Planning Commission
App. No. 109-2019-TA

Zoning Text Amendment

Granger Township

Meeting:	January 8, 2020
Applicant:	Granger Township Zoning Commission (ZC)
Hearing:	January 14, 2020 (ZC)
Amendments:	Various edits to Article IV Sign Regulations
	Add and edit definitions pertaining to signs in Article X Definitions
Reviewer:	Rob Henwood
Recommendation:	**APPROVAL WITH MODIFICATIONS**

Proposal: Granger Township attempted changes to their zoning resolution regarding signs in June of 2018; Department of Planning Services (DPS). They have utilized CT Consultants to provide this proposed sign zoning text in response to the DPS staff report prepared for the June meeting. In a letter dated December 5, 2019, Julie Carr, Granger Township Zoning Secretary notified the DPS staff that the Granger Township Zoning Commission has proposed text amendments that are to apply to Articles IV Sign Regulations and X Definitions of the Granger Township Zoning Resolution.

Comments:

1. New text is underlined, text to be deleted is shown as ~~strikethrough~~, and DPS staff comments are ***italicized***.
2. The writing of numbers and units in the text is not handled consistently. One style for writing numbers and units should be used consistently; words only (nineteen feet), numbers or digits only (19 feet), or a combination of words, numbers, and units (nineteen feet (19')).
3. Noted sign regulations expert, Alan Weinstein of the Cleveland-Marshall College of Law recommends that communities follow the "On its Face Rule" when considering sign regulations, "if you have to read the message displayed to determine how a sign is regulated, then that regulation is content-based." Weinstein indicates that sign regulations which do not utilize "content or message neutrality" are at risk of First Amendment violations and vulnerable to law suits.
4. Weinstein also recommends a strong purpose statement be included in sign regulations. He recommends the following sample language:
    - *i. To promote the creation of an attractive visual environment that promotes a healthy economy by:*
        - *A. Permitting businesses to inform, identify, and communicate effectively; and*
        - *B. Directing the general public through the use of signs while maintaining attractive and harmonious application of signs on the buildings and sites.*
    - *ii. To protect and enhance the physical appearance of the community in a lawful manner that recognizes the rights of property owners by:*
        - *A. Encouraging the appropriate design, scale, and placement of signs.*
        - *B. Encouraging the orderly placement of signs on the building while avoiding regulations that are so rigid and inflexible that all signs in a series are monotonously*

uniform.

C. Assuring that the information displayed on a sign is clearly visible, conspicuous, legible and readable so that the sign achieves the intended purpose.

iii. To foster public safety along public and private streets within the community by assuring that all signs are in safe and appropriate locations.

iv. To have administrative review procedures that are the minimum necessary to:

A. Balance the community's objectives and regulatory requirements with the reasonable advertising and way finding needs of businesses.

B. Allow for consistent enforcement of the Sign Regulations.

C. Minimize the time required to review a sign application.

D. Provide flexibility as to the number and placement of signs so the regulations are more responsive to business needs while maintaining the community's standards. [1]

ARTICLE IV: SIGN REGULATIONS

401 Purpose and General Provisions
- **A. Purposes**
- **B. Applicability and Severability**
- **C. Exemptions**
- **D. Computations**

402 Permanent On-Premise Signs
- **A. Residential Signs and Signs in Residential Districts**
- **B. Signs in Nonresidential Districts**
- **C. Signs in Planned Development Districts**

403 Changeable Copy/Electronic Message Signs

404 Off-Premise Outdoor Advertising (Billboards)
- **A. Conditional Use**
- **B. General Provisions**
- **C. Area and Location**

405 Temporary Signs
- **A. General Provisions**
- **B. Noncommercial Speech Signs**
- **C. Temporary Signs on Properties for Sale or Lease**
- **D. Temporary Signs for Properties Under Development**
- **E. Roadside Stand Signs**
- **F. Temporary Banner Signs**

406 Prohibited Signs

407 Design, Construction and Maintenance
- **A. Design Standards**
- **B. Illumination**
- **C. Construction**
- **D. Maintenance**

408 Enforcement
- **A. Zoning Permit Required**
- **B. Ordered Maintenance**
- **C. Removal of Unsafe Signs**
- **D. Signs in Violation**

The following table provides an overview of the changes to Article IV of the zoning resolution proposed by the ZC.

[1] *Sign Regulation after Reed versus Town of Gilbert, Arizona*. Alan Weinstein. Presentation made at the October 27, 2017 Cleveland Planning and Zoning Workshop, Cleveland Section of American Planning Association, Ohio Chapter. https://www.dropbox.com/sh/3aiy16unqc9n77v/AAB-mGjBTVL2MLGpXgjZv3cfa?dl=0+&preview=1A-Sign+Regulations_Weinstein.pdf

Current Outline of Sections	Proposed Outline
ARTICLE IV: SIGN REGULATIONS	**ARTICLE IV: SIGN REGULATIONS**
401.A. Purpose 401.B. Residential Signs 401.C. Non-Residential Signs 401.D. Limitations 401.E. General Requirements 401.F. Permitted Sign Types/Size 401.G. Accessory Sign Types/ Sizes Requiring a Permit 401.H. Additional Accessory Sign Types/ Sizes – Special Conditions (See Figure A in Appendix A) 401.I. Prohibited Signs 401.J. Enforcement	401 Purpose and General Provisions A. Purposes B. Applicability and Severability C. Exemptions D. Computations 402 Permanent On-Premise Signs A. Residential Signs and Signs in Residential Districts B. Signs in Nonresidential Districts ~~B.~~C. Signs in Planned Development Districts 403 Changeable Copy/Electronic Message Signs 404 Off-Premise Outdoor Advertising (Billboards) A. Conditional Use B. General Provisions C. Area and Location 405 Temporary Signs A. General Provisions B. Noncommercial Speech Signs C. Temporary Signs on Properties for Sale or Lease D. Temporary Signs for Properties Under Development E. Roadside Stand Signs F. Temporary Banner Signs 406 Prohibited Signs 407 Design, Construction and Maintenance A. Design Standards B. Illumination C. Construction D. Maintenance 408 Enforcement A. Zoning Permit Required B. Ordered Maintenance C. Removal of Unsafe Signs D. Signs in Violation

Add Heading for Section (§) 401 Purpose and General Provisions

A. Purposes

The interests to be served by this chapter include, but are not necessarily limited to, community aesthetics, traffic and pedestrian safety and the overall quality of life as affected by signs. The stated purposes of these regulations ~~goals of this chapter~~ are to:

1. Promote the creation of an attractive visual environment that fosters a healthy economy by:
   a. Permitting businesses to inform, identify, and communicate effectively.
   b. Enabling the use of signs to direct the general public while maintaining attractive and harmonious application of signs on the buildings and sites.

2. Protect and enhance the physical appearance of the community in a lawful manner that recognizes the rights of property owners by:
   a. Encouraging the appropriate design, scale, and placement of signs.
   b. Encouraging the orderly placement of signs on the building while avoiding regulations that are so rigid and inflexible that all signs in a series are monotonously uniform.
   c. Assuring that the information displayed on a sign is clearly visible, conspicuous, legible and readable so that the sign achieves the intended purpose.
3. Foster public safety along public and private streets within the Township by assuring that all signs are in safe and appropriate locations.
4. Provide administrative review procedures that are the minimum necessary to:
   a. Achieve the Township's objectives. ***The "Township's objectives" are not specified and as such, subjective. It is not clear how applicants can comply with procedures to achieve these objectives. The ZC should consider changing the reference to reflect the stated purposes in order to be less subjective.***
   b. Enable consistent enforcement of these Sign Regulations.
   c. Minimize the time required to review a sign application.
5. Prohibit all signs that are not expressly permitted in this Article.

~~1. Protect the general public health, safety and welfare.~~
~~2. Advance the goals, policies and strategies of the general plan.~~
~~3. Reduce traffic and safety hazards.~~
~~4. Provide directional and destination information to various activities and land uses in order to serve the public convenience.~~
~~5. Establish regulations which strive to express the community's pride, design standards, vitality, diversity, originality, culture and sense of order, giving it a distinctive appearance and reinforcing the character of Granger Township.~~
~~6. Encourage signs which are well designed and pleasing in appearance, and to provide incentive and latitude for the proper, good design relationship between signs, businesses, buildings and other uses.~~
~~7. Provide uniform standards which promote fair competition and unique identification within the business community.~~
~~8. Provide clear regulations which provide fair notice and provide review procedures for any individual action or program undertaken to enforce the requirements of this chapter.~~
~~9. Comply with state and federal laws requiring the posting of signs and notices.~~

B. Applicability and Severability

The regulations contained in this Article shall apply to all signs, sign structures, awnings, and other types of sign devices located within Granger Township, except when specifically stated otherwise.

1. No sign shall be permitted within a public right-of-way, except as exempt in Section 401.C.1.
2. No sign of any type, or any part thereof, shall be erected, painted, repainted, posted, reposted, placed, replaced, hung, displayed or maintained in any zoning district except in compliance with these regulations.

3. Architectural features, either as part of the building or freestanding, are not considered signs and are thus exempt from these regulations. An architectural feature is any construction attending to, but not an integral part of the sign, and which consists of landscape or building or structural forms complementing the site in general.
4. The owner of any sign that is otherwise allowed by these regulations may substitute non-commercial copy in lieu of any other commercial or noncommercial copy. This substitution of copy may be made without any additional approval or permitting, provided that the size and location of the sign are not altered. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision prevails over any more specific provision to the contrary.
5. If any word, sentence, section or any other provision or portion of this Article or rules adopted hereunder is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the Zoning Resolution.

~~1.~~6. **ODOT Permits.**

All signs within six hundred and sixty (660) feet of the rights-of-way of Interstates 271, State Route 94, and State Route 18 are also subject to regulation by the Ohio Department of Transportation (ODOT) under Ohio Revised Code ~~Chapter 5516~~§5516.06 and §5516.061~~.~~ and the regulations adopted pursuant to Chapter 5516. Zoning certificates for signs within six hundred and sixty (660) feet of this right-of-way shall not be issued without evidence that a permit has first been issued by ODOT or notice from ODOT that a state permit is not necessary.

3. ~~**Outdoor Advertising.**~~

~~Section 519.20 of the Ohio Revised Code states that for the purposes of township zoning, "outdoor advertising shall be classified as a business use and be permitted in all districts zoned for industry, business or trade, or lands used for agricultural purposes." Such signs are further subject to the regulations established in this article.~~

C. Exemptions

The following signs and messages are exempt from the regulations of this Article, and do not require a permit to install:

1. **Official Signs Excluded from Regulations.**

All signs erected and maintained pursuant to any governmental function and necessary to the public safety and welfare are exempt from regulation under this Article. This includes but is not limited to:

a. Signs bearing no commercial message and installed by employees or officials of Granger Township, Medina County, or any state or federal agency in the course of their governmental duties.
b. Other signs conforming with the Manual of Uniform Traffic Control Devices and bearing no commercial message.
c. Reflectors and safety signs or devices used to mark driveways, towers and potentially dangerous structures or situations provided such signs and devices do not display commercial messages.
d. Signs required by a state or federal statute.

2. **Flags, emblems and insignias** of national, state or local political subdivisions**.**
3. **Commemorative plaques** placed on a structure or stand-alone commemorative plaques issued by recognized historical agencies and which bear no commercial message. Such signs shall not exceed six (6) square feet in area and shall not be illuminated and may require approval by the state or county depending on the authority over the applicable roadway**.**
~~3.~~4. **Name and/or address** descriptions mounted to the front wall of a building or to a lamppost in the front yard not-to-exceed four (4) square feet in sign area (e.g., street numbers)**.**
~~4.~~5. **Any work of art** that does not display a commercial message provided that the work of art meets all other applicable standards of this resolution**.**
~~5.~~6. **Holiday decorations** for religious or national holidays. Such decorations may blink, flash, or move. No such holiday decorations shall interfere with traffic, present any hazard, or be detrimental to public health, safety, or morals**.**
~~6.~~7. **Routine maintenance of any sign,** not involving structural changes to the sign**.**

D. Computations

The following principals shall control the computations of sign area and height:

1. **Determining Sign Area or Dimension**

   a. **For a sign that ~~which~~ is framed, outlined, painted and/or otherwise prepared** and intended to provide a background for a sign display, the area shall include the entire portion within the outside dimensions of the background or frame.

   b. **For a sign comprised of individual letters, figures, or elements** on a wall or similar surface, or an irregularly shaped freestanding sign, the area of the~~a~~ sign shall encompass a regular, or a combination of regular geometric shapes which form or approximate, the perimeter of all the elements in the display. When separate elements are organized to form a single sign but the elements are separated by open space, the area shall be calculated by determining the geometric form or combination of forms which comprise all the display area including the space between the elements.

   c. **The sign area shall include the frame,** but shall not include the pole or necessary structural support unless such pole or structural support is illuminated or otherwise so designated to constitute a display surface or device.

   d. 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 visible from one point.

   e. When two (2) identical sign faces are placed back-to-back so that both faces cannot be viewed from any one point at the same time, and when such sign faces are part of the same sign structure and are not more than twelve (12) inches apart, or form a V-angle that is equal to or less than thirty (30) degrees,

   f~~d~~. **A freestanding sign** shall have no more than two (2) display surfaces. ~~Each display surface shall be considered a sign face.~~

~~1.~~2. **Determining Sign Height**

The height of a sign shall be measured from the average grade at the base of the sign or support structure to the top of the sign or support structure, whichever is highest. Decorative caps on top of the support posts shall not be included in the total sign

height provided they do not exceed nine inches in height. ***Numbers and units.*** The height of a freestanding sign on an earthen mound shall be measured from the average site grade at the perimeter of the mounded area.

~~2.~~3. **Determining Building Frontage and Building Unit**

The length of the building that faces the street or the length of the wall of the building that contains the main entrance to the uses therein shall be considered the building frontage.

a. The building frontage shall be measured along the front wall between the exterior faces of the exterior side walls.
b. In the case of an irregular wall surface, a straight line extended along such wall surface shall be used to measure the length.
c. For lots fronting on two (2) or more streets, or where the building has its main entrance on a wall other than the wall that faces the street, the building frontage shall be calculated separately for each building wall facing a street or having a main entrance. The sign area that is located on a particular building wall shall not exceed the area permitted for such building wall.
d. For multi-tenant buildings, the portion of a building that is owned or leased by a single tenant 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.

~~3.~~4. **Determining Window Area**

The window area of a building shall be the total glass area of windows on the building frontage. For the purposes of these regulations, a single glass window shall be the area of all the glass and mullions that has less than four (4) inches of separation from other glass areas. For the purposes of determining window area for ground floor occupants, the ground floor shall only include the glass area to a height of fifteen (15) feet above the elevation of the first floor of the building.

~~4.~~5. **Determining Sign Setbacks**

The required setbacks for freestanding signs shall apply to all elements of the sign, including its frame and base. The setback for such sign shall be measured horizontally from the outward edge of the sign frame to the edge of roadway pavement. ~~Line of Sight. –~~All established setbacks are subject to review by the Zoning Inspector to ensure an unobstructed line of sight. ***The purpose of the last sentence is not clear; is this to ensure ongoing compliance?***

402 Permanent On-Premise Signs

A. Residential Signs and Signs in Residential Districts

Permanent signs for all residential uses and for nonresidential uses in the R-1 and R-2 Residential Districts shall comply with the regulations set forth in this Section.

1. Signs on Residential Lots

a. No sign on a residential lot in a residential district shall exceed eight (8) square feet in size or four (4) feet in height and shall be non-illuminated.
b. Freestanding s~~S~~igns shall be located ~~placement must be~~ at least fifteen (15) feet ~~back~~ from the roadway pavement edge.

2. **Subdivision Signs**

One (1) freestanding permanent sign not to exceed twenty four (24) square feet, exclusive of decorative walls, fences or base, shall be permitted for each street

entrance to a residential subdivision in compliance with the following regulations.~~identifying a subdivision or neighborhood, may be permitted.~~

a. Such freestanding sign shall not exceed six (6) feet in height.~~ or be located closer than fifty five (55) feet to the edge of pavement~~

b. Freestanding signs shall be placed on private property no closer than thirty (30) feet from the edge of pavement of a residential street, nor closer than forty (40) ~~fifty five (55)~~ feet to the edge of pavement of all other streets, and shall be located no closer than 25 feet to a side lot line.

~~a.~~c. A maximum of two (2) sign faces shall be permitted per entrance: either as a double-sided freestanding sign or as two (2) single-sided signs either freestanding or mounted on a wall or other entrance feature.

d. No part of a freestanding sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property as regulated in 203.C.3.c.

~~1. In addition to any other permitted sign, each residential property may display a temporary free-standing six (6) square foot sign that is visible from the public right-of-way.~~

3. ~~C.~~ **Signs for Non-Residential Uses ~~Signs~~ in Residential Districts**

a. Each nonresidential use, including but not limited to cemeteries, churches and other places of worship, and government facilities, located in a Residential District is permitted o~~O~~ne (1) sign (illuminated or non-illuminated) ~~with a surface area~~ not to exceed~~ing~~ twenty (20) square feet. ***Does the ZC intend this to apply to home occupations?***

b. The sign may be either a wall sign or a freestanding sign with a maximum height of ~~with a~~ six (6) feet. ~~(six foot) maximum height per side which identifies the use of the premises for: Cemetery; Church & other places of religious worship; Governmentally owned and/or operated building or facility~~

c. ~~**Institutional Sign.** A church, school, community center or other public or institutional building, for its own use; an announcement sign or bulletin board not over twenty (20) square feet in area and~~ A freestanding sign shall not to be located closer than twenty (20) feet to the edge of the pavement.

d. The area of a freestanding sign may be devoted to changeable copy.

B. Signs in Nonresidential Districts

Permanent signs for nonresidential uses in nonresidential districts, including the C-1, C-2, C-3, and I-1 Districts shall comply with the regulations set forth in this Section.

1. ~~Ground~~On-Premise Freestanding Signs

a. One (1) on-premise freestanding ~~ground~~ sign ~~indicating the business name~~ shall be permitted per lot except as otherwise permitted in Subsections 402.B.2. ~~may be erected on the parcel upon which a business building is located except in the case of a corner lot where one sign may be placed in the front yard facing each thoroughfare.~~

~~a.~~b. On-premise freestanding signs are permitted in compliance with Table 402.B.1, based upon the location of the sign.~~Such sign shall not exceed thirty-two (32) square feet in area per side, and the overall height of the sign shall not be more than ten (10) feet and the bottom edge of all ground signs shall be less than six (6) feet above natural grade level at the side of the sign.~~

Table 402.B.1 On-premise Freestanding Signs in Nonresidential Districts				
Location	Maximum Area	Maximum Height	Minimum Setbacks	
			Front	Side
1) Located on a lot that has frontage on State Route 18	75 square feet ~~32 square feet~~	25 feet ~~10 feet~~	50	40
2) Located on a lot with frontage on all other roads	32 square feet	10 feet	40	25

~~b. If a ground sign cannot be located on the lot so as to be visible at a distance of six hundred (600) feet along the same side of Route 18 and three hundred (300) feet along the opposite side of Route 18, the Board of Zoning Appeals may permit a sign of an adequate height so as to be visible from such distances.~~

c. The minimum front setback for freestanding signs shall be measured from ~~No such sign shall be located closer than forty (40) feet from~~ the edge of pavement, and shall be located outside of the ~~but not within the~~ road right-of-way.~~, nor closer than twenty-five (25) feet to any side lot line~~.

d. **Landscaping required**. Freestanding signs shall be erected in a landscaped setting, and shall not be permitted on sidewalks, drives or in parking lots. Neither the landscaping nor the freestanding sign shall obstruct the view of vehicles entering or exiting the property. ~~The placement of such ground sign may be located in the required landscaped front yard.~~ ***The term "setting" is awkward; DPS staff recommends using the term "area."***

e. **Multi-tenant facilities**. When a freestanding sign is permitted on a site having more than one (1) tenant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor tenant, all tenants, or some combination thereof.

~~d.~~f. **Changeable copy**. An on-premise freestanding sign may include a changeable copy sign provided that it does not comprise more than 50 percent of the total sign area, and is in compliance with Section 403. ***Numbers and units.***

2. Additional On-Premise Freestanding Signs. ~~Identification Sign~~

~~a. One (1) identification sign is permitted and may be located at the primary entrance to an integrated grouping of businesses. Such sign shall identify the name of the grouping of businesses and shall not exceed seventy-five (75) square feet in area and twenty-five (25) feet in height. No portion of the sign shall be located within fifty (50) feet of any road pavement edge or within forty (40) feet of a side lot line.~~

~~b.~~a. **Additional Signs and Sign Area for Large Lots**. The area and number of freestanding signs on large lots with frontage on State Route 18 may be increased according to the following:

i. The allowable area of an on-premise freestanding sign shall be increased by one (1) square foot of area for every four (4) lineal feet of lot frontage along State Route 18 greater than 400 feet. ***Numbers and units.***

ii. The allowable area pursuant to this section may be distributed to one (1) freestanding sign for each 500 feet of such lot frontage or fraction thereof.

iii. Multiple signs on the same road frontage shall be separated by a minimum of 300 feet measured along the right of way line. ***Numbers and units.***

iv. Notwithstanding any provision of this section, the maximum area of a single freestanding sign shall be 200 square feet. ***Numbers and units.*** In no case shall more than three (3) on-premise freestanding signs be permitted on a single property.

~~c.~~b. **High Rise On-Premise Pole Sign.** In addition to the freestanding sign permitted in 402B.1, each business located on a lot within six hundred and sixty (660) feet of the Interstate 271 and State Route 94 right-of-way shall be permitted to have one (1) high rise on-premise freestanding sign that is designed to be seen from Interstate 271. Such sign shall be located within six hundred and sixty (660) feet of the Interstate right-of-way, and shall be located within fifty (50) feet of the business's activity area (building or parking area). Such signs shall have a maximum height of one hundred (100) feet and maximum area of one hundred and sixty (160) square feet. No business within the six hundred and sixty (660) foot distance from the Interstate shall exhibit a sign for any business outside the six hundred and sixty (660 foot) limitation, and no shared signs will be allowed.

~~d.~~c. **Freestanding Signs at Driveway Entrances ~~Directional Signs.~~** In addition to the freestanding sign permitted in 402B.1, each lot shall be permitted to erect one (1) sign within ten (10) feet of an entrance or exit drive. Such s~~S~~ign~~s~~ shall be located on the premises which they serve.. Each sign shall not exceed four (4) square feet. No more than ~~(~~four~~)~~ (4) driveway entrance ~~directional~~ signs per premises shall be erected.

~~**Additional Accessory Sign Types/Sizes – Special Conditions (See Figure A in Appendix A)**~~

~~In addition to the other accessory signs permitted by this section, each business shall be permitted one (1) accessory wall, window or awning sign provided the following conditions are met and shall require a zoning permit except as otherwise set forth.~~

3. Building ~~Wall~~ Signs

a. The maximum permitted area for building signs shall be one (1) square feet for every lineal foot of building frontage, with a total not to exceed 100 square feet. ***Numbers and units.*** This maximum area shall be the sum of the areas of all building signs, including wall, awning, and window signs.

~~a. In C-1 districts wall signs shall not be larger than eighty (80) square feet in area or ten (10) percent of the area of the surface of the building wall on which the sign is located whichever sign area is smaller. In addition, a wall sign shall not project from the face of the wall more than eighteen (18) inches and shall not extend above or beyond the building wall. Buildings facing more than one (1) adjacent right-of-way may have one (1) wall sign facing each adjacent right-of-way.~~

b. ~~In C-2 districts wall signs shall not be larger than eighty (80) square feet in area or ten (10) percent of the area of the surface of the building wall on which the sign is located. In addition,~~A ~~a~~ wall sign shall not project from the face of the wall more than eighteen (18) inches and shall not extend above or beyond the building wall.

~~b.~~c. Secondary Frontage. Buildings facing more than one (1) adjacent right-of-way may have one (1) ~~wall~~ building sign facing each adjacent right-of-way, in compliance with the above ratio.

d. Large Building Setbacks. The maximum allowable area for building signs may be increased by one-half square foot of sign area for each foot of building frontage when the principal building is set back more than 200 feet from the principal street on which the building is located. ***Numbers and units.*** The sign area may also be increased by one-half square foot of sign area for each lineal foot for that portion of the building which is more than 200 feet from the street and facing such street when the additional sign area is included in a sign placed on that portion of the building. ***Numbers and units.***

~~c.~~e. **Awning Sign~~s~~.** No awning sign shall extend above the building wall. Posts or columns beyond the building lines shall not be permitted for awnings. Every awning shall be securely attached to and supported only by the building.

~~d. In **C-1 districts** awning signs shall not be larger than eighty (80) square feet in area, or ten (10) percent of the area of the surface of the building to which the awning shall be secured whichever sign area is smaller. No awning shall extend above the building wall. Buildings facing more than one (1) adjacent right-of-way may have one (1) awning sign facing each adjacent right-of-way. Posts or columns beyond the building lines shall not be permitted for awnings. Every awning shall be securely attached to and supported only by the building.~~

~~e. In **C-2 districts** awning signs shall not be larger than eighty (80) square feet in area, or ten (10) percent of the area of the surface of the building to which the awning shall be secured.~~

~~f. Buildings facing more than one (1) adjacent right-of-way may have one (1) awning sign facing each adjacent right-of-way.~~

~~g.~~f. **Permanent Window Signs.** The maximum permitted area for permanent signs placed in or painted on a window shall be twenty-five percent (25 %) of the window area of the ground floor windows.

C. Signs in Planned Development Districts. ***It is not clear why this flexibility for Planned Development Districts (PDD) is be made for signs. PDDs are afforded flexibility for site plan review reasons; this same logic does not apply to signage. Delete this section.***

1. On-premise signs proposed as part of a planned development in a Planned Development District may vary from the requirements stated in this article when approved through the Planned Development District review process.

~~1.~~2. Variations permitted through the Planned Development District review process may include, but are not limited to, total number of signs permitted, sign size, sign setback, sign height, material composition of sign and percentage of sign area devoted to changeable copy or electronic copy.

403. Changeable Copy/Electronic Message Signs.

A. Non Electronic Changeable Copy

Changeable copy by non-electronic means may be utilized on any permitted on-premise sign.

B. Electronic Changeable Copy

Electronic message centers (EMCs) are permitted in Nonresidential Districts in accordance with the sign areas permitted in 402 in compliance with the following provisions: ***Add the word "Section" in front of 402.***

1. **Frontage on SR 18**. Electronic message centers are permitted on lots in Nonresidential Districts with frontage on State Route 18 in compliance with the following:
    - **a.** Setback from Residential Districts. The leading edge of the sign shall be a minimum distance of 100 feet from an abutting residential district boundary. ***Numbers and units.***
    - **b.** Orientation. When located within 150 feet of a residential district, all parts of the electronic changeable copy sign shall be oriented so that no portion of the sign face is visible from an existing or permitted principal structure on such residential lot. ***Numbers and units.***
2. **EMC Illumination.**
    - **a.** The brightness of the EMC's illuminance shall comply with the illumination requirements in Section 407.B.
    - **b.** Each EMC sign shall be operated with monitoring and methods in place that shall either turn off the display, or show a full black image on the display, in the event of a malfunction that affects more than 50 percent of the EMC sign face. ***Numbers and units.***
3. EMC signs shall have a comply with the following display requirements:
    - **a.** EMC signs shall have a minimum display time of eight (8) seconds.
    - **b.** The transition time between messages and/or message frames is limited to three (3) seconds.
    - **c.** Transitions may employ fade, dissolve, and or other transition effects.
    - ~~**a.**~~**d.** The following EMC display features and functions are prohibited: continuous scrolling and/or traveling, flashing, spinning, rotating, and similar moving effects, and all dynamic frame effects or patterns of illusionary movement or simulating movement.

C. Off-Site Advertising Prohibited

Changeable copy signs shall not be used to display commercial messages relating to products or services that are not offered on the premises.

404 Off-Premise Outdoor Advertising Signs (Billboards)

~~**D. Limitations**~~

~~**1. Official Signs Excluded from Regulations.**~~

~~All signs erected and maintained pursuant to any governmental function and necessary to the public safety and welfare are exempt from regulation under this Article.~~

~~**2. ODOT Permits.**~~

~~All signs within six hundred and sixty (660) feet of the rights-of-way of Interstates 271, Route 94, and Route 18 are also subject to regulation by the Ohio Department of Transportation (ODOT) under Ohio Revised Code Chapter 5516 and the regulations adopted pursuant to Chapter 5516. Zoning certificates for signs within six hundred and sixty (660) feet of this right-of-way shall not be issued without evidence that a permit has first been issued by ODOT or notice from ODOT that a state permit is not necessary.~~

~~**3. Line of Sight.**~~

~~All established setbacks are subject to review by the Zoning Inspector to ensure an unobstructed line of sight.~~

~~**4. Outdoor Advertising**~~

~~**5. High Rise Signs**~~

A. ~~6.~~ Off-Premise Outdoor Advertising (Billboards) as Conditional Use.

1. Off-premise outdoor advertising signs are classified as a business use and, in compliance with Section 519.20 of the Ohio Revised Code, ~~states that for the purposes of township zoning, "outdoor advertising shall be classified as a business use and be~~are permitted as a conditional use in all nonresidential districts, including the Planned Development District ~~zoned for industry, business or trade, or lands~~ and on lots that are used for agricultural purposes.[2] Such signs are further subject to the regulations established in this Article. ~~**a. Billboards shall be conditionally permitted only.**~~

2. ~~**b.**~~ **Procedure.** The procedure to be followed upon application for a conditional zoning certificate is set forth in Sections 501.A. through 501.B.1. of this Resolution.

~~b. A Conditional Zoning Certificate for a billboard shall be issued for a three (3) year period only. After a three (3) year period has elapsed, a new conditional zoning certificate shall be required and may be issued provided that the Board of Zoning Appeals and the Zoning Inspector determine adequate maintenance, or adequate renovation completed. If necessary, the Board may make additional requirements for the continued use of the billboard as a prerequisite for reissuance of the zoning certificate.~~

B. General Regulations

1. Only one (1) freestanding outdoor advertising sign, with a maximum of two (2) sign faces, may be permitted on a single lot.
   - **a.** An outdoor advertising sign shall be considered a principal use of a lot.
   - ~~a.~~**b.** Each lot shall comply with the minimum lot size requirement in the applicable zoning district.
2. Outdoor advertising signs shall not be attached to or located on a building or other structure not intended or utilized for the sole purpose of supporting said sign.

C. Area and Location.

1. The maximum sign area and sign height for outdoor advertising signs are established in Table 404.C.

a. When located in a nonresidential district, except as permitted in c. below	32 square feet	10 feet
b. When located in a nonresidential district on a lot that has frontage on Interstate 271 or State Route 18	100 square feet	15 feet

~~1.~~2. ~~c.~~ Such signs shall be located so as to maintain the front, side and rear yard requirements as for buildings in the ~~that~~ district in which the sign is located. ~~except that no such sign shall be located closer than one thousand (1,000) feet to a dwelling. Nor shall any such sign be permitted closer than one thousand (1,000) feet to a public park, public or parochial school, library, church, hospital or similar institution.~~

~~2.~~3. ~~The maximum area of such sign shall be three hundred (300) square feet. The maximum height of such sign shall be thirty-five (35) feet.~~ Such signs visible to

approaching traffic on either or both sides of a right-of-way shall have a minimum spacing of at least three ~~one~~ thousand (3~~1~~,000) feet between outdoor advertising signs.

~~**3. Districts Bordered by State Highway.**~~

~~Only ground signs and billboards are permitted in commercial and industrial districts bordered by state highways or that have a state highway passing through the district.~~

D. Illumination.

1. Outdoor advertising signs located within residential districts or within 1,000 feet of a residential district shall not be illuminated. ***Numbers and units.***
2. Outdoor advertising signs located in a nonresidential district may be externally illuminated through fixtures located external to the sign face and no internal light sources or light producing elements in the sign face or message media shall be permitted.
3. Such illumination shall be downward facing and concentrated upon the area of the sign face so as to prevent glare upon the roadway or adjacent properties.

405 Temporary Signs

A. General Provisions Related To Temporary Signs

1. Signs that meet the standards of this section are exempt from the standards for permanent signs and are not counted in the total square footage of permanent signage allowed on any particular property or site. Signs that do not meet the standards of this subsection are subject to the standards for permanent signs.
2. Temporary signs with a commercial message include, but are not limited to, real estate signs, signs that reference the sale of items or other business related activities, or that include text classified as a commercial message.

~~1.~~3. Temporary signs that do not contain a commercial message include, but are not limited to, political signs and any other sign with text that is not classified as a commercial message.

~~A.~~B. Temporary Noncommercial Speech Signs on Residential Lots in Residential Districts

1. In addition to any other permitted sign, each residential property shall be permitted to erect one (1) or more temporary sign either as a building, window or freestanding sign in the front yard provided that no such sign shall be larger than eight (8) square feet or a height greater than four (4) feet and the combined area of all temporary signs on the site shall not exceed twelve (12) square feet in area. ~~may display a temporary free-standing six (6) square foot sign that is visible from the public right-of-way.~~
2. Such temporary sign(s) may be displayed for a duration not to exceed forty-five (45) days. ***The Zoning Commission may wish to increase the amount of time temporary signs may be displayed; for example the proposed time frame only allows 30 days prior to and essentially two weeks after an election. This seems like a rather limited time period.***
3. Temporary freestanding signs shall be located on private property, no closer than twenty (20) feet from the edge of roadway pavement and ten (10) feet from a side lot line.

~~B.~~C. Temporary Signs on Properties for Lease or Sale

1. Temporary Signs on Properties for Lease or Sale in Residential Districts One (1) unlighted temporary sign that contains a commercial message may be permitted on an individual lot (without a zoning certificate). Such signs shall be limited to six (6) square feet or less in sign area and four (4) feet in height.

~~1.~~2. Temporary on Properties for Lease or Sale in Nonresidential Districts ~~Real Estate Sign.~~
Each lot shall be permitted o~~O~~ne (1) unlighted real estate sign not exceeding eight (8) square feet in area pertaining only to the sale, lease, or rent of the particular building, property, or premises upon which displayed, placed on private property at least twenty (20) ~~ten (10)~~ feet from the edge of pavement.

~~2.~~3. Such temporary signs shall be removed within ten (10) days of the completion of said sale (title transfer, lease, or rental).

~~C.~~D. Temporary Sign for Properties Under Development~~Builder's Sign~~
One (1) unlighted ~~builder's~~ sign not exceeding eight (8) square feet in area ~~advertising the development of the premises upon which it stands~~ may be located and maintained upon a property during active construction, with the issuance of a six (6) month renewable zoning certificate. Such sign shall not be located closer than forty (40) feet to the road pavement edge. (No fee required).

~~D.~~E. Roadside Stand Sign
One (1) unlighted sign not more than twenty (20) square feet in area shall be permitted in conjunction with a roadside stand ~~which shall be used to advertise agricultural products produced on the premises or other premises controlled by the seller~~. Such signs shall be located on private property, not closer than twenty (20) ~~ten (10)~~ feet to the edge of pavement. Such signs shall be removed at the conclusion of the seasonal sales.

F. ~~6.~~ Temporary Banner Signs
Temporary b~~B~~anner signs, either attached to a building or freestanding, shall be permitted ~~are allowed for sales promotion and only~~ in the C-2 district with a maximum size of fifty (50) square feet. A maximum of two (2) signs are allowed per property, limited to a consecutive fourteen (14) day period and no more than three (3) periods per calendar year. A permit is required for each period.

G. Window Sign(s) ~~(No Permit Required)~~
Temporary window sign(s) shall advertise only those products and services provided on premises and provided such sign does not exceed twenty (20) percent of the window area, provided that the total area of both permanent window signs and temporary window signs shall not exceed thirty-five (35) percent of the window area. Window signs shall not require a zoning permit.

406 Prohibited Signs

All signs not expressly permitted in this Article are prohibited. Prohibited signs include but are not limited to the following:

A. A sign on or over any public sidewalk, street, or other public property or within any public easement or right-of-way except as otherwise permitted in this Article.

~~A.~~B. Flashing Signs
All animated, flasher-type, blinker-type and racer-type moving signs shall be prohibited. A flashing sign shall be any sign, directly or indirectly illuminated,

which exhibits changing natural or artificial light or color effects by any means whatsoever.

~~B.~~C. **Signs Exhibiting Mechanical Movement**
No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. No sign or part thereof shall contain or consist of posters, pennants, ribbons, streamers, spinners, balloons, inflatable caricatures (including wind tubes, wind dancers, and similar type signs), costumed and/or animated figures or other similar moving devices.

D. ~~Temporary and/or~~ Portable Signs ~~see definitions.~~
1. **Mobile signs,** except those on licensed commercial delivery and service vehicles. Such vehicles shall not be parked in any district closer to the right-of-way than the front line of the principal building.
2. **Merchandise, equipment, products, vehicles,** trailers or other items not themselves for sale and placed for attention getting, identification or advertising purposes.

E. **Roof Signs**.

F. **Flags intended for advertising or commercial purposes**. ***How will the intent of the flag be determined? Staff encourages the ZC to be cognizant of the "on its face rule."***

G. **Temporary signs placed in the public right-of-way** not installed by a government agency for public safety, notification or identification.

407 Design, Construction and Maintenance Standards

A. Design Standards
In addition to ensuring compliance with the size requirements of these regulations, the Zoning Inspector, and Zoning Commission in its consideration of Sign Plans for planned developments in the Planned Development District, shall consider the proposed general design arrangement and placement of the sign according to the following criteria:

1. The lettering shall be large enough to be easily read but not overly large or out of scale with the building or site.
2. The sign should be consolidated into a minimum number of elements.
3. The ratio between the message and the background shall permit easy recognition of the message.
4. The size, style, and location of the sign shall be appropriate to the activity of the site.
5. The sign shall be designed and placed to enhance the architecture of the building.
6. Signs shall be designed with a limited number and harmonious use of colors.
7. Signs, if seen in series, shall have a continuity of design with the style of sign generally consistent throughout the building or block.
8. Instructional signs shall contain the minimum information and the minimum area necessary to convey the message and instruct the viewer in the safe and efficient use of the facility.
~~1.~~9. Signs shall be located to maintain safe and orderly pedestrian and vehicular circulation.

B. Illumination
Illuminated signs shall meet the following requirements:

1. Unless otherwise restricted in this Resolution, signs ~~which~~that are illuminated shall employ only light emitting a constant intensity.
2. The intensity of the lights used in the message center shall not constitute a visual hazard for vehicular or pedestrian traffic.
~~1.~~3. Lights or lighting that flashes or otherwise portrays movement ~~is specifically~~are prohibited; and n~~N~~o flashing, revolving or intermittent illumination shall be employed, except as may be permitted for electronic message centers.
4. Signs ~~which~~that are illuminated shall use indirect, internal and/or external indirect lighting only. The source of light shall not be visible from the road and light sources shall not shine on adjoining properties nor create a hazard or a nuisance to adjacent properties or people.
5. In residential districts, temporary signs shall not be illuminated.
6. **Electronic Message Centers.** ~~Digital signs are permitted providing the rate of change in the message is no faster than fifteen (15) seconds except for displaying time and no flashing, scrolling or revolving of the digital message.~~ Illumination for electronic message center signs, when permitted according to Section 403 shall not exceed thirty-five (35) foot-candles (measured at a distance of three (3) feet from the sign) between one (1) hour after sunset and one (1) hour before sunrise. ~~The zoning inspector shall utilize reasonable judgment in determining whether the lighting constitutes a visual hazard or nuisance.~~
7. Color. Any illuminated business sign (including those illuminated by neon or other gaseous type tubes, or by incandescent lamps) erected within one hundred (100) feet of an intersection where an illuminated device has been provided for the control of traffic, shall not duplicate the colors (e.g., red, amber, green) appearing in the traffic control signal.

C. Construction Standards

1. Location

Signs shall be erected so as not to obstruct traffic sight lines or traffic control lights at road intersections. No portion of any sign shall be located within any road right-of-way.

2. The construction, erection, safety, and maintenance of all signs shall comply with all applicable building codes. A sign shall be located and secured in a manner to insure the safety of pedestrians and motorists. Electric signs and permanent signs involving structural requirements of the building code shall be installed, repaired, altered and serviced only by a contractor licensed to perform such tasks.
3. Permanent signs shall be fabricated on and made with sustainable and durable materials.

4. Required Openings~~.~~

Signs shall not project over or obstruct the required windows or doors of any building, or attach to or obstruct a fire escape.

5. No sign shall be attached to a utility pole, tree, trash receptacle, bench or other structure not intended or approved as a sign support.
6. Temporary signs shall be durable, weather-resistant, and fastened or anchored sufficiently, whether attached to the building or positioned in the ground.
7. No sign shall be erected at the intersection of any streets, which obstructs free and clear vision; or at any location where, by reason of its position, shape or color, the sign may interfere with, obstruct the view of, or be confused with any traffic control

sign, signal or device; or which includes the words "STOP", "LOOK", "DANGER" or any other like word, phrase, symbol or character which may be confused with a traffic or warning sign.

~~1.~~8. **Similarity to Traffic Control Devices**

Signs visible from a road shall not contain any words or symbols that would cause confusion because of their resemblance to highway traffic control or directional signals.

D. Maintenance

The property owner, occupant, tenant and/or sign applicant shall maintain a sign so the sign content is visible, the sign is operable and the sign is in good repair, structurally sound and secure; and shall continue to comply with all building code requirements.

~~**E. General Requirements**~~

~~The regulations in this section shall apply to all signs in all districts excluding residential.~~

~~**6. Location**~~

~~Signs shall be erected so as not to obstruct traffic sight lines or traffic control lights at road intersections. No portion of any sign shall be located within any road right-of-way, or located closer than forty (40) feet to any pavement edge.~~

~~**Similarity to Traffic Control Devices**~~

~~Signs visible from a road shall not contain any words or symbols that would cause confusion because of their resemblance to highway traffic control or directional signals.~~

~~**7. Illumination**~~

~~Unless otherwise restricted in this Resolution, signs which are illuminated shall employ only light emitting a constant intensity. The intensity of the lights used in the message center shall not constitute a visual hazard for vehicular or pedestrian traffic. Lights or lighting that flashes or otherwise portrays movement is specifically prohibited. Signs which are illuminated shall use indirect, internal and/or external indirect lighting only. The source of light shall not be visible from the road and light sources shall not shine on adjoining properties nor create a hazard or a nuisance to adjacent properties or people. No flashing, revolving or intermittent illumination shall be employed. Digital signs are permitted providing the rate of change in the message is no faster than fifteen (15) seconds except for displaying time and no flashing, scrolling or revolving of the digital message. Illumination shall not exceed thirty-five (35) foot-candles (measured at a distance of three (3) feet from the sign) between one (1) hour after sunset and (1) one hour before sunrise. The zoning inspector shall utilize reasonable judgment in determining whether the lighting constitutes a visual hazard or nuisance.~~

~~**8. Color.**~~

~~Any illuminated business sign (including those illuminated by neon or other gaseous type tubes, or by incandescent lamps) erected within one hundred (100) feet of an intersection where an illuminated device has been provided for the control of traffic, shall not duplicate the colors (e.g., red, amber, green) appearing in the traffic control signal.~~

~~**9. Required Openings.**~~

~~Signs shall not project over or obstruct the required windows or doors of any building, or attach to or obstruct a fire escape.~~

10. Public Service Signs.

Signs performing a public service function indicating time, temperature or similar information may be conditionally permitted. Such signs shall be allowed to display graphic data through controlled lighting changes subject to 401.E.3.

F. Permitted Sign Types/Sizes

The following types of signs may be permitted in any commercial or industrial district and shall not require a zoning certificate.

1. Institutional Sign.

A church, school, community center or other public or institutional building, for its own use; an announcement sign or bulletin board not over twenty (20) square feet in area and not to be located closer than twenty (20) feet to the edge of the pavement.

2. Directional Signs.

Signs shall be located on the premises which they serve. Each sign shall not exceed four (4) square feet. No more than (four) 4 directional signs per premises.

G. Accessory Sign Types/Sizes Requiring a Permit

The following types of accessory signs may be permitted in all commercial and industrial zoning districts bordering state highways, unless otherwise specified, and shall require a zoning certificate.

3. Builder's Sign

One unlighted builder's sign not exceeding eight (8) square feet in area advertising the development of the premises upon which it stands may be located and maintained upon the issuance of a six (6) month renewable zoning certificate. Such sign shall not be located closer than forty (40) feet to the road pavement edge. (No fee required).

4. 6. **Banner Signs**

Banner signs are allowed for sales promotion and only in the C-2 district with a maximum size of fifty (50) square feet. A maximum of two (2) signs are allowed per property, limited to a consecutive fourteen (14) day period and no more than three (3) periods per calendar year. A permit is required for each period.

I. Prohibited Signs

6. Flashing Signs

All animated, flasher-type, blinker-type and racer-type moving signs shall be prohibited. A flashing sign shall be any sign, directly or indirectly illuminated, which exhibits changing natural or artificial light or color effects by any means whatsoever.

7. Signs Exhibiting Mechanical Movement

No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. No sign or part thereof shall contain or consist of posters, pennants, ribbons, streamers, spinners, balloons, inflatable caricatures, costumed and/or animated figures or other similar moving devices.

8. Temporary and/or Portable Signs-see definitions.

a. Mobile signs, except those on licensed commercial delivery and service vehicles. Such vehicles shall not be parked in any district closer to the right-of-way than the front line of the principal building.

~~**b. Merchandise, equipment, products, vehicles, trailers or other items not themselves for sale and placed for attention getting, identification or advertising purposes.**~~

408~~J.~~ Enforcement

A. Zoning Permit Required

A zoning permit shall be required for every authorized sign except as otherwise provided herein. All signs shall be erected only upon the submission of a proper plan and its approval by the Zoning Inspector.

~~A.~~B. Ordered Maintenance

The Zoning Inspector may order any sign to be painted or refurbished 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 in a safe condition. The Zoning Inspector may order removed any such sign that is not so maintained or does not comply with these regulations, and the owner, agent, or person having the beneficial use of said sign shall be in violation of the zoning code.

~~B.~~C. Removal of Unsafe Signs

If the Zoning Inspector shall find that any sign or other advertising structure is unsafe or insecure, or may be hazardous to the public, or has been constructed or erected, or is being maintained in violation of the provisions of this Resolution, notice shall be given in writing by the Zoning Inspector to the owner, agent or person having the beneficial use of said sign, who shall thereafter immediately correct the condition for which said notice was given.

~~**C.A. Zoning Permit Required**~~

~~**D.A.** A zoning permit shall be required for every authorized sign except as otherwise provided herein. All signs shall be erected only upon the submission of a proper plan and its approval by the Zoning Inspector.~~

~~E.~~D. Signs In Violation

Signs erected in violation of this Article shall be removed by the owner, tenant, occupant and/or sign applicant, or person having the beneficial use of the building, structure, or land upon which such sign is located, within ten (10) business days after receipt of written notice by the Zoning Inspector. Upon failure to remove the sign pursuant to such order, the Zoning Inspector is hereby authorized to commence legal action for an order to remove the sign. All expenses incurred by the Township to remove the sign shall be paid by the owner of the property on which the sign is located.

ARTICLE X: DEFINITIONS

Commercial message. Any speech or any expression that does no more than propose a commercial transaction or is related solely to the economic interests of the speaker and its audience. ***Edit the definition to read "Commercial copy, message, or speech." Also add a definition for "non-commercial copy, message, or speech."***

Sign, Banner: Any sign of lightweight fabric or similar material that is attached to a building or structure at one or more edges or mounted on two stakes in the ground. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

Sign, Building: Any sign attached to or painted on any part of a building including wall, awning, canopy, and window signs.

Sign, Changeable Copy: A sign, or any portion thereof, with letters, characters or graphics that are not permanently affixed to the structure, framing or background allowing the letters, characters or graphics to be periodically modified, manually, mechanically or electronically, such as a bulletin board or electronic message center.

Sign, Electronic Message Center: A sign that is capable of displaying words, symbols, figures, images that can be electronically or mechanically changed by remote or automatic means

Sign, Entrance: A freestanding sign located at or near the ingress/egress to a lot from the public right-of-way.

Sign, **Free~~-s~~~~S~~tanding**: Any non-movable sign that is supported from the ground or a structure and not affixed to a building.

~~**Sign, Ground**: Any sign placed upon or supported by the ground independent of any other structure. See Figure A.~~

Sign, **Temporary**: A sign that is designed, constructed and erected or installed for the purpose of being displayed only temporarily and is not permanently, or intended to be permanently, attached to a building, structure or window, or permanently installed in the ground. ~~A sign or advertising display constructed of cloth, canvas, fabric, plywood or other material and designed or intended to be displayed for a short period of time other than for residential or agricultural purposes.~~

Sign, **Wall**: A sign, painted on, attached to, or erected against, or incorporated as a part of the wall of a building or structure, with the exposed face of the sign in a lane parallel to the plane of said wall~~;~~, not extending more than eighteen inches therefrom, and which does not project above the roof line or beyond the corner of the building

Sign, **Window**: A sign, whether permanent or temporary, that is applied to the interior or exterior of a window or door, or a sign located on the inside of a building near a window for the purpose of being visible and read from the outside of the building. This term does not include signs that are in the building more than three (3) feet from the window if the sign is either not legible or not intended to be viewed from outside the building. ~~A sign that is applied or attached to the interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window. See Figure A.~~

Recommendation: DPS staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to Article IV and X of the Granger Township Zoning Resolution.

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