

Article XII. **Signs**Section 12.00 ***Sign Definitions***

## A. Types of Signs

1. ***"Billboard or off premises"*** means an outdoor advertising device which advertises an activity, service or product located on a lot other than a lot at which such activity or service occurs or which product is sold or manufactured, or an advertising device erected by a company or individual for the purpose of selling advertising messages for profit. A billboard is an "off-premises" sign.
2. ***"Bulletin board"*** means an announcement sign which directs attention to the name of the business or establishment, the goods or commodities produced and/or sold, and/or the services rendered on the premises upon which such sign is located, and is so designed that characters, letters, or illustrations can be changed or rearranged without altering the basic face or surface of the sign. A bulletin board is an on-premises sign.
3. ***"Business or professional"*** means a sign which directs attention to the name of the business or establishment, the goods or commodities produced and/or sold, and/or the services rendered on the premises upon which such sign is located. . A business or professional sign is an "on premises" sign.
4. ***"Development"*** means a sign indicating the name of a subdivision or premises. Such sign may also display an address.
5. ***"Directory"*** means a sign on which the names and locations of occupants and/or use of the building is given.
6. ***"Governmental"*** means a sign located or erected by a political subdivision pursuant to law and serving an official function such as traffic control.
7. ***"Nameplate"*** means a sign indicating the name and/or address of the occupant of the premises, or of the premises themselves.
8. ***"Real estate"*** means a sign directing attention to the promotion, development, rental, sale, or lease of real property. A real estate sign is an on premises sign.
9. ***"Temporary"*** means a sign intended to draw attention to a particular event or occurrence including but not limited to elections, sales, festivals, and the like.

## B. Designs of Signs

1. ***"Flat or wall"*** means a sign painted on or attached to and erected parallel to the face of, and confined within the limits of, the outside wall of a building and supported by such wall and which displays only one (1) advertising surface or face.
2. ***"Ground or pylon"*** means a freestanding sign supported by one (1) or more uprights, poles, braces, or a permanent foundation and which is entirely independent of any building for support, and which consists of no more than two faces.

3. **"Marquee"** means a sign consisting of a permanent roof-like structure projecting beyond the wall of the building to which it is attached, generally at an entrance to a building, and designed and constructed to provide protection against the weather.
4. **"Mobile"** means any portable sign or sign structure not permanently attached to the ground or to a building
5. **"Projecting"** means a sign extending beyond the vertical surface or plane of the exterior wall of a building to which such a sign is attached, and which consists of no more than two faces.
6. **"Roof"** means a sign erected upon the roof of a building, all surfaces of which are located above the roof surface and do not project beyond any exterior wall of the building on which located.
7. **"Window"** means a sign painted on, attached or affixed to the interior surface of a window or door of a building intended to be seen from the exterior.

Section 12.01      ***General Requirements for all Signs***

The following regulations shall apply to all signs in all zoning districts:

- A. Any illuminated sign or lighting device shall employ only light emitting a constant intensity and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination there from to be directed upon a public or private road or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard, nuisance, or distraction.
- B. No sign shall include any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention.
- C. No sign shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window providing access to any fire escape or exit.
- D. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention.
- E. No sign shall be placed within any public right-of-way except public utility or governmental signs. No signs shall be placed on a utility pole, except by the public utility owners.
- F. Should any sign be or become unsafe, unsightly, obsolete, or be in danger of falling, the owner of the real property upon which the sign is located shall, upon receipt of written notice from the zoning inspector, proceed at once to put such sign in a safe and secure condition or remove the sign.

Section 12.02      ***Prohibited Signs in all Districts***

The following signs shall be prohibited in all zoning districts:

- A. Signs which prevent the driver of a vehicle from having a clear and unobstructed view of official governmental signs and/or approaching or merging traffic.
- B. Signs which interfere with, imitate or resemble an official governmental sign, signal, or device.
- C. Signs illuminated so as to interfere with the effectiveness of or which obscure an official governmental sign, signal, or device.
- D. Roof signs
- E. Any sign not otherwise permitted in this article.

Section 12.03     ***Governmental Signs Exempted***

Signs erected and maintained pursuant to or required by any law or governmental regulation shall be exempt from the provisions of this resolution.

Section 12.04     ***Mobile Signs***

- A. A mobile sign may be displayed by a Newbury Township business, located in a P-O, B-1 or M-1 District, or a service organization or a non-profit organization. The mobile sign may be displayed not more than 45 days during any calendar year, and may not be larger than 4' x 6'.
- B. A permit shall be obtained from the Township Zoning Inspector for each use of the mobile sign. Said permit shall indicate the number of days the sign shall be displayed. This permit is for sign frame or message holder. The wording is not part of this permit.

Section 12.05     ***Signs Permitted in all Districts not requiring a Zoning Certificate***

- A. The following types and designs of signs may be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered in all zoning districts without a Zoning Certificate or fee but subject to the following limitations:
  - 1. One (1) real estate sign per lot, dwelling unit, or use with a maximum area of 9 square feet per sign face which advertises the sale, lease, or rental of the premises upon which such sign is located.
  - 2. One (1) real estate development sign per subdivision with a maximum area of 25 square feet per sign face which advertises the sale of lots in the subdivision upon which such sign is located.
  - 3. One (1) nameplate sign per lot, dwelling unit, or use with a maximum area of 6 square feet per sign face indicating the name and addresses of the owners or occupants of the premises, or of the premises themselves.
  - 4. Directional (entrance and exit) signs on private property shall not exceed 4 square feet per sign face and no dimension shall exceed 4 feet. Directional signs must be on the affected premises.

5. Temporary signs may be erected only with the permission of the owner of the premises, and shall not be erected more than forty-five (45) days without replacement or removal during any calendar year. No temporary sign shall be posted in or erected in any place or in any manner which is destructive to property upon erection or removal. No temporary sign shall be erected within a public right-of-way nor shall any such sign be posted on a utility pole. Temporary signs shall be erected with a maximum size of six (6) square feet per sign face.
  6. One (1) development sign per subdivision or premises with a maximum area of 25 square feet per sign face. Such sign shall be maintained by the owner of the real property upon which the sign is located.
  7. Window Signs
  8. Signs not to exceed sixteen (16) square feet per sign face advertising on-premises sale of agricultural products.
  9. "No Trespassing" signs not to exceed four (4) square feet each and four (4) per lot.
  10. "No Hunting, Fishing or Trapping" signs not to exceed sixteen (16) square feet per lot. This may be one sign totaling sixteen (16) square feet per sign face or up to four (4) signs measuring sixteen (16) square feet in total.
  11. One help wanted sign per lot not to exceed four (4) square feet per sign face.
- B. No Zoning Certificate or fee shall be required for the change of content or subject matter of a sign provided that there is no structural or design alteration of said sign.

Section 12.06     ***Signs Permitted in the Residential Zoning Districts***

- A. Except as provided in Section 12.05, no signs are permitted in residential zoning districts. No sign shall be illuminated by electricity, gas, or other artificial light, including reflecting light, in any residential zoning district.
- B. A church is permitted one ground or pylon bulletin board type sign with a maximum area of 25 square feet per sign face. Such sign shall be maintained by the owner of the real property upon which the sign is located. The sign shall meet all regulations of Sections 12.01, 12.02, 12.05, 12.08, 12.09, 12.10, 12.11, 12.12, and 12.13.

Section 12.07     ***Signs Permitted in the Commercial, Industrial and Professional Office Zoning Districts***

Only the following types or designs of signs may be located, erected, moved, constructed, reconstructed, extended, enlarged, converted, or structurally altered in the commercial and industrial zoning districts upon the issuance of a Zoning Certificate and subject to the following limitations:

- A. Each commercial, industrial, or professional office use may be permitted one (1) of the following signs on the premises: wall, projecting, or marquee.
1. Wall signs shall have a maximum area of 25 square feet.
  2. Projecting signs shall have a maximum area of 25 square feet per sign face and shall not extend more than 6 inches measured from the face of the building to which such sign is attached.
  3. Marquee signs shall have a maximum area of 25 square feet.
  4. Notwithstanding the limits of 1, 2, and 3 above, no sign in a shopping center located on a storefront shall exceed 1½ square feet in area for each lineal foot of store frontage nor be more than 1 foot in height.
- B. In addition to a wall, projecting, or marquee sign each commercial, industrial, or professional office lot may be permitted one (1) ground or pylon sign. Such sign shall not exceed 25 square feet per sign face in area.
- C. In lieu of the permitted ground or pylon sign in paragraph B above, if two (2) or more uses in a building on a lot located in the commercial (B-1), industrial (M-1), or professional office (P-O) districts, may be permitted one (1) directory sign for all uses. A directory sign shall have a maximum area of 50 square feet per sign face.

Section 12.08      *Measurement of Sign Area*

The surface or face of a sign shall be computed as including the entire area within a regular, geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not displaying advertising matter shall not be included in computation of surface area.

Section 12.09      *Measurement of Sign Height*

The height of a sign shall be measured from the average finished grade level adjacent to the base of the sign, and vertically to the highest point of such sign including frames and structural members.

Section 12.10      *Maximum Height Requirements*

- A. Projecting, wall, and marquee signs shall not exceed the height of the wall face to which such signs are attached.
- B. Ground or pylon signs shall have a maximum height of 8 feet.

Section 12.11      *Minimum Yard Requirements*

- A. Ground signs shall have a minimum setback from the road right-of-way as follows:

1. In residential zoning districts, no sign shall be erected or extend into the road right-of-way.
  2. In commercial, industrial districts, or professional office ground or pylon signs shall have a minimum setback of 5 feet from the road right-of-way.
- B. Ground or pylon signs shall have a minimum setback from the side lot lines as follows:
1. In residential zoning districts, ground or pylon signs shall have a minimum setback of 30 feet from the side lot line.
  2. In commercial, industrial, or professional office districts, ground or pylon signs shall have a minimum setback of 25 feet from the side lot line.

Section 12.12     ***Removal of Damaged Signs***

If the sign face of any conforming or nonconforming sign is damaged in excess of fifty percent (50%) as determined by the zoning inspector, then it shall only be reconstructed in accordance with this zoning resolution or any amendment thereto.

Section 12.13     ***Removal of Signs***

Any existing conforming or nonconforming sign which no longer relates to the building, structure or use of the affected premises and has become obsolete shall be completely removed within thirty (30) days after written notification of same has been sent by the zoning inspector to the owner or lessee.

Section 12.14     ***Billboards***

A. Conditional Zoning Certificate Required

A billboard is an off-premises outdoor advertising sign and shall be classified as a conditional use and shall be subject to the procedures and general conditions set forth in Article X. No billboard shall be located, erected, constructed, reconstructed, enlarged or altered without first obtaining a conditional Zoning Certificate in accordance with this resolution. Alteration shall not include changing the content or elements of the sign face, or ordinary maintenance of structural components such as painting, and shall not require the issuance of a conditional Zoning Certificate.

A billboard shall be classified as a business use and may be allowed in any Business/Commercial (B-1) or Industrial (M-1) district or on land used for agricultural purposes as defined in this resolution. Billboards shall be prohibited in all other zoning districts.

B. Conditions

No application for a conditional Zoning Certificate shall be approved for a billboard and a conditional Zoning Certificate issued therefore unless it complies with all of the

following conditions. Each billboard shall be subject to the issuance of a separate conditional Zoning Certificate.

1. There shall be no more than two (2) faces or advertising surfaces on a billboard structure. Each face of a billboard shall be considered a separate sign. The face shall be the readable copy area or panel devoted to advertising purposes visible to traffic proceeding along a road in one direction. There shall not be more than one (1) billboard structure with a maximum of two (2) sign faces on a lot
2. A billboard shall be the principal use of the lot on which it is located.
3. The sign face area of a billboard shall be included in determining the maximum allowable signage on a lot for the zoning district in which it is located.
4. Billboards shall be spaced a minimum of one thousand (1000) feet apart. Such spacing shall be measured in all directions from the nearest portion of the proposed billboard to the nearest portion of the next billboard, whether on the same side or opposite side of the road right-of-way. The measurement shall not be limited to the boundaries of the township, where the affected road extends beyond such boundaries.
5. A billboard shall be setback a minimum of three hundred (300) feet from any residential zoning district boundary. The setback shall be measured from the nearest zoning district boundary line to the nearest portion of the billboard.
6. A billboard shall be setback a minimum of five hundred (500) feet from an existing residential dwelling, a church or place of worship, a cemetery, a school, a public park or playground, a public library or a day care center. The setback shall be measured from the nearest lot line to the nearest portion of a billboard.
7. A billboard shall be setback a minimum of one hundred (100) feet from any front lot line. The setback shall be measured from the front lot line to the nearest portion of the billboard.
8. A billboard shall be setback a minimum of fifty (50) feet from any side lot line. The setback shall be measured from the nearest side lot line to the nearest portion of the billboard.
9. A billboard shall be setback a minimum of fifty (50) feet from any rear lot line. The setback shall be measured from the nearest rear lot line to the nearest portion of the billboard.
10. A billboard shall be setback a minimum of five hundred (500) feet from the intersection of any public roads, measured from the edge of the nearest road right-of-way to the nearest portion of the billboard.

11. A billboard shall be setback a minimum of fifty (50) feet from any accessory building or structure on a lot. The setback shall be measured from the nearest portion of a building to the nearest portion of the billboard.
12. The maximum height of a billboard shall be twenty (20) feet measured vertically from the average finished grade within ten (10) feet of the support base or pole(s) supporting the billboard to its highest point, including any structural members.
13. The maximum sign face of a billboard shall be two hundred (200) square feet.
14. No billboard shall be located on top of, cantilevered, or otherwise suspended from or attached to any building.
15. No billboard shall project over a driveway.
16. A billboard may be illuminated, provided such illumination is concentrated on the sign face and is so shield as to prevent glare or reflection onto any portion of an abutting road, oncoming vehicles, or contiguous lot. Any lighting device shall employ lighting of a constant intensity. Flashing, rotating or oscillating lighting shall be prohibited. Illumination shall not interfere with the effectiveness or obscure an official traffic sign, device or signal.
17. A billboard shall not employ any elements which revolve, whirl, spin or otherwise make use of motion or animation.
18. All materials used in the construction operation of a billboard shall comply with the applicable provisions of the building codes enforced by the Geauga County Building Department. Proof of compliance with such codes shall be provided by the applicant.
19. The applicant shall demonstrate that the billboard complies with all of the applicable provisions of O.R.C. Chapter 5516 and O.A.C. Chapter 5501.
20. A billboard shall be included in determining the maximum coverage of buildings and structures on a lot for the zoning district in which it is located.
21. A billboard shall not be located within a regulatory floodplain per the latest version of the Federal Emergency Management Agency's Flood Insurance Rate Maps of Geauga County.
22. A billboard shall not be located within a jurisdictional wetland as defined by the U.S. Army Corps of Engineers.
23. The name, telephone number, and address of the owner or lessee shall be permanently shown on a billboard.
24. Billboard sign faces shall be neatly painted or posted at all times and the billboard structure shall be kept in a safe state of repair.



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Article XIII. **Reserved for future use**

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