signs shall be eight feet.
5. The sign shall be set back a minimum of 25 feet from the right-of-way line.

e. Temporary Signs On Properties For Lease Or Sale

1. Temporary Signs on Properties for Lease or Sale in Residential Districts

Up to two temporary signs that contain a commercial message may be permitted on an individual lot (without a zoning certificate). Such signs shall be limited to 12 square feet or less in sign area and five feet in height.

2. Temporary Signs on Properties for Lease or Sale in Nonresidential Districts

a) Up to two temporary signs that contain a commercial message may be permitted on an individual lot (without a zoning certificate). Such signs shall be limited to six square feet or less in sign area and five feet in height.

b) In addition to the above two temporary signs, a larger temporary sign is allowed in a nonresidential district provided it complies with the following requirements:

- (i) The owner of the property where the sign will be located shall apply for and receive a zoning certificate for the sign;
- (ii) There shall be a limit of one sign per lot and such sign shall not exceed 24 square feet per side with a maximum of two sides;
- (iii) A zoning certificate shall be required for the sign;
- (iv) The maximum height shall be eight feet, and
- (v) The applicant must submit a request to renew the applicable zoning certificate every six months.

SECTION 602.10 ENFORCEMENT AND MAINTENANCE¹

a. Removal Of Signs By The Zoning Inspector

1. The Zoning Inspector shall have the authority to have any temporary or permanent sign removed that constitutes a public nuisance in that it endangers the public health or safety. This may include situations such as a sign which has been abandoned or is illegal as defined in this resolution, dangerous, materially, electrically, or structurally defective as may be identified by the building inspector. The Zoning Inspector shall keep the sign at the village offices until such time the sign may be lawfully disposed of or returned pursuant to Section 602.9a.(6) below.
2. The Zoning Inspector shall also have the authority to have any sign (except a valid nonconforming sign) removed that does not have a zoning certificate or a sign that is not in compliance with the zoning certificate issued.
3. Before removing any such sign, the Zoning Inspector shall first make all reasonable efforts to prepare and serve upon the property owner or occupant a notice which describes the sign and specifies the violation involved. This notice shall require that a permanent sign be removed or the violation corrected within the next ten days or that a temporary sign shall be removed or the violation corrected within the next 24 hours.
4. All notices issued by a Zoning Inspector may be served by certified mail or delivery to the property owner, current occupant, or to a person temporarily or permanently in charge of the establishment or the sign owner in case of temporary signs. Any time periods provided in this section shall be deemed to commence on the date of the service of the notice.
5. The property owner and current occupant shall be jointly and severally obligated to reimburse the village immediately for all third party and administrative expenses incurred in removing any sign including, but not limited to, costs to the village for time of village employees. If the violations are corrected and removal obligations paid, the property owner, the occupant or the sign owner of temporary sign may reclaim the sign from the village within 30 days of the sign removal. Any removal obligations unpaid within 60 days of the sign removal shall be appropriately assessed for payment.
6. The sign shall become the property of the Village after thirty 30 days if the Village removal costs are not paid or if violations are not corrected. Thereafter, the sign shall be disposed of in any manner deemed appropriate by the Lakemore Village Council. This possible result shall also be explained by the served notice.

b. Removal Of Unlawful Signs In The Public Right-Of-Way

Signs, other than those installed by the village, county, city, state, or federal government, are specifically prohibited in the public right-of-way. The village shall immediately remove or cause to be removed from the public right-of-way any sign other than governmental as referenced above. Just as a private property owner may remove any sign placed on his or her private property, so may the village if the sign is in violation of this article. Such removal authority must be exercised in a nondiscriminatory manner.

c. Maintenance Of Signs

1. All signs as herein permitted shall be constructed and maintained and illuminated in a safe manner, comply with applicable codes and kept in good repair.

¹ Effective 1/19/16

- a) Signs shall be free from rust, dust, dirt, and other such debris
 - b) Exposed surfaces shall be clean and painted if paint is required.
 - c) Defective parts shall be replaced.
 - d) The Zoning Inspector shall have the right to order the repair or removal of any sign that is defective, damaged, or substantially deteriorated. Such sign shall be repaired or removed by the owner, agent, or person having the beneficial use of the sign within 30 days after notification to the owner from the Zoning Inspector.
2. Signs shall not be constructed, maintained, and/or illuminated in such a manner as to create or allow the obstruction of vision or drivers, pedestrians, or the general public, or create a fire or safety hazard. Signs shall be subject to the vision clearance regulations of Section 603.6: Visual Obstructions.

d. Removal Obligation Costs

SECTION 602.11 NONCONFORMING SIGN REGULATIONS¹

- a. Any sign lawfully existing on the effective date of an amendment to this article that does not conform to all the standards and regulations of the current Ordinance shall be deemed to be legally nonconforming.
- b. A nonconforming sign shall not be replaced by another nonconforming sign except that the substitution or interchange of poster panels, painted boards, or demountable material on nonconforming signs shall be permitted with the issuance of a zoning certificate. This shall allow for the reimaging of a sign when there is a change in ownership or use provided that the nonconformity is not expanded. However, in no case shall the support structure of the sign be altered.
- c. Minor repairs and maintenance of nonconforming signs such as repainting, electrical repairs, and neon tubing repair shall be permitted. However, no structural repairs or changes in the size or shape of the sign shall be permitted except to make the sign comply with the requirements of this article.
- d. Damage Of A Nonconforming Sign
 - 1. If a nonconforming sign is damaged and/or destroyed, the owner may replace the sign with one that conforms to the regulations contained in this resolution. Such work shall require the owner to submit an application for, and receive an approved, zoning certificate.
 - 2. If the owner voluntarily removes the sign or reduces the sign height or sign area, that owner shall not be permitted to rebuild the sign to the original height, size, shape, or on the same structure and shall be required to bring the sign into compliance with these regulations to the maximum extent feasible.
- e. Termination Of A Nonconforming Sign
 A legal nonconforming sign shall immediately lose its legal nonconforming status, and therefore shall be brought into conformance with this article or removed, when any one of the following occur:
 - 1. The size or shape of the sign or the sign structure is voluntarily changed by the owner;

¹ Effective 1/19/16

2. The use to which the nonconforming sign is accessory is vacant for six months (per Section 701.2).

SECTION 602.12 ILLEGAL SIGNS¹

- a. Any sign which is contrary to the requirements of this resolution and which does not satisfy the nonconforming specifications stated in this resolution shall be deemed an illegal sign.
- b. Signs that were illegally erected, established, or maintained with respect to the applicable requirements of prior resolutions shall be removed or brought into compliance with this sign resolution per the requirements and procedures of Section 802.6: Enforcement and Penalties.

¹ Effective 1/19/16