TATE TOWNSHIP
ZONING RESOLUTION
ARTICLE 8
SIGNAGE

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ARTICLE 8. SIGNAGE

8.01. PURPOSE

8.01.A. The purpose of this article is to promote public health, safety, and general welfare by establishing regulations that govern the size, character, location, and structural integrity of signs and other advertising structures.

8.01.B. Furthermore, the intent of these sign regulations is to:

8.01.B.1. Encourage the effective use of signs as a means of communication in the Township, while preserving the rights of free speech under the Constitutions of the United States and the State of Ohio. The provisions of this article shall be uniformly enforced without regard to the content of any advertising message or the identity of the proponent of that message;

8.01.B.2. Maintain and enhance the aesthetic environment and the township's ability to attract economic development and growth;

8.01.B.3. Improve pedestrian and traffic safety;

8.01.B.4. Minimize the possible adverse effect of signs on nearby public and private property; and

8.01.B.5. Enable the fair and consistent enforcement of these sign regulations.

8.02. APPLICABILITY

8.02.A. The regulations contained within this article shall apply to all signs and to all zoning districts, unless specifically exempted in these regulations.

8.02.B. No sign shall be erected, established, modified, created, or maintained in Tate Township unless it follows the regulations of this article.

8.02.C. This article shall regulate the height, area, location, materials, and other visual aspects of signs and other advertising structures.

8.03. GENERAL PROVISIONS

The following provisions apply to signs in all districts within the township. Additional specific requirements regarding the type, size, location, and other requirements for signs in residential, public and institutional, commercial, and enterprise districts are included in the respective provisions of each use category.

8.03.A. Application to Accessory Uses

The setback and location requirements of accessory uses, pursuant to Section 3.10. Accessory Uses and Structures, shall not apply to signs. Specific setback and location requirements as well as other requirements for signs are included with each permitted sign type.

8.03.B. Zoning Certificate Required

A Zoning Certificate shall be obtained from the Zoning Inspector before any sign (except signs exempted from this article) is located, erected, constructed,

reconstructed, enlarged, replaced, structurally modified, or used in any zoning district in Tate Township.

8.03.C. Exempted Signs

Except as otherwise provided, the following signs shall not be subject to the provision of this Zoning Resolution:

8.03.C.1. Governmental signs for identification, control of traffic and other regulatory purposes, street signs, warning signs, railroad crossing signs, and signs of public utility companies for the purpose of identification or public safety;

8.03.C.2. Flags, emblems, insignia, and signs of any governmental agency or political subdivision.

8.03.C.3. Signs within a stadium, theater, building, arena, or other structure, provide that such sign can be viewed only by persons within such facility or associated structure.

8.03.D. Nonconforming Signs

8.03.D.1. All signs legally existing before the effective date of this Zoning Resolution may be continued, even though such sign may not conform with the provisions (excluding safety, maintenance, and repair) of this Zoning Resolution, provided, such signs are properly maintained and do not endanger the public health, safety, morals, comfort, and general welfare of the community.

8.03.D.2. Such signs shall be issued a Legal Nonconforming Structure Certificate, pursuant to Section 10.06.G.7. Zoning Certificates for Legal Non-conformities. Message or copy changes and general maintenance shall be permitted on all nonconforming signs. However, relocation or replacement of the sign, or any alteration in the size or structure of the sign, except toward compliance with this Resolution shall cause the sign to lose its status as legally nonconforming.

8.03.E. Maintenance and Repair

All signs and sign structures, including the component parts of each, shall be kept in good repair and in a proper state of preservation by the owners of the sign or property owners of the lot on which the sign is located.

8.03.F. Message Changes

The following provisions shall apply for a change of message in a changeable copy sign.

8.03.F.1. If a permitted sign utilizes message changes with a manual message board, electronic changeable copy, menu boards, bulletin boards, marquees, or other similar signage types; the changing of the message and the repositioning of existing panels is permitted and does not require a Zoning Certificate.

8.03.F.2. Copy or face changes, including face changes on permanent cabinet signs, that require permanent replacement panels, or the replacement of the sign surface area shall require a Zoning Certificate.

8.03.G. Reader Board and Electronic Message Boards

Reader boards and electronic message boards are considered as part of the permitted display area of a sign. Each separate message copy must be displayed a minimum of five (5) seconds. The business name must be prominently displayed at all times and in the same location on either the reader board or permanent sign. Reader Boards and Electronic Message Boards shall require approval of a Conditional Use Permit pursuant to Section 10.06.B. Conditional Use.

8.04. MEASUREMENTS AND COMPUTATIONS

8.04.A. Measurement of Sign Area

8.04.A.1. The display surface area of a sign shall be considered as the entire area within a single continuous rectangular perimeter enclosing the extreme limits of writing, representations, emblems, or any figure of similar character together with any frame or other material or color forming an integral part of the display area or used to differentiate such sign from the background against which it is place; excluding supports, trim, uprights, or base which are necessary for structural purposes.

8.04.A.2. The sign area for a sign with more than one (1) face (multi-faced signs) shall be computed by adding together the area of all sign faces that are visible from any one (1) point.

8.04.A.3. Street addresses which are made an integral part of the sign, and which do not exceed nine (9) square feet in area, shall not be considered part of the sign display area.

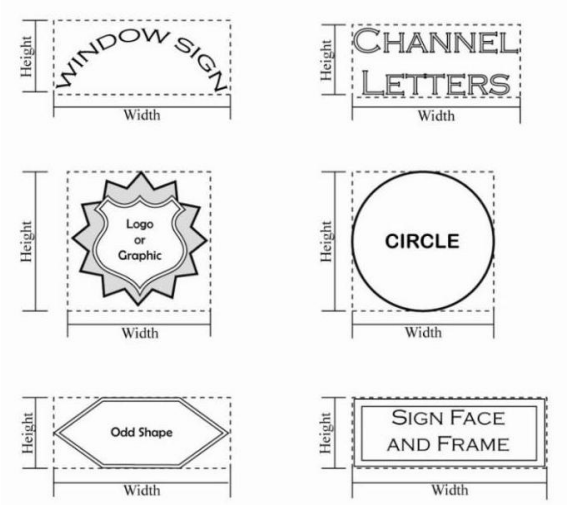


Figure 8-1: Diagram of sign measurement methods based on sign shape

8.04.B. Building Frontage

8.04.B.1. For multi-occupant buildings and structures, the portion of a building or structure 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.

8.04.B.2. The building frontage is the length of an outside building wall which fronts a

dedicated street right-of-way or access drive.

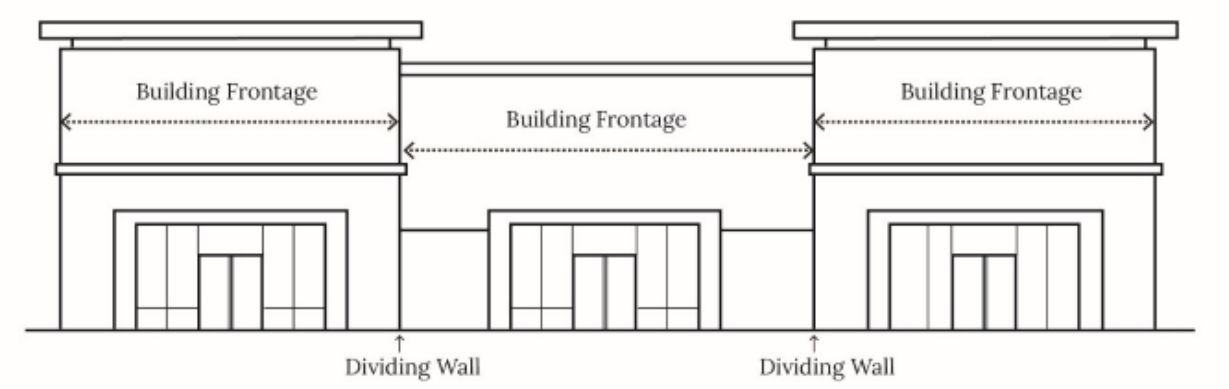


Figure 8-2: Building frontage measurements for multi-occupant buildings

8.04.C. Sign Height

8.04.C.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.

8.04.C.2. The height of a freestanding sign on a man-made base or mounding that has been installed to meet required screening or buffering requirements, shall be measured from the average natural grade, where the sign is to be located, prior to the addition of the sign.

8.04.D. Sign Setback

8.04.D.1. The required setback for a sign shall apply to all elements of the sign, including its frame and base.

8.04.D.2. The setback of a freestanding sign shall be measured horizontally from the nearest edge of any part of the sign structure to the street right-of-way or lot or access drive, as applicable.

8.05. PROHIBITED SIGNS

8.05.A. Types of Prohibited Signs

8.05.A.1. The following types of signs are specifically prohibited in all cases:

8.05.A.1.a. Signs which employ any parts or elements which revolve, rotate, whirl, spin, or otherwise make use of motion to attract attention, other than electronic message boards pursuant to the requirements of this article;

8.05.A.1.b. Signs attached to, painted on, or placed on a stationary vehicle, trailer, or other licensed or unlicensed vehicle or conveyance that is located in such a manner to serve exclusively as a permanent, temporary, or portable sign;

8.05.A.1.c. Billboards, except as permitted by the Ohio Revised Code; and

8.05.A.1.d. Signs within the right-of-way, unless exempted per Section 8.03.C. Exempted Signs.

8.05.A.2. The following types of signs are specifically prohibited, except when authorized by a Temporary Zoning Certificate, valid for a period not to exceed 30 days and

issued no more than three (3) times per calendar year, for properties used for non-residential purposes in a non-residential zoning district. In such cases, only one (1) such sign type may be used at a single time, and such sign type or device shall only be permitted during operation hours and must be removed or deflated during non-operational hours:

8.05.A.2.a. Pennants, feather / flutter flags, streamers, inflatable characters or objects, and similar type devices;

8.05.A.2.b. Portable signs;

8.05.A.2.c. Promotional balloons filled with helium, gas, air, or any other gaseous material either suspended from or affixed to a structure, vehicle, or ground;

8.05.A.2.d. Beacons and searchlights;

8.05.B. Prohibited Sign Locations

8.05.B.1. Sign locations shall be in accordance with the particular regulations of this article or the zoning district in which the sign is to be located. Under no circumstances shall a sign (other than those specifically exempted by this article) be located in a right-of-way (including those infixed in the ground), or applied to trees, utility poles, fences, supporting structures for street signs, and other governmental signs, bus shelters, benches, trash receptacles, newspaper vending machines or boxes, or any other portable or temporary supporting device. Trash receptacles, newspaper vending machines, and similar devices may contain the identification of the owner of such device.

8.05.B.2. No sign shall be erected in such a manner to obstruct free and clear vision to any public thoroughfare or traffic flow along a designated parking lot aisle way for use by the general public.

8.05.B.3. Signs shall not be located upon, or mounted to, the roof of a structure or extend above the roof of the structure to which the sign is mounted.

8.06. SIGN LIGHTING

8.06.A. Lighting of signs shall comply with the unique lighting regulations per district and use type contained herein.

8.06.B. Light sources used to illuminate signs shall be shielded from all adjacent properties and rights-of-way and shall not be of such intensity to cause glare to pedestrians or motorists, or to cause any reasonable objection from adjacent uses.

8.06.C. All lighting shall be fully functional as designed, or the lighting shall be turned off until the time in which such non-functional lighting has been fixed.

8.06.D. Lighting of signs shall comply with Article 5. Outdoor Lighting.

8.07. PERMITTED SIGN TYPES & ALLOWANCES

The following types of signs are permitted according to the following table. These signs shall comply with the applicable regulations of this article and shall require the issuance of a Zoning Certificate.

Table 8.07-1: Permitted Sign Types

Sign Type	AG	R Districts; R-PD	C Districts; C-PD	E Districts; E-PD	M-PD	PSR	Section Reference
Wall Signs	PS	PS	PS	PS	PS	PS	8.07.A
Freestanding Signs	PS	PS	PS	PS	PS	PS	8.07.B
Multi-Tenant Development Signs	-	-	PS	PS	PS	PS	8.07.C
Drive-Through / Pick-Up Windows	-	-	PS	-	-	-	8.07.D
Development Entrance Sign	PS	PS	PS	PS	PS	PS	8.07.E
Incidental Signs	-	-	PS	PS	PS	PS	8.07.F
Projecting Signs	-	-	PS	-	PS	PS	8.07.G
Window Signs	-	-	PS	PS	PS	PS	8.07.H
Canopy / Awning Signs	-	-	PS	-	PS	PS	8.07.I
Electronic Message Boards	-	-	PS	PS	-	PS	8.07.J
Murals	-	-	PS	PS	PS	PS	8.07.K
Temporary Signs	PS	PS	PS	PS	PS	PS	8.07.L

PS - Sign type is permitted in the respective zoning district per the standards established for that sign type.

8.07.A. Wall Signs

Table 8.07-2: Wall Sign Regulations

Regulation	AG and R Districts (Home Occupations)	AG and R Districts (multi-family and non-residential uses)	Non-Residential Districts
Quantity	1	1 per building frontage	N/A
Maximum Area	6 sq. ft.	4% of the façade of the building that faces a public right-of-way	1 sq. ft. per 1 lineal foot of building frontage
Maximum Projection	10 inches		
Allowable Illumination	External	External	Backlit, Internal, and External

8.07.A.1. General Wall Sign Regulations

8.07.A.1.a. Wall signs shall not extend beyond the roof or wall extents of the structure.

8.07.A.1.b. No changeable copy sign shall be permitted on wall signs.

8.07.A.2. Wall Signs in Agricultural and Residential Zoning Districts

8.07.A.2.a. Wall signs are permitted for one- and two-family residential dwellings when associated with a permitted home occupation.

8.07.A.2.b. Wall signs are permitted for multi-family residential development. Signs which are indirectly illuminated shall not be directed toward any residential windows.

8.07.A.3. Wall Signs in Non-Residential Districts

8.07.A.3.a. The allowable wall sign area may be allocated to more than one (1) sign.

8.07.A.3.b. Wall sign area shall apply separately to each building frontage that faces a

dedicated right-of-way or access drive.

8.07.A.3.c. Allowable sign area may be allocated to a wall that does not have building frontage that faces a public or private street, but the combined sign area shall not exceed the maximum square footage allowed.

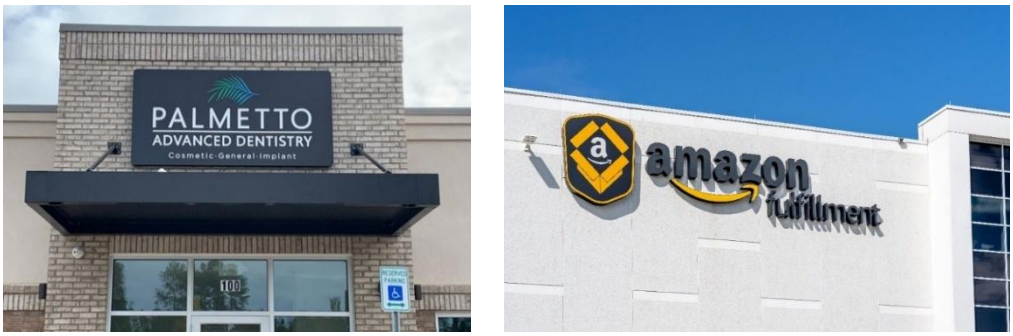


Figure 8-3: Examples of wall signs

8.07.B. Freestanding Signs

Table 8.07-3: Freestanding Sign Regulations

Regulation	AG and R Districts (multi-family and non-residential uses)	AG and R Districts (Public and Institutional uses)	Non-Residential Districts
Quantity	1 per lot frontage		
Maximum Area	20 sq. ft.	64 sq. ft.	0.5 sq. ft. per lineal foot of lot frontage or 80 square feet, whichever is less
Maximum Height	6 feet	8 feet	10 feet
Minimum Setback	10' from all rights-of-way 10' from side property lines 30' from another freestanding sign		
Allowable Illumination	External	External and Internal	

8.07.B.1. General Freestanding Sign Regulations

8.07.B.1.a. All freestanding signs shall be located outside of the corner visibility triangle.

8.07.B.1.b. Freestanding signs shall be located in a landscape bed that includes a mix of grasses, shrubs, perennials, and/or annuals. The size of the landscape bed shall be equal or greater in size to the square footage of the sign.

8.07.B.2. Freestanding Signs in Agricultural and Residential Districts

8.07.B.2.a. For subdivision entrance signs, a maximum of one (1) sign is permitted on each side of each primary entrance of a residential subdivision. Such signs may be mounted to a wall, fence, or gate, or may be freestanding in nature.

8.07.B.2.b. Freestanding signs for home occupations are prohibited in residential districts.

8.07.B.3. Freestanding Signs in Non-Residential Districts

8.07.B.3.a. Freestanding signs shall be mounted on a base of brick, stone, or material consistent with the principal structure as determined appropriate by the Zoning Inspector. The base of the sign shall be equal to, or greater than the width of the sign.

8.07.B.3.b. A freestanding sign may utilize manual or electronic changeable copy with the approval of a conditional use permit as established in Section 8.03.G. Reader Board and Electronic Message Boards.





Figure 8-4: Examples of freestanding

8.07.C. Multi-Tenant Development Signs

Table 8.07-4: Multi-Tenant Development Sign Regulations

Regulation	Requirement
Quantity	1
Maximum Area	120 sq. ft.
Maximum Height	16 feet
Minimum Setbacks	10' from all rights-of-way 15' from side property lines 50' from another freestanding sign
Allowable Illumination	External and Internal

8.07.C.1. A development that contains multiple users with a combine square footage of at least 20,000 sq. ft. may qualify for a multi-tenant development sign.

8.07.C.2. Multi-tenant development signs shall be constructed out of materials, colors, and design details that match or correlate to one of the principal buildings on the sign.

8.07.C.3. The sign shall be mounted on a base of brick or stone which must be equal to or greater than the width of the sign.

8.07.C.4. Multi-tenant development signs shall be located in a landscaped bed that includes a mix of grasses, shrubs, perennials, and/or annuals. The size of the landscape bed shall be equal or greater in size to the square footage of the sign.

8.07.C.5. A multi-tenant development sign may utilize manual or electronic changeable copy with the approval of a conditional use permit as established in Section 8.03.G. Reader Board and Electronic Message Boards.

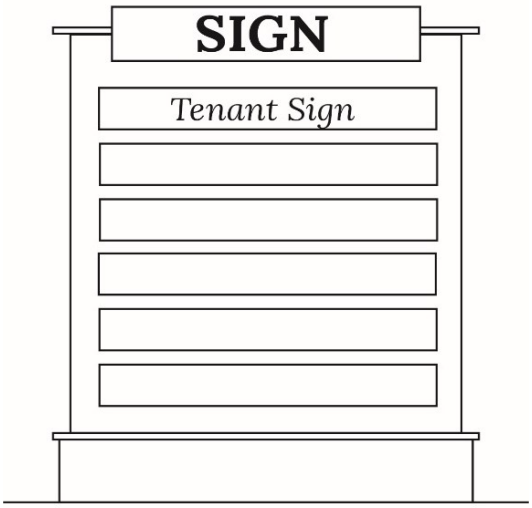


Figure 8-5: Example of multi-tenant development sign

8.07.D. Signs for Drive-Through and Pick-Up Window Uses

Table 8.07-5: Drive-Through and Pick-Up Window Sign Regulations		
Regulation	**Drive-Through Uses**	**Pick-Up Window Uses**
Quantity	2 per drive-through lane	1 per pick-up lane
Maximum Area	48 square feet	
Maximum Height	8 feet	
Minimum Setbacks	10' from all rights-of-way 15' from side property lines	
Allowable Illumination	External and Internal Illumination	

8.07.D.1. Additional freestanding signs as established by Table 8.07-5 are permitted for principal uses that have drive-through or pick-up windows associated with them. The additional signs are to be used only for the purpose of menu / order boards. Such signage shall be located adjacent to the drive-through / pick-up window lanes.

8.07.D.2. Signs for pick-up windows shall not have any associated noise-making devices beyond standard bi-directional communication equipment.



Figure 8-6: Example of drive-through sign

8.07.E. Development Entrance Signs

Development Entrance Signs are permitted at the primary entrance(s) of residential or multi-family residential developments subject to the following regulations:

Table 8.07-6: Development Entrance Sign Regulations	
Regulation	**Requirement**
NON-RESIDENTIAL DISTRICTS	
Quantity	1 per primary entrance
Maximum Sign Area	32 square feet
Maximum Height	6 feet
Setback from right-of-way	10 feet
Illumination	External only
RESIDENTIAL DISTRICTS	
*Same as Non-Residential Districts	
PLANNED DEVELOPMENT & SPECIAL DISTRICTS	
*As specified in Article 9: Planned Development & Special Districts	



Figure 8-7: Example of development entrance sign

8.07.F. Incidental Signs

Incidental signs are signs that may be strategically located on retail, office, or industrial properties for the intent of directing on-site traffic and are subject to the requirements in Table 8.07-7 (below).

Table 8.07-7: Incidental Sign Regulations	
Regulation	**Requirement**
Quantity	N/A
Maximum Area	6 square feet
Maximum Height	4 feet
Minimum Setback	10' from all property lines
Allowable Illumination	External



Figure 8-8: Example of incidental sign

8.07.G. Projecting Signs

Table 8.07-8: Projection Sign Regulations	
Regulation	**Requirement**
Quantity	1 per use
Maximum Area	6 square feet
Minimum Clearance	8 feet above the sidewalk; 15 feet above any access drive
Maximum Projection	6 feet
Minimum Setback	10' from all property lines
Allowable Illumination	External

8.07.G.1. Projecting signs, when used, may be attached to the building wall or canopy and project at an angle of approximately 90 degrees from the building wall or canopy.



Figure 8-9: Example of projecting sign

8.07.G.2. Sign supports shall be made of cut steel, iron, metal, finished wood, and/or synthetic material that has the appearance of steel, iron, metal, and/or finished wood.

8.07.G.3. All projecting signs shall be rigidly fastened to prevent structural movement.

8.07.H. Window Signs

Table 8.07-9: Window Sign Regulations	
Regulation	**Requirement**
Quantity	N/A
Maximum Area	20% of the area of the window or 100 sq. ft., whichever is less
Allowable Illumination	N/A

8.07.H.1. Window signs may be affixed or attached to the interior or exterior surface of windows. If a window sign is affixed to the interior of the window, it shall only be

regulated by this section if the sign is oriented for visibility from the exterior of the structure.

8.07.H.2. Window signs shall not be suspended and/or placed against the interior or exterior of the windows. If signs are suspended and/or placed against the interior or exterior of windows, they shall be classified as temporary signage.

8.07.H.3. Signs attached to a door shall not be considered window signage.

8.07.H.4. Window signs shall be static and may not display animations, scrolling, moving, or flashing messages or video.



Figure 8-10: Example of window sign

8.07.I. Canopy / Awning Signs

8.07.I.1. A maximum of 32 square feet of signage is permitted on a canopy or awning.

8.07.I.2. The 32 square feet may be located on the top, front, or side(s) of the awning or canopy in full or split up into multiple signs on the awning or canopy's exterior surfaces, which in total may not exceed a cumulative of 32 square feet.



Figure 8-11: Example of awning sign



Figure 8-12: Example of canopy sign

8.07.J. Electronic Message Boards

Electronic message boards are permitted for any public or institutional, commercial, or industrial use, subject to the following regulations:

8.07.J.1. Electronic message boards shall be located a minimum of 250 feet from any agricultural or residential use.

8.07.J.2. No more than one (1) electronic message board is permitted per parcel or development.

8.07.J.3. Electronic message boards shall only be permitted on ground mounted signs and shall not exceed 50 percent of the size of the total sign to ensure that the electronic component is subordinate to the principal sign face in size.

8.07.J.4. Electronic message board signs shall be encased in brick, stone, cultured stone, brick composite, or similar material. This does not apply to electronic menu boards or electronic gas station prices that are located on a canopy fascia.

8.07.J.5. Scrolling, flashing, and moving animations or images are prohibited.

8.07.J.6. Each message on an electronic message board shall be displayed for no less than five (5) seconds before transitioning.

8.07.J.7. Electronic message boards shall display static images only, and shall not stream full-motion video, strobe, flash on or off, change in intensity of illumination, or illustrate movement.

8.07.J.8. Electronic message boards shall be equipped with automatic dimmer controls to produce a distinct illumination change from a higher illumination level to a lower illumination level between one-half hour before sunset (dusk) and one-half hour after sunrise (dawn).

8.07.J.9. Electronic message boards shall not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from sign face at maximum brightness. The applicant shall provide a certificate of maximum illumination prior to approval of any sign permit.



Figure 8-13: Example of Electronic Message Board Sign

8.07.K. Murals

Murals are permitted as a conditional use. Murals are subject to a public hearing and approval by the Board of Zoning Appeals as set forth in Section 10.06.B Conditional Use.

8.07.L. Temporary Signs

8.07.L.1. Generally

Temporary signs include banners, A-frame type signs, yard signs, and other signs that are not installed or intended to be installed on a permanent basis.

8.07.L.2. Standards Applicable to All Temporary Signs

8.07.L.2.a. Permits

A zoning certificate is not required for temporary signs.

8.07.L.2.b. Residential Districts

Temporary signs in residential districts are limited to 16 square feet in area and six (6) feet in height.

8.07.L.2.c. Agricultural and Non-Residential Districts

Two (2) temporary signs are permitted per lot at one (1) time, and such temporary signs shall conform to the applicable regulations in this article. Such signs shall not exceed 32 square feet in area and 10 feet in height.

8.07.L.2.d. Properties Under Construction

For properties under construction, with an active Zoning Certificate and Building Permit, a maximum of two (2) temporary signs are permitted at any one (1) time that each have a maximum sign area of 36 square feet in area and six (6) feet in height. Alternatively, such premises may have a single temporary sign with a maximum area of 72 square feet and six (6) feet in height. Such signs shall be removed upon completion of construction.

8.07.L.2.e. Duration

For properties not under construction, temporary signs in non-residential zoning district shall be displayed no more than twice per year, per lot, for 90 days a time. There is no maximum duration for temporary signs in residential zoning districts.

8.07.L.2.f. Installation Requirements

- **i.** Temporary signs shall not lean or rest against a structure.
- **ii.** Temporary signs shall not be mounted, attached, affixed, installed, or otherwise secured by any means to any permanent sign, accessory structure, light pole, utility pole, utility wire, tree / landscaping material, or by any means to protrude above the roof of a structure.
- **iii.** Temporary signs shall be durable, weather-resistant, and be able to withstand wind without the aid of additional weighted materials (blocks, stones, sandbags, etc.) that are not part of the original sign structure.
- **iv.** Temporary signs shall not be illuminated by any method.
- **v.** If a freestanding temporary sign is used (such as an A-frame sign) on any sidewalk, a minimum of four (4) foot pedestrian clearance shall be maintained around the sign. Such signs shall also only be displayed during hours of operation.

8.07.L.2.g. Setbacks

Temporary signs must be a minimum of 10 feet from the right-of-way and all property lines. Temporary signs shall also be located outside of all corner visibility triangles.