

# Chapter 24

## SIGNS

### 24.01 GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS

- A. A sign may be erected, placed, established, painted, created, or maintained in the Township only in conformance with the standards and other requirements of this Zoning Resolution.
- B. All signs require a zoning certificate, unless stated within these regulations that no zoning certificate is required.
- C. Signs shall be located on the same premises as the entity advertising thereon except for as provided in the regulations governing off-premises signs.
- D. A fee in accordance with the schedule of amounts posted in the Community Development Department, as established by the Board of Trustees, shall accompany each application for a Zoning Certificate.
- E. All freestanding signs shall be monument style. See Sign Size and Height Measurement Standards Section 24.09.
- F. For single-tenant businesses, the monument sign shall include the street number. Monument signs for multi-tenant buildings shall include the street number if the building has only one number, or the number range if tenant spaces are individually numbered. The street number shall be located on the monument sign base. The address numbers shall be of a contrasting color with the background to allow easy identification from the street. The numbers shall have a minimum height of five inches.
- G. Any illumination source:
  - 1. Shall employ only light emitting a constant intensity and shall not contain flashing, rotating, or moving light or lights.
  - 2. Shall not create a hazard to traffic.
- H. A projecting sign may be allowed in substitution of a wall sign. Projecting signs shall be setback at least five feet from property lines and right-of-way lines, have a minimum clearance of at least ten feet, have a height to width ratio of not less than 3:1 (except for uniformly round or uniformly square signs), a maximum sign height dimension of ten feet, and have a maximum sign face areas of 30 square feet.
- I. Electronic Message Signs
  - 1. Electronic message signs are permitted as part of a larger business monument sign.
  - 2. The electronic reader portion of the monument sign shall not exceed 50% of the total sign face area.
  - 3. Electronic message signs shall not be allowed on wall signs but may be allowed on the entirety of a projecting sign.
  - 4. Electronic message signs shall contain an auto-dimming feature and not cause excessive nighttime brightness.
- J. No sign shall be placed on the roof of any building, except those integral roof signs whose supporting structure is concealed in such a manner that the sign appears to be a continuation of the face of the building. However, wall mounted and projecting signs may extend up to 25% above the roof line (excluding gasoline canopy signs).
- K. No signs maintained in the window of a building shall occupy more than 50% of the window surface.

- L. Should any sign become unsafe, such as in danger of falling, the owner or responsible person shall restore such sign to a safe and secure condition or remove the sign. Nonconforming signs in such condition shall be removed and not restored.
- M. Temporary signs shall not be displayed on any property except as provided within this Chapter.
- N. For corner lots, ingress/egress points, railway crossings and the like, signs shall be located in such a way so to maintain a Clearview Zone as defined in this Chapter.
- O. A zoning permit is not required for sign maintenance (such as replacing bulbs, painting cabinets, etc.) however, a zoning permit is required to reface an existing sign. Nonconforming signs are allowed to be maintained and refaced. Cabinet replacement, cabinet reconstruction and/or adding an electronic reader element is considered to be a new sign, not maintenance.
- P. Within this Chapter, allowed sign area shall be “per face” with a maximum of two faces per sign.
- Q. Wall signs are not allowed on accessory buildings or structures.

#### **24.02 SIGNS IN VIOLATION**

- A. This Chapter has been drafted and shall be interpreted consistently with guiding judicial requirements within the State of Ohio, including but not limited to Reed v. Town of Gilbert, Arizona, 135 S. Ct. 2218. As such, this Chapter is drafted and shall be applied in a content-neutral manner. The message or content of a sign shall not be considered when applying these regulations.

#### **24.03 PROHIBITED SIGNS**

The following types of signs shall not be permitted in any district:

- A. Portable signs such as signs on wheels, signs on other mobile devices such as a trailer, signs not permanently installed and permitted, and the like (except as provided within the Temporary Sign section of this Chapter).
- B. Vehicles containing signage, including wrapped vehicles, which are primarily dormant but prominently placed to advertise the business premises.
- C. Animated, beacon and flashing signs.
- D. Abandoned signs (however, panels may be continued until a replacement business fills the space).
- E. Pole/pylon signs.
- F. Electronic message signs mounted as wall signs.
- G. Any sign which, by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard by obstructing driver vision, or obstructs or detracts from the visibility of any traffic sign or control device on public roads.
- H. Any unsafe or dilapidated sign.
- I. Any signs which mislead or confuse traffic.
- J. Any signs which imitate or resemble official traffic or government signs or signals.

#### **24.04 PROHIBITED SIGN LOCATIONS**

- A. Sign locations shall be in accordance with the regulations of this Chapter. Other than those exempted by this Chapter, a sign shall not be located in a right-of-way. Signs also shall not be attached to trees, utility poles, supporting structures for street signs, governmental signs, bus shelters, benches, trash receptacles or the like. Any sign or device located within a public right-of-way may be removed by Miami Township staff.

#### **24.05 EXEMPTED SIGNS**

The following signs shall not be subject to the provisions of this Zoning Resolution:

- A. Governmental and public utility signs.
- B. Political signs.
- C. Any governmental entity flag, emblem or sign.
- D. Signs within a stadium, theatre, arena, or similar outdoor structure, provided that such sign(s) can be viewed primarily by persons within such structure.

#### **24.06 RESIDENTIAL DISTRICT SIGNS (A, R-1, R-2, R-3, R-PUD, SRUV, T)**

In a residential district the following signs may be permitted:

- A. Subdivision and apartment complex signs:
  - 1. Each development may have one sign at each major street entrance to the development, but not to exceed two entrance signs per development.
  - 2. Each development may have a third internal sign announcing a common facility such as a swimming pool, clubhouse or the like.
  - 3. Such signs shall be a monument sign or part of a decorative wood, brick, or stone or masonry support structure.
  - 4. Each sign shall have a total message area not greater than 32 square feet, shall be no more than seven feet in height, and shall be set back at least ten feet from any right-of-way or property line.
  - 5. Such signs may be externally illuminated as long as the light source is shielded in such a way as to prevent glare on public streets or neighboring properties. Signs may contain backlit solid channel letters but not panels.
- B. Institutional signs:
  - 1. Monument signs for institutional users shall be permitted. The face area of the monument sign shall not exceed 32 square feet, shall have a maximum height of seven feet (including ancillary structures), and be located not closer than ten feet from any right-of-way or property line. Signs may contain backlit solid channel letters but not panels.
  - 2. Electronic reader boards are prohibited except as follows: If the sign fronts on a collector, arterial or expressway (existing or proposed) as identified in the Imagine Miami Vision 2025 Plan (2019), and the sign is located at least 25 feet from any other property zoned Residence District, then the sign serving the institutional user may contain an electronic reader board consistent with the General Requirements above.
  - 3. If the parcel on which the institutional user is located is one acre or greater, excluding right of way, then the maximum face area allowed shall be increased to not exceed 50 square feet.
  - 4. Institutional users in any zoning district may in addition display on site up to two informational bulletin boards, not to exceed 32 square feet in face area (no zoning permit is required for a bulletin board).
  - 5. Institutional users may display one wall sign for each building elevation that fronts on a public road or primary center drive. Wall signs may be uplit, but wall signs may not be internally lighted unless the sign

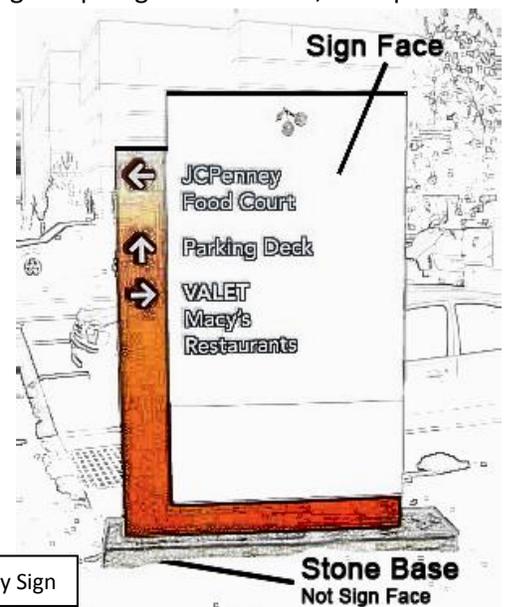
consists of individually backlit channel letters. The maximum wall sign area shall be one square foot of sign area per one linear foot of the building elevation length on which the sign will be located, not to exceed 50 square feet on any one elevation.

6. Institutional users located in business districts are allowed the same monument and wall sign allocation and dimensions as other users within those business districts.

#### **24.07 BUSINESS, OFFICE, INDUSTRIAL AND MIXED USE INSTITUTIONAL SIGNS**

- A. In all cases, signage in the Mixed Use Institutional District shall not exceed signage allocations as allowed for buildings or building complexes in the 0 to 24,999 square foot dimension.
- B. Second story signage will be permitted as follows: For buildings containing two or more floors, one sign may be placed on the second floor or higher on each side of the building that faces a public right-of-way line or the primary drive into a building complex, regardless of the number of upper floor tenants. The area shall not exceed 1.5 square foot of sign area per one linear foot of the building length upon which the sign will be located.
- C. In multi-occupancy buildings, the end cap tenant space may display a side wall sign as well, up to one-half the area of its primary wall sign.
- D. Building or building complexes ranging from 0 to 24,999 square feet:
  1. Single occupancy:
    - a. One monument sign not to exceed seven feet in height and 50 square feet face area. A two-foot height bonus can be granted if a two-foot-high stone or brick base is provided. The sign shall be setback at least ten feet from any right-of-way or property line.
    - b. At most, two wall signs may be installed for each building elevation that faces a right-of-way or a primary drive into a building complex. The total sign area for a given building elevation shall not exceed one square foot of sign area per one linear foot of the building elevation length upon which the sign will be located. In total, a maximum of four wall signs may appear on a single occupancy building, even if there are more than two frontages.
  2. Multiple-Occupancy:
    - a. One monument sign not to exceed seven feet in height and 50 square feet face area. A two-foot height bonus can be granted if a two-foot-high stone or brick base is provided. The sign shall be setback at least ten feet from any right-of-way or property line.
    - b. One wall sign for first-floor tenants of a multi-tenant building having their own public entrance. The area shall not exceed 1.5 square feet of sign area per one linear foot of the width of the exterior tenant space.
- E. Building or building complexes ranging from 25,000 to 99,999 square feet:
  1. Single occupancy:
    - a. One monument sign not to exceed seven feet in height and 100 square feet face area. A two-foot height bonus can be granted if a two-foot-high stone or brick base is provided. The sign shall be setback at least ten feet from any right-of-way or property line.
    - b. At most, two wall signs may be installed for each building elevation that faces a right-of-way or a primary drive into a building complex. The total sign area for a given building elevation shall not exceed one square foot of sign area per one linear foot of the building elevation length upon which the sign will be located. In total, a maximum of four wall signs may appear on a single occupancy building, even if there are more than two frontages.

- c. If the building exceeds 60,000 square feet in floor area and the length of its elevation that faces a right-of-way or a primary drive equals or exceeds 300 linear feet, then up to four wall signs may be placed on that elevation (a maximum of six wall signs total for the building).
2. Multiple-Occupancy:
- a. One monument sign not to exceed seven feet in height and 100 square feet face area. A two-foot height bonus can be granted if a two-foot-high stone or brick base is provided. The sign shall be setback at least ten feet from any right-of-way or property line.
  - b. One wall sign for first-floor tenants of a multi-tenant building having their own public entrance. The area shall not exceed 1.5 square feet of sign area per one linear foot of the width of the exterior tenant space.
- F. Building or building complexes greater than 99,999 square feet.
1. Single Building:
- a. One monument sign not to exceed 15 feet in height and 150 square feet face area. The sign shall be setback at least ten feet from any right-of-way or property line.
  - b. At most, two wall signs may be installed for each building elevation that faces a right-of-way or a primary drive into a building complex. The total sign area for a given building elevation shall not exceed one square foot of sign area per one linear foot of the building elevation length upon which the sign will be located. In total, a maximum of four wall signs may appear on a single occupancy building, even if there are more than two frontages.
  - c. If the length of the building elevation that faces a right-of-way or a primary drive equals or exceeds 300 linear feet, then up to four wall signs may be placed on that elevation (a maximum of six wall signs total for the building).
2. Building Complex with multiple occupancy:
- a. One monument sign not to exceed 32 feet in height and 200 square feet face area. The sign shall be setback at least ten feet from any right-of-way or property line.
  - b. One wall sign for first-floor tenants of a multi-tenant building having their own public entrance. The area shall not exceed 1.5 square feet of sign area per one linear foot of the width of the exterior tenant space.
  - c. An individual building (not tenant space) within a building complex greater than 99,999 square feet may have one monument sign not to exceed five feet in height and 20 square feet face area for identification or directory purposes. The sign shall be setback at least ten feet from any right-of-way or property line and be located within 50 feet of the building's primary entrance.
  - d. If the tenant floor area exceeds 60,000 square feet and the length of its tenant elevation that faces a right-of-way or a primary drive equals or exceeds 300 linear feet, then up to four wall signs may be placed on that elevation.
  - e. A building complex greater than 99,999 square feet may have up to two monument signs not to exceed five feet in height, and 20 square feet face area for directory purposes within the complex. The sign shall be setback at least ten feet from any right-of-way or property line.



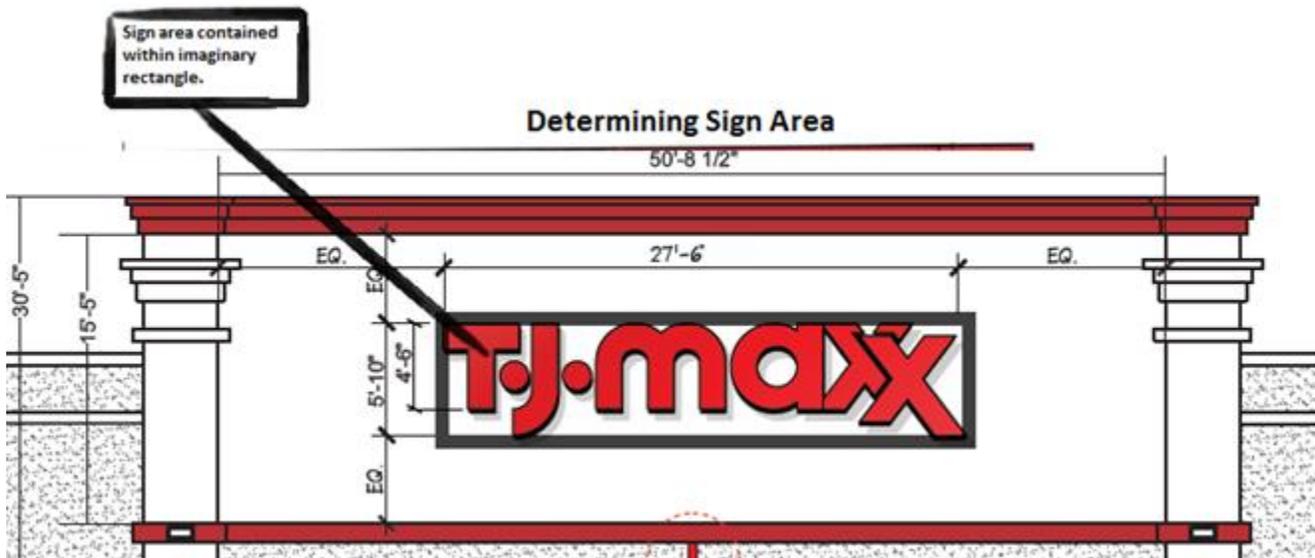
Example Directory Sign

**24.08 ALTERNATIVE WALL SIGN PLACEMENT**

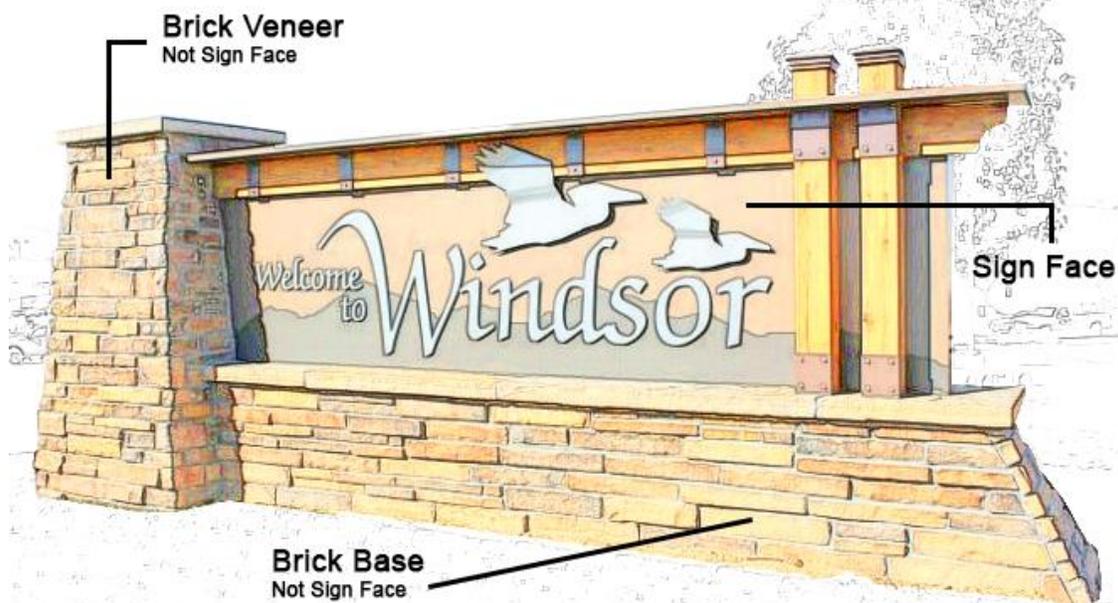
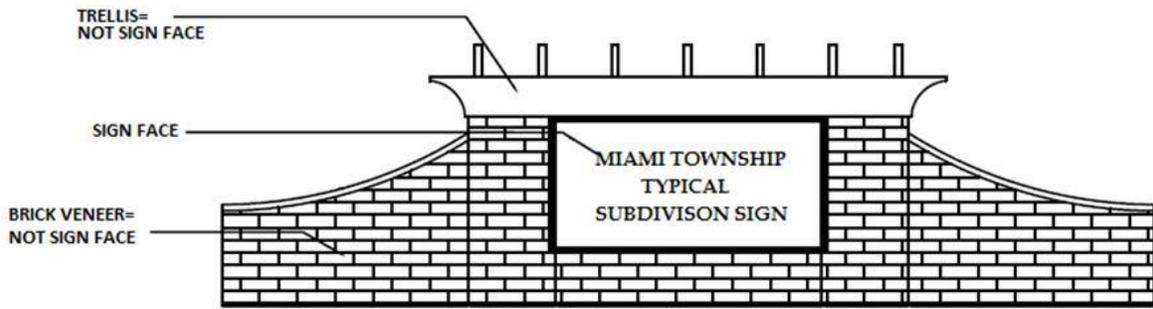
- A. A building sign typically is placed on the elevation facing the right-of-way or primary access drive, as applicable. A portion of the allowed sign square footage may be shifted to another elevation that does not face the right-of-way or primary access drive. The portion shifted shall be deducted from the allocation to the original elevation. The square footage shifted to another elevation shall not exceed the maximum area that elevation would support based upon its own width. Shifted square footage from a given elevation may only be applied to one other elevation, not multiple.
- B. Other than as provided herein for gasoline canopy signs, wall signs may not be placed on accessory buildings or structures.

**24.09 SIGN SIZE AND HEIGHT MEASUREMENT STANDARDS**

- A. The length of the base of the monument sign shall be at least 90% of the length of the sign face.
- B. In business districts (B-1, B-2, I, O, PBD), the total area of support structures and ancillary elements (such as bases, columns, veneers and caps) of the sign shall not exceed two times the maximum allowed sign face area. In business districts, support and ancillary sign elements are subject to maximum sign height restrictions.
- C. A monument sign may include a sign supported by two columns, but in such circumstance, the sign face shall be placed no higher than 24 inches from grade. See example below.
- D. The height of a monument sign shall be determined by measuring the distance between the top part of a sign or its structure; whichever is highest, to the elevation of the ground directly beneath the sign. In cases where a sign is located on a human-made berm or similar ground structure, the height shall be measured from the top part of the sign or its structure to the elevation of the edge of street pavement nearest to the sign.
- E. Residential subdivision and commercial park signs are anticipated to contain additional ornamental features such as masonry walls, trellis' or metal finishes. For individual business or apartment complexes, however, ornamental features shall be limited to the width of the sign face area, with the exception of columns which shall be in proportion to the sign face area.
- F. Sign face area shall be clearly defined and shall be determined by boxing the text and images within a single squared shape. Clearly separated symbols or message components will be viewed as two signs.



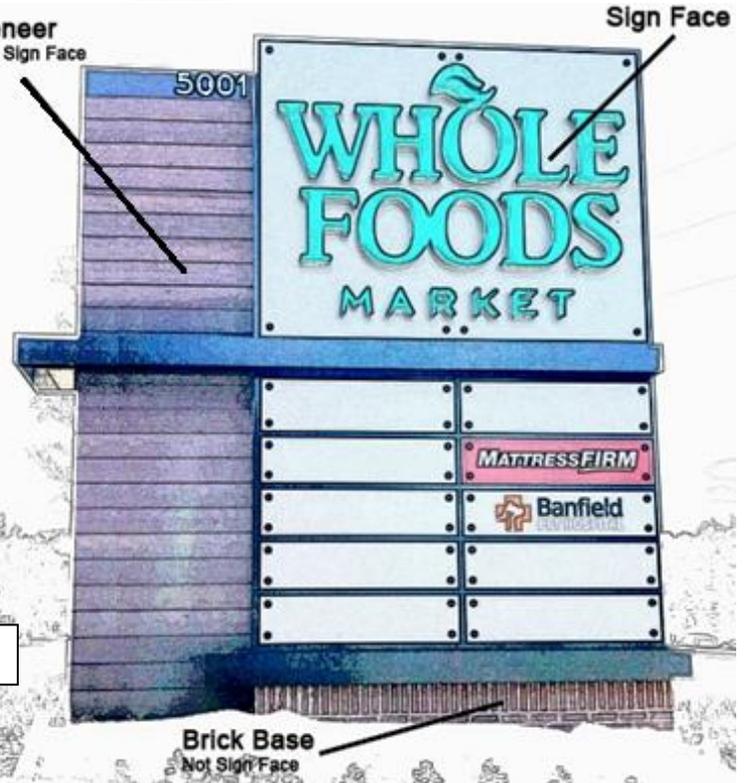
G. Free-standing Monument Signs Suitable for Residential Subdivisions:



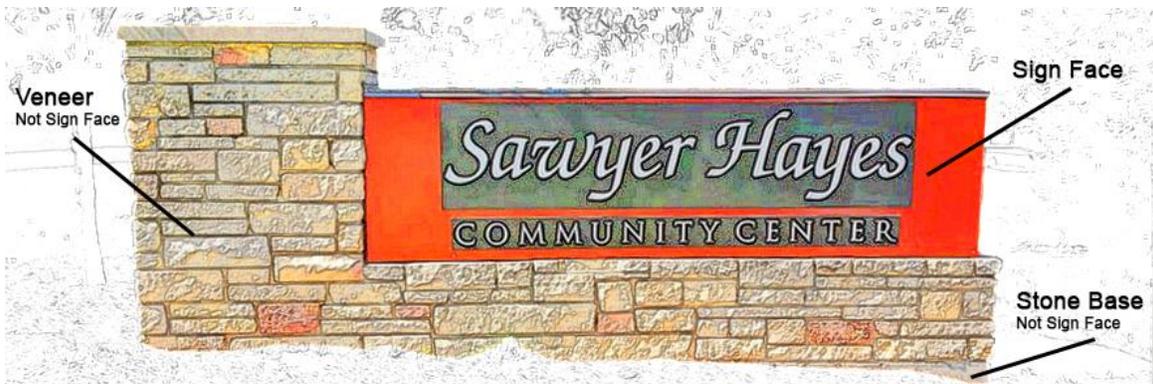
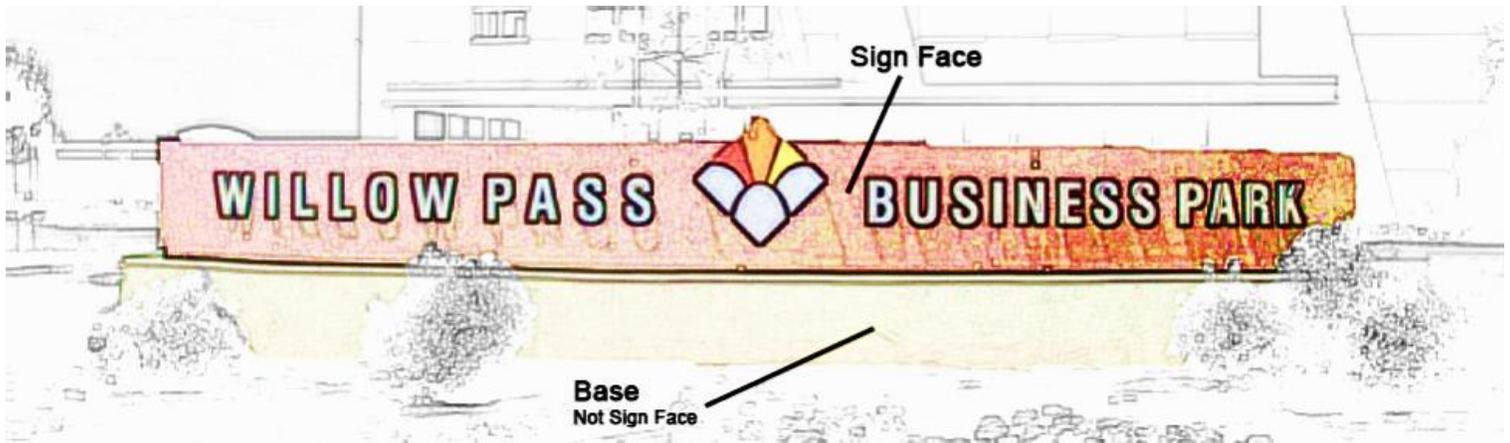
H. Free-standing Monument Signs Suitable for Businesses:



24-8



I. Free-standing Monument Signs Suitable for Commercial Parks:



**24.10 INCIDENTAL SIGNS**

- A. A sign discouraging solicitation may be posted at the entrance of a residential subdivision outside of the right of way. A permit is not required
- B. Directional and Informational Signs: Parking lot and other private directional signs, such as "Entrance," "Exit," "Parking," "Service," "Parts," and the like, each not exceeding four feet in height, four square feet in face area and located at least ten feet behind the right-of-way or any property line, are allowed. Such signs are to be limited to guidance information within the premises on which they are located and are not to display the name of a product, service, or any other advertising. Such signs may be internally illuminated. A permit is not required.
- C. Menu Boards and Ordering Canopies: Menu boards may be 100% digital and shall only have one sign face. For each ordering lane, up to three ground-mounted menu boards are permitted. The total allowable sign square footage per ordering lane shall not exceed 80 square feet. However, no single menu board sign shall exceed 50 square feet or seven feet in height. For each ordering lane, an ordering canopy may be constructed which incorporates a screen to display the order information. Menu boards and ordering canopies described in the subsection shall be limited to vehicle drive thru lanes only.
- D. Minor signs: One minor sign, four square feet in area and indicating hours of operation, credit card information, etc. shall be permitted on the entrance door or door recess area to each business establishment. Additional minor signs located on the premises not to exceed four square feet in area may include secondary site information such as loading area, cart return, gasoline pump information, address and the like. A zoning

permit is not required for these minor signs. Minor signs which exceed these dimensions shall be treated as a primary monument or wall signs for permitting purposes. Restaurants may place outdoor menu signs (such as sandwich board signs) within ten feet of the building entrance.

- E. Canopy signs for fuel service. Separate signs are allowed on fuel service canopies as follows:
  - 1. Signs may be placed on all sides of a canopy that are visible to passing traffic; normally this will be on three sides and exclude the side facing inward.
  - 2. The maximum allowance of signs to be displayed on the canopy shall be determined by measuring the longest length of the canopy. One square foot of canopy signage may be displayed per one linear foot of length. There shall be no more than one sign on each canopy-face visible to passing traffic. If the canopy is painted with branding colors, the color scheme will not count as part of the sign allowance. No canopy sign shall extend more than one foot above the top line of the canopy and may not extend beyond the bottom or side lines of the canopy.
  - 3. In addition to the allowed signage, a maximum of one canopy face may contain digital signage with pricing information. The digital signage shall count toward the maximum signage allowance.

#### **24.11 OFF-PREMISES SIGNS**

- A. Off-premises signs are prohibited except as follows:
  - 1. Such signs that have a face area of not more than one 100 square feet are permitted in the B-2 and I districts. If visible to approaching traffic, the off-premises sign shall be setback at least 100 feet from all road right-of-way lines, unless required by the Ohio Department of Transportation to have greater setback distances along state roads or highways. Off-premises signs may be increased to a maximum of 300 square feet, provided that for every two square feet of face area over 100 square feet, the sign shall be setback an additional one foot from any right-of-way line.
  - 2. Such signs shall be placed not closer than 400 feet to any residential or resort district.
  - 3. Such signs shall be placed not closer than 100 feet to any other property lines.
  - 4. The height of any commercial off-premises signs shall not exceed 32 feet.
  - 5. Off-premises signs shall be placed so as to maintain a spacing of at least 1,800 feet between signs along any single road corridor. In the event of intersecting streets, roads or highways, off-premises signs shall in no case be spaced closer than 900 feet from one another.
  - 6. Off-premises sign shall be considered the principal use of the lot upon which it is placed and precludes any other principal use on the same lot.
  - 7. Off-premises signs may be 100% digital.
- B. For the construction of a residential subdivision of four or more houses, the developer may install up to two signs not to exceed seven feet in height and 50 square feet face area for informational purposes. Such signs shall be removed when the subdivision is completed, or there has been no sale in that subdivision by the advertising company for longer than one year. Such signs shall be located no more than 1.5 miles from the subdivision entrance and shall be located at least ten feet from the right-of-way.

#### **24.12 TEMPORARY SIGNS**

- A. For all temporary signs:
  - 1. No temporary sign shall be illuminated
  - 2. Signs shall be installed in a manner so that Clearview requirements are maintained.
  - 3. Signs shall be placed no closer than ten feet from any right-of-way or property line.
  - 4. Reference "Prohibited Signs" above.

- B. Residential real estate:
1. Signs may be used to direct prospective purchasers to houses for sale. One customary sized residential for sale sign may be placed on each frontage of the lot containing the house for sale. In addition, up to two customary sized residential directional signs may be allowed, located not more than one mile from the house for sale and not within right-of-way. In no event may more than one such sign shall be erected at any entrance to a subdivision, even if the subdivision contains multiple homes for sale. This provision also applies to rental properties, apartments and attached condominium units.
  2. Signs announcing a yard sale or similar events are permitted in residential districts. Such signs shall be no larger than six square feet, shall have a maximum height of five feet, and be displayed for a time period not greater than four consecutive days. One sign shall be permitted on the premises of the sale and additional signs not to exceed two in number, shall be permitted to be placed on nearby private property with the written permission of the owner. A zoning permit is not required.
- C. Commercial real estate:
1. For single-tenant structures actively for sale or lease, one sign up to 50 square feet may be placed on the building or installed as a stand-alone sign. Such sign shall not exceed seven feet in height and shall be of rigid construction (e.g., no banners).
  2. Multi-tenant:
    - a. One sign is allowed on the wall of a tenant space until sold or leased.
    - b. The sign may be up to 32 square feet and shall be of rigid construction (e.g., no banners).
    - c. Standalone signs are not allowed; however, the sign may be contained within a tenant panel of a permanent standalone sign.
- D. Construction:
1. Construction signs indicating the name of architects, engineers, contractors and similar persons or firms involved in the design or construction of a structure or project are allowed, provided:
    - a. For businesses and residential subdivision developments, such sign shall not exceed 50 square feet in face area or seven feet in height. For individual residential lots, the sign shall not exceed six square feet in face area or five feet in height.
    - b. Signs may be located only on the property where the construction is occurring.
    - c. One sign shall be permitted for each five acres of property area, not to exceed a total of three signs for any project.
    - d. Signs may be erected for a period of 60 days prior to construction and extend throughout the construction period. All such signs shall be removed upon the issuance of the county occupancy permit, or in the case of a residential subdivision, the issuance of county occupancy permits to 80 percent of the lots. If the project becomes dormant for more the sixty days, all signs shall be removed.
- E. Nonprofit and cultural gatherings such as festivals:
1. On lots where the event is occurring located within business districts and upon the premises of institutional land uses:
    - a. Up to two signs are allowed with a face area not exceeding 32 square feet face area and a maximum of five feet in height.
    - b. Use of such signs shall be limited to a period of 60 days in a calendar year, with a minimum of two months between any display period.
  2. In residential districts and business districts where the event is not occurring:
    - a. One sign is allowed per parcel.
    - b. The sign may be displayed a maximum of 30 days in a calendar year per event.

- c. The sign shall not exceed six square feet in area or five feet in height.
- d. A zoning permit is not required.

F. Special event signs authorized in business districts only:

1. Such signage may include banners or rigid changeable copy signs.
2. Signs shall have a face area not exceeding 32 square feet face area and a maximum of five feet in height. Alternatively, one or both signs may be placed on the building face.
3. No more than two signs may be displayed per road frontage or main shopping center entry of the business premises.
4. Special event signs shall be limited to three display periods, not exceeding 20 days per period, during each calendar year.
5. Additional allowance for grand openings:
  - a. Permitted signage includes banners, pennants, streamers, balloons, and the like.
  - b. Banners shall not exceed 32 square feet, and there shall be no more than four banners.
  - c. A cold air balloon must be securely fastened to the ground or building.
  - d. No sign or inflatable device shall exceed 12 feet in height.
  - e. The grand opening must be specific to the premises.
  - f. Signage for a grand opening may be displayed for not more than 31 days, and there shall only be one display period.

#### **24.13 CLEARVIEW ZONE**

In order to provide a clear view to the motorist, there shall be a triangular area of clear vision free of any obstructions where driveways, alleys, tracks and/or streets intersect. The size and configuration of this area shall be as illustrated in Chapter 23.

#### **24.14 SPECIAL SIGN DEFINITIONS**

**ABANDONED SIGN:** A sign which no longer identifies or advertises a bona fide business, lessee, service, owner, product, or activity, and/or for which no legal owner can be found.

**ANIMATED SIGN:** Any sign that uses movement or change of lighting to depict action or create a special effect or scene.

**AUTO DIMMING FEATURE:** A sensor or other device that automatically determines the ambient illumination and programmed to automatically dim the Electronic Message Sign according to ambient light conditions. To determine if nighttime brightness of Electronic Message Signs is excessive, the Community Development Director may reference standards developed by the International Sign Association ("ISA"), and as contained in the ISA publication "Night-time Brightness Level Recommendations for On-Premise Electronic Message Centers" (Updated August 2016), and/or other standards determined to be authoritative by the Director.

**BANNER:** A sign of lightweight fabric, vinyl or similar material that may be mounted to a pole or a building by a frame or grommet tie down. National, state or township flags shall not be considered banners. All banners shall be considered temporary signage.

**BUILDING COMPLEX:** A group of buildings with shared parking and shared entrances, that are functioning as a single or related complex as indicated by shared signage, shared landscaping, shared maintenance, overlapping facilities and the like. Common ownership and placement on a single parcel is a strong indicator of a Building Complex. However, absence of a single parcel or single ownership does not necessarily disqualify properties that have sufficient common elements.

**BULLETIN BOARD SIGN:** Any sign or structure located on the property of a public, institutional, religious or charitable organization containing a changeable message format used to announce its activities, rules, and the like (commonly, of cork and wood construction).

**BUSINESS DISTRICTS:** O-1, B-1, B-2, I, PBD.

**CHANGEABLE COPY SIGN:** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

**ELECTRONIC MESSAGE SIGN:** Any sign that incorporates the use of video boards, lights, neon, liquid crystal display, LED, or other lighting devices that display a message or pattern to be viewed.

**ERECT:** To build, construct, attach, hang, place, suspend or affix, and shall also include the painting of signs directly upon surfaces.

**FLAG:** Any fabric, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of government, or political subdivision.

**FLASHING SIGN:** Any sign which contains an intermittent or blinking light source, or which includes the illusion of blinking or intermittent light by means of animation or an externally-mounted intermittent light source.

**IDENTIFICATION SIGN:** A sign indicating the name and/or address of a building, institution, or person and/or the activity or occupation being identified.

**INSTITUTIONAL USER:** Those types of uses identified in Section 5.03A.

**ILLUMINATED SIGN:** A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

**MAINTENANCE:** For the purposes of this Chapter, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

**MENU BOARD:** Any sign used to aid a patron in ordering services from a business from the outside.

**MONUMENT SIGN:** A free-standing sign containing a proportional base, and includes the two column sign exception described in Section 24.09.

**NONCONFORMING SIGN:** A sign which was erected legally but which does not comply with subsequently enacted regulations.

**OFF PREMISES SIGN:** A sign which directs attention to a business, use, service, activity, commodity, or profession which is not conducted, sold, or offered upon the same lot where the sign is located.

**OCCUPANCY:** The portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.

**OWNER:** A person recorded as such on official records. For the purposes of this Chapter, the owner of the property on which a sign is located is presumed to be the owner of the sign unless facts to the contrary are brought to the attention of the Zoning Inspector.

**PARAPET:** The extension of a false front or wall above a roofline.

**PENNANT:** Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, often designed to move in the wind.

**POLITICAL SIGN:** A sign which announces the candidacy of a person or slate of persons running for elective office, or a political party or issue.

**PRIMARILY DORMANT VEHICLE:** A vehicle which is not moved for 15 days or longer from a set location or is unlicensed or inoperable. The word “moved” as used herein means taken from the set location to a point at least 150 feet away for a period not less than two consecutive days.

**PROJECTING SIGN:** Any sign affixed to a building or wall in such a manner that the face of the sign is perpendicular to the building wall or corner.

**RIGHT-OF-WAY:** Public road space.

**ROOFLINE:** The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

**ROOF SIGN:** Any sign erected and constructed wholly on or above the roof of a building, and supported by the roof structure, and extending vertically above the roof.

**REFACE:** The replacement of any visible side of a sign containing text or images, but not the replacement of the sign cabinet or structural components.

**SETBACK:** The distance from the property line and right-of-way to the nearest part of the applicable building, structure, or sign (including sign cabinet, support structure or ancillary portions such as base or veneer).

**SIGN FACE:** Any visible side of a sign containing text or images. One sign normally has two faces unless wall mounted. Also referred to herein as “sign area”, “face area” or “sign face area”. See graphic examples contained herein.

**SIGN STRUCTURE:** Any structure which supports has supported or is capable of supporting a sign, including decorative cover.

**SUBDIVISION SIGN:** A monument or wall sign identifying a recognized subdivision, condominium, apartment complex, or residential development.

**TEMPORARY SIGN:** Any sign that is not permanently mounted.

**WALL SIGN:** Any sign attached to or erected against the wall of a building or structure, and having the exposed face of the sign in a plane parallel to the plane of such wall.

**WINDOW SIGN:** Any sign, pictures, symbols, or a combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.