

Sagamore Hills Township

SIGN REGULATIONS

This entire section reviewed and approved by Resolution 17-38 Adopted 6-12-17
Effective 7-12-17

Section 15.0 Signs

15.1 Purpose

The purpose of this Section is to provide for the use, location, size, type, and maintenance of signs and shall supplement all appropriate sections.

15.2 Permitted Signs

A. The following signs are permitted in any district:

1. The placement of signs in the Township promoting candidates for public office, the support or defeat of issues or other objectives to be placed on the ballot shall be permitted. Such signs shall not be placed on utility poles or over public property or rights-of-ways. All such political signs shall not exceed six (6) square feet in area. All political signs shall conform to General Requirements of Sec. 15.3.
2. One (1) unlighted sign no more than twelve (12) square feet in area and no higher than five (5) feet from the average finished grade at the sign shall be used to advertise agricultural products produced on the premises. Such sign shall be removed at the conclusion of seasonal sales. Such signs shall conform to general requirements of Sec.15.3.

B. Only the Following signs are permitted in the “**R**” District:

1. One (1) nameplate not exceeding two (2) square feet in area shall be permitted for each dwelling.
2. Each dwelling shall be identified by a street number to be visible from the roadway for emergency purposes.
3. a. A church, school, community center or other public or institutional building may have for its own use an announcement sign or bulletin board not over twenty (20) square feet in area nor shall such sign be greater in height than five (5) feet from the

average finished grade at the sign. Such sign shall be located no closer than fifteen (15) feet from any street right-of-way line.

b. One temporary sign, not exceeding twenty (20) square feet in size, may be displayed on the premises and shall be limited to a display period of thirty (30) days. The temporary sign location must be approved by the Zoning Inspector, but in no case shall the sign be displayed above the roof line of the building. No more than three (3) temporary signs per year shall be permitted. Such sign shall be located no closer than fifteen (15) feet from any street right-of-way line. No fee shall be required.

4. One (1) unlighted nameplate not more than two (2) square feet in area, stating the name and occupation shall be permitted for a “home occupation” and shall be located no closer than twenty (20) feet from the street edge of pavement. Such sign shall be no more than five (5) feet in height from the average finished grade at sign.
5. One (1) unlighted real estate sign not exceeding six (6) square feet in area pertaining only to the sale, lease, or rental of the particular building, property or premises upon which displayed shall be permitted. Such sign shall be no closer than twenty (20) feet from any street edge of pavement and shall be no more than five (5) feet in height from the average finished grade at the sign. Within seven (7) days after the real estate has been sold, leased or rented, the sign shall be removed from the premise.
6. One (1) temporary sign advertising the development of the premises upon which it stands, or the opening of a new subdivision within which such sign is located, may be located and maintained upon the issuance of a temporary six (6) month renewable zoning certificate, and shall be removed from the premises within seven (7) days of the sale or rental thereof. Such sign shall not exceed twenty (20) square feet in area, and five (5) feet in height as measured from the average finished grade at the sign nor shall it be located closer than fifteen (15) feet from any street right-of-way line.
7. Governmentally owned and operated parks and playgrounds including golf courses (except miniature) together with recreational uses that are non-profit residentially owned and/or operated facilities limited to swimming pools, golf courses, tennis courts and horse riding trails shall have a maximum of one (1) advertisement sign to identify the activity. No sign shall exceed

twenty (20) square feet in area and five (5) feet in height from the average finished grade at the sign and shall be no closer than fifteen (15) feet from any street right-of-way lines.

8. Signs for Cluster Zoning Developments:

When an established dues paying homeowner's association exists, permitted signs shall be located upon the open space that shall not be counted toward the open space as defined in Section 5.2(a) and shall be maintained by that association:

One (1) sign (double faced) or two (2) signs (single/winged): (a) one (1) sign, which is single sided with a maximum size of twenty (20) square feet and a maximum height of five (5) feet above the finished grade, or (b) two (2) signs, which are single faced and winged with a maximum size of twenty (20) square feet and a maximum height of five (5) feet above the finished grade per sign face, shall be allowed at each entrance to a Cluster Zoning Development in a residentially zoned area (excluding the P.U.D.).

No signs shall be permitted when there is no dues-paying homeowner's association.

9. Signs defined by Section 15.2-B - Paragraphs 1, 2, and 5 shall not require a Zoning Permit. All other paragraphs under Section 15.2-B shall require a Zoning Permit.

C. Only the following signs are permitted in the "C" District:

1. One (1) sign appropriate to a public or quasi-public building for the purpose of displaying the name and activities or services therein shall be permitted upon the premises and shall not exceed twenty (20) square feet in area. Such sign shall be located no closer than fifteen (15) feet from any street right-of-way line and shall be no more than five (5) feet in height from the average finished grade at the sign.
2. One (1) unlighted real estate sign not exceeding six (6) square feet in area pertaining only to the sale, leases, or rental of the particular building, property or premises shall be permitted upon the premises. Such sign shall be no closer than fifteen (15) feet from any street right-of-way line and shall be no more than five (5) feet in height from average finished grade at the sign.

Within seven (7) days after the real estate has been sold, leased or rented, or posted as sold, leased or rented, the sign shall be removed from the premises.

3. One (1) unlighted temporary sign advertising the development of the premises upon which it stands may be located and maintained upon the issuance of a temporary six (6) month renewable zoning certificate and shall be removed from the premises within seven (7) days of the sale, lease or rental thereof. Such sign shall not exceed twenty (20) square feet in area nor shall it be located closer than fifteen(15) feet from any street right-of-way and shall be no more than five (5) feet in height from the average finished grade at the sign.
4. One (1) exterior business sign may be erected which advertises a business or service conducted upon the premises and/or advertises products, merchandise, or commodities stocked and sold on the premises. Such sign shall project no more than one (1) foot from the face of the building and can be optionally made up of individual letters. Such sign shall not exceed thirty two (32) square feet in overall area nor shall any individual letter exceed the height of the established roof line. For signs of individual letters only, a rectangle shall be drawn to encompass the entire name for measurement purposes.
5. One (1) business sign with a maximum of two-faces which advertises all businesses conducted upon the premises and/or advertises products, merchandise, or commodities stocked and sold on the premises shall be permitted, provided each face of such sign shall not have an area of more than thirty-two (32) square feet. Such sign shall be located no closer than fifteen (15) feet from the street right-of-way line nor shall said sign be over five (5) feet in height from the average finished grade at the sign.
6. A commercial complex having more than fifty thousand (50,000) square feet under roof shall be allowed one (1) identifying sign not to exceed two (2) faces. Said identifying sign shall be located at the primary entrance to the commercial complex and shall be located no closer than fifteen (15) feet from the street right-of-way line and at least fifty (50) feet from any other property line. Such identifying sign shall be no larger than fifty (50) square feet per side including all trim, accessories and supports, and shall not exceed twelve (12) feet in height from the average finished grade at the sign.

D. Only the following signs are permitted in the “**I**” District:

1. One (1) unlighted real estate sign not exceeding six (6) square feet in area pertaining only to the sale, lease or rental of the particular building, property, or premises upon which it is displayed. Such sign shall be no closer than fifteen (15) feet from any street right-of-way line. The maximum height of the sign shall be no more than five (5) feet from the average finished grade at the sign.

Within seven (7) days after the real estate has been sold, leased or rented, or posted as sold, leased or rented, the sign shall be removed from the premises.

2. One (1) unlighted temporary real estate sign advertising the development of the premises upon which it stands may be located and maintained upon the issuance of a temporary six (6) month renewable zoning certificate and shall be removed from the premises within seven (7) days of the sale, lease or rental thereof of the premises. Such sign shall not exceed twenty (20) square feet in area nor shall it be located closer than fifteen (15) feet from any street right -of-way line. The maximum height of sign shall be no more than five (5) feet the average finished grade at the sign.
3. One (1) exterior sign may be erected which advertises an industrial activity conducted upon the premises. Such sign shall be affixed flat against the wall of the building and can be optionally made up of individual letters and applied to the building or projected, if necessary, not more than one (1) foot from the face of the building from indirect illumination. Such sign shall be no greater than thirty-two (32) square feet. For signs of individual letters only, a rectangle shall be drawn to encompass the entire name for measurement purposes. Any individual letter shall not exceed the height of the established roof line.

15.3 General requirements:

- A. Signs shall not project over or obstruct the required windows or doors of any building, or be attached to or obstruct a fire escape.
- B. Signs shall not be erected so as to obstruct traffic sight lines or traffic control lights or traffic control signs at street intersections, or signal at railroad grade crossings.

- C. Signs visible from the street shall not resemble highway, traffic, or directional signals.
 - D. No sign shall be located within any public right-of-way except those signs which comply with the State of Ohio Uniform Manual of Traffic Control Devices.
 - E. The source of sign lighting shall not be visible from the street, and no flashing, revolving, or intermittent illumination shall be employed.
 - F. Signs not directly related to the usage of the property on which it is located shall be prohibited.
 - G. All signs shall be maintained and kept in good repair at all times. Damaged conforming signs must be repaired within thirty (30) days. Damaged non-conforming signs shall be removed within thirty (30) days.
 - H. Animated, racer-type, flasher or blinker-type, moving or revolving signs, portable or moving signs, mobile signs, and temporary signs except for those provided in other provisions of the Zoning Resolution shall be prohibited.
 - I. Decorative flags, streamers, exposed light bulbs on signs when used alone or in conjunction with signs shall be prohibited.
 - J. The Zoning Inspector may order any sign to be painted or refurbished to the condition that had been approved at least once each year if needed to keep the sign in a neat and safe condition. All supports, guys, braces and anchors for such signs shall be maintained and it shall be unlawful for the owner or person having charge of such sign not to remove same after receiving notice from the Zoning Inspector to do so.
 - K. Sign Removal. All signs and their supporting structures relating to a discontinued business or activity shall be removed within thirty (30) days.
- 15.4 A Township Sign Certificate is required for all signs not exempted by this Resolution. A Township Sign Certificate is required for alterations to existing signs requiring permits.

15.5 Zoning Certificate Fees for Signs

See the Schedule of Fees section contained in this Resolution.