

## **SECTION 541 - SIGN AND BILLBOARD REGULATIONS**

**PREFACE** - The *SIGN AND BILLBOARD REGULATIONS* are intended to protect the public health, safety and morals by regulating the placement, size and general appearance of signs and billboards in order to:

1. Create a visually attractive economic and business climate by permitting signs and billboards which are compatible with their surroundings, orientation and physical appearance of the community;
2. Encourage signs and billboards that are readable;
3. Control the number, size and location of signs and billboards to reduce clutter;
4. Reduce hazards to the public that may be caused by signs or billboards overhanging public rights-of-way; and
5. Regulate signs and billboards so that they do not obstruct vision or interfere with the functions performed by drivers.

### **541.01 - SIGNS AND BILLBOARDS, GENERAL REQUIREMENTS IN ALL ZONING DISTRICTS**

The following general requirements shall apply to signs and billboards in all zoning districts and are in addition to other specific requirements enumerated in the following sections:

1. No illuminated lighting device used in conjunction with an on-premise or off-premise sign shall be placed or directed so as to permit the illumination therefrom to be directly beamed upon a public thoroughfare, highway, sidewalk, or adjacent premises so as to cause direct glare or reflection that may constitute a hazard to public safety or create a nuisance;
2. Where applicable, all wiring, fittings, and materials used in the construction, connection, and operation of electronically illuminated on-premise or off-premise signs shall be in accordance with the provisions of the State of Ohio and local electrical codes in effect. Signs should be wired to UL (Underwriters Laboratory) standards, but need not be labeled UL;
3. Excepting specific limitations noted in Section 541.137, flashing lights, banners, posters, pennants, strings of lights, ribbons, streamers, or other similar moving devices shall not be displayed for advertising or attracting attention, either independently or as part of an on-premise or off-premise sign;
4. No on-premise or off-premise sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a roof, fire escape or any door or window giving access to any fire escape;
5. All on-premise and off-premise signs shall be erected to meet the construction standards of the City of Columbus Graphics Code, Chapter 3383 and any subsequent amendments thereto. The Columbus

Graphics Code is hereby adopted by reference and is hereby made a part of this Resolution;

6. All on-premise and off-premise signs shall be kept in a secure, safe condition. Should any on-premise or off-premise sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the same, shall upon receipt of written notice from the Zoning Enforcement Officer proceed at once to put such on-premise or off-premise sign in a safe and secure condition or remove the on-premise or off-premise sign;
7. No on-premise or off-premise signs shall be mounted within any public right-of-way except by the government agencies having jurisdiction within that right-of-way, unless otherwise allowed by the provisions of the Blendon Township Zoning Resolution;
8. No on-premise or off-premise sign or other object shall be erected, used or maintained which in any way simulates official, directional or warning signs erected or maintained by the State of Ohio, by the County of Franklin, or by any township or municipality thereof, or by any railroad, public utility or similar authorized agency concerned with the protection of public health or safety;
9. No on-premise or off-premise sign shall be painted, attached to, or maintained on a rock, tree or other form of vegetation;
10. On-premise signs shall be erected and maintained only as accessory uses and/or structures to the principal use of a building or land. Whenever a principal use of a building or land changes, all on-premise signs which are accessory to the principal use shall be removed within ninety (90) days, unless a new principal use of a building or land is established and the on-premise sign(s) can be adapted to the new principal use in a manner permitted by this Zoning Resolution, Section 541.02, 541.021, 541.03 and the tables of elements;
11. No on-premise or off-premise signs shall obstruct pedestrian or vehicular visibility or otherwise interfere with the safe operation of vehicles or the safety of pedestrians;
12. Portable signs, including but not limited to trailer signs or "rollaway" signs, "A-Frame" signs and air activated attractions and devices shall not be permitted;
13. When conflict arises between the on-premise and off-premise sign requirements of this Resolution and those of the State of Ohio (ORC Chapter 5516) regarding the placement of on-premise and off-premise signs adjacent to state highways, the more restrictive regulation shall govern;
14. Off-premise signs shall be considered as a distinct land use unassociated with the primary use of a site. Off-premise sign regulations are found in Section 541 of this Resolution.

**541.02 - STANDARDS FOR THE LOCATION AND SIZE OF ON-PREMISE SIGNS** - In addition to the other provisions of this section governing the erection and maintenance of signs, the following standards for the location and size of signs are required in all zoning districts.

**541.021 - The Relationship Between the Size of Signs and the Mass Size of Associated Buildings**  
 Determining the Size of Signs: The size of a permitted sign shall be determined by scaling signage to the mass size of the associated building in accordance with the following provisions:

- 1.) The size of one (1) face of a sign is determined by multiplying a predetermined mass factor

times the square root of the area of the facing of the building, expressed in square feet. The Tables of Elements specify the applicable mass factors. Either of the following two (2) methods may be used in determining the square root of the area of the facing of the building:

a.) The table in this section which provides rounded off factors for most average building sizes (see 541.021,8).

b.) Multiply the height times the width and extract the square root ( $H \times W = \text{square root of the face of the building}$ ).

2.) The height and width of a building face shall be determined in the following manner:

a.) The height of a building shall be the vertical distance measured from the established grade of the lot to the roofline in the case of flat roofs, and to the mean between the point of the gable and the eaves in the case of pitched roofs.

b.) The width of the building shall be the horizontal distance measured between the outermost vertical dimensions of any wall that is parallel to the facing of the building with which the sign is associated and visible from the public right-of-way.

3.) Properties that contain no building on which to relate mass factors set forth in the Tables of Elements shall determine sign size in accordance with the following formula:

a.) One (1) square foot of the sign area per lineal foot of street frontage for the first fifty (50) feet of frontage; plus

b.) One-half (1/2) of a square foot of sign area per lineal foot of street frontage for the second fifty (50) feet frontage; plus

c.) One-fourth (1/4) of a square foot of sign area per lineal foot of street frontage for the remainder of frontage up to one hundred fifty (150) feet.

4.) Properties that contain buildings that occupy less than ten percent (10%) of the lot may utilize the above formula in lieu of the mass factors set forth in the Tables of Elements.

5.) The maximum size for a free-standing sign erected within the first thirty-five (35) feet of setback from the existing public street right-of-way shall be three hundred (300) square feet or the size determined by Section 541.021, 1, 3 or 4, whichever is less. The maximum size of freestanding signs located beyond the one hundred (100) foot setback and all other types of graphics shall be the size determined by applying Section 541.021, 1, 3 or 4.

6.) Allowable sign size established by this Section are the maximum sizes allowed for each facing of the sign being regulated.

7.) If a building has frontage on, or access to, two (2) or more streets, highways, or expressways, each side of the building is to be separately considered for purposes of determining compliance with the provisions of this Section and the Tables of Elements. Except as otherwise provided in this Section, size allowances for signs may be utilized only on the side of the building from which they are calculated.

### 8.) Table of Square Root of Height Times Width.

Ö Height x width = X (rounded to nearest whole number)

Ht. <sup>⊖</sup>	Width <sup>⊗</sup>										
	10	15	20	25	30	40	50	60	70	80	90
10	10	12	14	16	17	20	22	25	27	28	30
15	12	15	17	19	21	25	27	30	32	35	37
20	14	17	20	22	25	28	32	35	38	40	42
25	16	19	22	25	27	32	35	39	42	45	48
30	17	21	25	27	30	35	39	42	46	49	52
40	20	25	28	32	35	40	45	49	53	57	60
50	22	27	32	36	39	45	50	55	59	63	67
60	25	30	35	39	42	49	55	60	65	69	74
70	27	32	38	42	46	53	59	65	70	75	79
80	28	35	40	45	49	57	63	69	75	80	85
90	30	37	42	48	52	60	67	74	79	85	90

**541.03 - SPECIAL LIMITATIONS FOR ON-PREMISE SIGNS** - The erection and maintenance of signs shall be permitted for the purposes listed below in accordance with the following provision:

#### 1.) FREE-STANDING SIGNS

A.) Except as otherwise provided, any building housing one (1) or more activities may display one (1) freestanding sign of the area and height limitations permitted by the Tables of Elements, provided the following additional provisions are met:

- 1.) The sign to the front leading edge of the sign and its supporting structure are set back at least fifteen (15) feet from the existing adjacent highway right-of- way.
- 2.) The building does not display a projecting sign.
- 3.) The height of the freestanding sign shall be measured from the established grade of the property or the grade elevation of the edge of pavement, street or highway of the public right-of- way directly perpendicular in front of the proposed location of the sign.
- 4.) No additional sign shall be attached to any part of a freestanding sign other than on the display surfaces originally constructed as part of such sign. Attach-on signs, such as credit card

decals and symbols of nationally known products, must be included within the original display surfaces; otherwise, attach-on signs are prohibited.

5.) In areas where the existing building locations or other permanent obstructions prevent free-standing signs or projecting signs from being seen by passing motorists when erected in accordance with the provisions of this section, a free-standing sign not to exceed thirty (30) inches in height may be located to within fifteen (15) feet of the curb line or edge of right-of-way; however, in no case shall the free-standing sign be located within an existing right-of-way.

6.) Free-standing signs located within the first one hundred (100) feet of setback from the existing public street right-of-way shall not exceed three hundred (300) square feet in size or the size determined by the Tables of Elements, whichever is smaller. The maximum size of freestanding signs erected beyond the one hundred (100) foot setback shall be that allowed by the Tables of Elements.

7.) If a free-standing sign consists of more than one section or module per facing, the area of each individual sign component shall be added together and shall not exceed the permitted sign area for that particular location.

8.) As permitted, when more than one (1) free standing sign is to be placed on a lot, the facing of each free standing sign shall be oriented to the public street or highway right-of-way opposite the face of the building for which the free standing sign is permitted.

**B.) Table of Elements for Free-Standing Signs**

**INSTITUTIONAL TABLE OF ELEMENTS FOR FREE STANDING SIGNS IN  
Zoning Districts SO and RI  
Religious Uses, Schools and Parks**

M = Mass Factor      H = Height of Sign

Road Character		Setback distance from right-of-way line (in feet)													
		0		0		15		25		50		75		100	
# lanes	Speed limit			M	H	M	H	M	H	M	H	M	H	M	H
Single Lane	£35 mph	*	*	*	*	.5	15	1	15	1.5	20	1.5	20	1.5	25
Single Lane	>35 mph	*	*	*	*	1	15	1.5	15	2	20	2	25	2	25
Multi-Lane	£35 mph	*	*	*	*	1	15	1.5	20	2	25	2	25	2	25
Multi-Lane	>35 mph	*	*	*	*	1.5	15	2	20	2	25	2	25	2	25
Freeway or Controlled Access		*	*	*	*	1.5	15	2	25	2	25	2	25	2	25

Notes: \* means limited or not permitted

\*\* Public right-of-way line

**Zoning District**

SOI - Suburban Office and Institutional

RI – Restricted Industrial

**Table of Elements for Free Standing Signs, for  
Heavy Commercial - Industrial Zoning districts: CC, CS, PSC, PHS, LI, GI**

Road Character		Set back distance from right-of-way line (in feet)													
		*0*				15		25		50		75		100	
# of lanes	Speed limit					M	H	M	H	M	H	M	H	M	H
Single Lane	£35 mph	*	*	*	*	2	20	2	20	4	30	5	35	6	35
Single Lane	>35 mph	*	*	*	*	3	20	3	20	5	30	6	35	7	35
Multi-lane	£35 mph	*	*	*	*	4	20	4	25	6	35	7	35	8	35
Multi-lane	>35 mph	*	*	*	*	4	20	5	25	7	35	8	35	8	35
Freeway or Controlled Access		*	*	*	*	4	20	5	30	7	35	8	35	8	35

Notes:

\* limited

\*\* public right-of-way line

**Zoning District**

CC – Community Commercial

CS – Community Service

PSC – Planned Shopping Center

PHS – Planned Highway Service

LI – Limited Industrial

**TABLE OF ELEMENTS FOR FREE STANDING SIGNS, (CONTINUED)**

**Tables of Elements for Free Standing Signs, cont.<sup>1</sup>  
Light Commercial - Industrial Table of Elements  
Zoning Districts: NC, SCPD, PIP, EQ, OG, EU**

Road Character		Set back distance from right-of-way line (in feet)													
		*0*	15		25		50		75		100				
# of lanes	Speed limit					M	H	M	H	M	H	M	H	M	H
Single Lane	£35 mph	*	*	*	*	1	20	1	20	2	30	3	25	4	35
Single Lane	>35 mph	*	*	*	*	1.5	20	1.5	20	2.5	20	3.5	25	4.5	30
Multi-lane	£35 mph	*	*	*	*	2	20	2	20	3	25	4	30	5	35
Multi-lane	>35 mph	*	*	*	*	2	20	2.5	20	3.5	25	4.5	30	5	35
Freeway/ or Controlled Access		*	*	*	*	2	20	3	25	4	30	5	35	5	35

Notes:

\* limited

\*\* public right-of-way line

**Zoning District**

NC - Neighborhood Commercial

SCPD - Select Commercial Planned District

PIP - Planned Industrial Park

EQ - Excavation and Quarry

OG - Oil and Gas

EU - Exceptional Use



**C.) Signs in Regional Shopping Centers** - Signs in regional shopping centers (commercial centers having a minimum frontage of one thousand (1,000) feet along a public street) shall be permitted as follows:

1.) Regional shopping centers may display two (1) freestanding signs for each street frontage provided the signs are set back from the side property lines by at least two-hundred fifty (250) feet and from the public right-of-way line by at least twenty five (25) feet. For the purposes of identification, one (1) sign may be sixty (60) feet in height and up to five hundred (500) square feet in size; the second free-standing sign shall not exceed thirty-five (35) feet in height nor three hundred (300) square feet in size.

3.) In addition, each regional shopping center may identify each exit or entrance with a graphic not to exceed twenty (20) square feet and not more than ten (10) feet high.

4.) Each individual activity within the regional shopping center may display one (1) wall sign per frontage in accordance with the table of elements for wall signs.

**D.) Exceptions to Setback Requirements for Freestanding Signs**

1.) Where a structure that constitutes a visual obstruction, other than an on-premise sign, precedes the subject site in the direction of traffic flow within one hundred sixty (160) feet of the center point of the street frontage of the subject site and is less than fifteen (15) feet behind the right-of-way, a freestanding sign may be erected at the setback of said structure, subject to the following conditions:

a.) The freestanding sign will not project over the public right-of-way.

b.) The size shall be as specified in the Table of Elements for freestanding signs for the appropriate zoning district for fifteen (15) foot setback.

c.) Unless otherwise permitted by Section 541.03, 1, a (5), no freestanding sign permitted by Section 541.03, 1, (d) shall be established less than ten (10) feet above street grade.

d.) Setback reductions allowed herein are temporary and should the site conditions that led to the special treatment of free-standing signs in 541.03, 1, (d) change, the sign erected under this Section shall be moved to a conforming location by the sign's owner.

e.) A certificate of zoning compliance shall be obtained for each freestanding sign in accordance with the provisions of Section 705.02.

**2.) WALL SIGNS** - Except as otherwise provided by this Section, any activity may display wall signs for each wall of the building which faces a public street, in accordance with the Tables of Elements, providing the additional requirements are met:

- a.) The allowable area of wall signs permitted by the Table of Elements shall be that of the advertising area of individual letters and symbols when they are attached directly to the building, thereby utilizing the building wall as the background (area of individual letters only). Where the sign incorporates its own background, the allowable area of the sign permitted by the Table of Elements shall be the sign area as defined in this Section.
- b.) A wall sign may be attached flat to or be pinned away from the wall of a building, but such sign shall not project from the wall by more than eighteen (18) inches.
- c.) A wall sign may be located in the plane of, but below the top roofline of a building. Such sign shall have a clearance height of not less than seven and a half (7.5) feet at its lowest point.
- d.) A wall sign may be located at the front edge of a canopy or marquee, provided such sign shall not project beyond the horizontal or vertical dimensions of the wall with which it is associated.
- e.) A wall sign shall not extend beyond the perimeter of the wall or fascia to which it is attached. f.)

In addition to the above provisions, one (1) wall sign may be displayed on the side or rear of a building adjacent to the off-street parking area provided for that building for the purpose of instructing customers of the parking procedures, providing, however, that the sign does not exceed twelve (12) square feet in size. The sign may be illuminated during the hours of operation of the activity.

- g.) A sign attached to the side wall of a building other than those permitted above, but oriented to a street on which the building faces, may be displayed on the side wall, but it shall be counted as part of the total wall sign area allotment associated with the building front.

## h.) Table of Elements for Wall Signs

**Institutional Table of Elements, Wall Signs**  
**Zoning Districts: SOI, RI**  
**Religious Uses, Schools and Parks**

Road Character		Set back distance from right-of-way line (in feet)												
		*0*	15	25	50	75	100							
# of lanes	Speed limit	M		M		M		M		M		M		M
Single Lane	£35 mph	1*		1		1		1		1.5		1.5		1.5
Single Lane	>35 mph	1*		1		1		1		1.5		1.5		1.5
Multi-lane	£35 mph	1*		1		1		1.5		2		2		2
Multi-lane	>35 mph	1*		1		1		1.5		2		2		2
Freeway or Controlled Access		Ù		1.5		1.5		2		2		2		2

Notes:

\* limited                      Ù prohibited

\*\* public right-of-way line

**Zoning District**

SOI - Suburban Office and Institutional

RI - Restricted Industrial

**Tables of Elements for Wall Signs, cont.**

**Light Commercial - Industrial Table of Elements  
Zoning Districts: NC, SCPD, PIP, EQ, OG, EU**

Road Character		Set back distance from right-of-way line (in feet)													
		*0*	15	25	50	75	100								
# of lanes	Speed limit	M		M		M		M		M		M		M	
Single Lane	£35 mph	2*		2		2		3		4		4		5	
Single Lane	>35 mph	2*		2		2		3.5		4.5		5		6	
Multi-lane	£35 mph	2*		2		2		4		6		6		6	
Multi-lane	>35 mph	3*		3		3		4		6		6		6	
Freeway or Controlled Access		Ù		3.5		3.5		4		6		6		6	

Notes:

\* limited                      Ù prohibited

\*\* public right-of-way line

**Zoning District**

NC - Neighborhood Commercial

SCPD - Select Commercial Planned District

PIP - Planned Industrial Park

EQ - Excavation and Quarry

OG - Oil and Gas

EU - Exceptional Use

**Heavy Commercial - Industrial Table of Elements for Wall Signs**  
**Zoning districts: CC, CS, PSC, PHS, LI, GI**

Road Character		Set back distance from right-of-way line (in feet)												
		*0*	15	25	50	75	100							
# of lanes	Speed limit	M		M		M		M		M		M		
Single Lane	£35 mph	3*		3		3		4.5		6		6		7.5
Single Lane	>35 mph	3*		3		3		4.5		6		7		8
Multi-lane	£35 mph	3*		3		3		5		7		8		8
Multi-lane	>35 mph	4*		4		4		6		7		8		8
Freeway or Controlled Access		Ù		5		5		7		8		8		8

Notes:

\* limited                      Ù prohibited

\*\* public right-of-way line

**Zoning District**

CC - Community Commercial

CS - Community Service

PSC - Planned Shopping Center

PHS - Planned Highway Service

LI - Limited Industrial

i.) A certificate of zoning compliance shall be obtained for each wall sign in accordance with the provisions of Section 705.02.

**3.) ROOF SIGNS** - A roof sign shall be displayed only in accordance with the following provisions:

- a.) Buildings in excess of forty (40) feet in height may display a roof sign in addition to those signs permitted in other sections of 541.03, providing the total area of the roof sign and any wall signs used do not exceed the maximum sign area permitted by Section 541.03, 2.
- b.) Buildings up to and including forty (40) feet in height may display a roof sign in lieu of and of the area permitted by Section 541.03, 2. Such sign shall be oriented only to a public street upon which the building fronts.
- c.) Roof signs permitted under both conditions, whether a part of the building's initial design or an addition after the building is constructed, shall be constructed to appear as an integral part of the supporting building. All roof signs must meet the following minimum specifications:
  - 1.) The structural support for the sign must be enclosed to form a background to the message.
  - 2.) The plane of the signs advertising area must appear as a vertical continuation of the plane of the building's wall with which it is associated, unless otherwise originally designed as an integral part of the building.
  - 3.) A roof sign shall not project beyond the vertical boundaries of the wall with which it is associated.
  - 4.) The combined height of the building and the roof sign shall not exceed the height restriction of the underlying zoning district.
  - 5.) The message of a roof sign shall be limited to the identification of the building or the principal occupant.
  - 6.) A roof sign shall be enclosed so that no support structure is visible from any public right-of-way or any residential use or residentially zoned district within five hundred (500) feet.
  - 7.) All roof signs shall bear the stamp of approval for structural integrity by a professional engineer.
- d.) A certificate of zoning compliance shall be obtained for each roof sign in accordance with the provisions of Section 705.02.

**4.) PROJECTING SIGNS** - Except as otherwise provided by this Section, any building housing one (1) or more activity may display one (1) projecting sign on each street frontage in accordance with the Tables of Elements, provided the following additional requirements are met:

- a.) The building or property does not display a free- standing sign.
- b.) Projecting signs must clear the established grade of the property by at least seven and one-half (7 1/2) feet.

c.) Projecting signs shall not extend above the wall or facia to which they are attached, except that freestanding signs treated as projecting signs shall not exceed twenty (20) feet in height.

d.) A wall sign permitted by Section 541.03, 2 is not used.

e.) Table of Elements for Projecting Signs.

**Institutional Table of Elements for Projecting Signs  
Zoning Districts: SOI, RI  
Religious Uses, Schools and Parks**

Road Character		Set back distance from right-of-way line (in feet)													
		*0*		15		25		50		75		100			
# of lanes	Speed limit	M		M		M		M		M		M		M	
Single Lane	£35 mph	.5*		.5*		.5		1		1.5		1.5		1.5	
Single Lane	>35 mph	1*		1*		1		1		1.5		1.5		1.5	
Multi-lane	£35 mph	1*		1*		1		1.5		1.5		1.5		1.5	
Multi-lane	>35 mph	1.5*		1.5*		1.5		1.5		1.5		1.5		1.5	
Freeway or Controlled Access		Ù		1.5*		1.5		1.5		1.5		1.5		1.5	

Notes:

\* limited                      Ù prohibited

\*\* public right-of-way line

**Zoning District**

SOI - Suburban Office and Institutional

RI - Restricted Industrial

**Tables of Elements for Projecting Signs, cont.**

**Light Commercial - Industrial Table of Elements  
Zoning Districts: NC, SCPD, PIP, EQ, OG, EU**

Road Character		Set back distance from right-of-way line (in feet)												
		*0*	15	25	50	75	100							
# of lanes	Speed limit	M		M		M		M		M		M		
Single Lane	£35 mph	1*		2		2		3		4		4		4
Single Lane	>35 mph	1.5*		2		2		3		4		5		5
Multi-lane	£35 mph	2*		3		4		4.5		5		6		6
Multi-lane	>35 mph	3*		3		4		6		5		6		6
Freeway or Controlled Access		Ù		3		4		6		6		6		6

Notes:

\* limited                      Ù prohibited

\*\* public right-of-way line

**Zoning District**

NC - Neighborhood Commercial

SCPD - Select Commercial Planned District

PIP - Planned Industrial Park

EQ - Excavation and Quarry

OG - Oil and Gas

EU - Exceptional Use



**Heavy Commercial - Industrial Table of Elements, Projecting Signs**  
**Zoning districts: CC, CS, PSC, PHS, LI, GI**

Road Character		Set back distance from right-of-way line (in feet)												
		*0*	15	25	50	75	100							
# of lanes	Speed limit	M		M		M		M		M		M		M
Single Lane	£35 mph	1*		2		2		3		3		4		4
Single Lane	>35 mph	1.5*		2		2		3		3.5		4		5
Multi-lane	£35 mph	2*		3		4		4		4.5		5		6
Multi-lane	>35 mph	3*		3		4		5		6		5		6
Freeway or Controlled Access		Ù		3		4		5		6		6		6

Notes:

\* limited                      Ù prohibited

\*\* public right-of-way line

**Zoning District**

CC - Community Commercial

CS - Community Service

PSC - Planned Shopping Center

PHS - Planned Highway Service

LI - Limited Industrial

f.) A certificate of zoning compliance shall be obtained for each projecting sign in accordance with the provisions of Section 705.02.

g.) No projecting sign shall extend over a public right-of- way.

**5.) DEVELOPMENT AREA IDENTIFICATION SIGNS** - A Development Area Identification Sign shall be permitted for residential sub-divisions, multi-family residential complexes, or institutions in accordance with the following:

a.) A Development Area Identification Sign shall be permitted adjacent to arterial streets as defined by the Franklin County Thoroughfare Plan at major access points to the subdivision, complex, or institution.

b.) A Development Area Identification Sign shall not be located within fifteen (15) feet of the public right-of-way of the arterial street abutting the Development Area.

c.) A Development Area Identification Sign shall not be located within eight (8) feet from the pavement or curb of any internal street or private drive within the Development Area. In no case shall a Development Area Identification Sign be located within a public right-of-way.

d.) The message shall be limited to the name, logo and street address of the complex.

e.) The size of the Development Area Identification Sign shall not exceed ninety-six (96) square feet and the height or width of the sign shall not exceed twelve (12) feet.

f.) A certificate of zoning compliance shall be obtained for each Development Area sign in accordance with the provisions of Section 705.02.

g.) The sight triangle required by Section 504.02 shall be maintained.

**6.) DIRECTIONAL AND INFORMATIONAL SIGNS** - Signs conveying directions or instructions with respect to the premises on which it is located may be constructed on the premises. Directional signs shall be limited to eight (8) square feet in area. A certificate of zoning compliance must be obtained for each directional and informational sign, in accordance with the provisions of Section 705.02.

**7.) BULLETIN BOARDS** - Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs, or societies may be erected on the premises of such institutions in any zoning district.

a.) Their maximum area shall not exceed fifteen (15) square feet.

b.) A certificate of zoning compliance must be obtained for each bulletin board in accordance with the requirements of Section 705.02.

**8.) HOME OCCUPATIONS** - One (1) sign shall be permitted for home occupations in compliance with Section 511.03. If it is flatly affixed against the surface of the dwelling, it may be indirectly illuminated by reflected light or backlight. The intensity of illumination shall be limited or shielded to prevent demonstrable adverse affects on adjacent property. If a detached sign is erected for a home occupation, it must not be illuminated:

a.) The maximum permitted area is three (3) square feet on one (1) side.

b.) A certificate of zoning compliance shall be obtained in accordance with the provisions of Section 705.02.

**9.) CONDITIONAL USES** - Signs for conditional uses shall be indicated on the development plan, submitted in accordance with Section 815.022, and shall be constructed and maintained in accordance with these regulations.

**10.) SIGNS IN PLANNED DEVELOPMENT AREAS** - Signs in a Planned Development zoning district shall be constructed and maintained in accordance with these regulations and with the plans, guidelines, and concepts established for signs approved as a part of the development plan.

**11.) TEMPORARY SIGNS IN NON-RESIDENTIAL ZONING DISTRICTS** - One (1) temporary sign may be erected on a lot in any office, commercial or industrial zoning district to announce special public or institutional events, or the erection, sale or remodeling of a building or development subject to the following:

a.) The maximum permitted area of a temporary sign is as follows:

- 1.) Street frontage zero to two hundred and fifty (0-250) feet, sixty-four (64) square feet sign area permitted.
- 2.) Two hundred and fifty-one (251) plus feet of road frontage, ninety-six (96) square feet permitted.

b.) A temporary sign may be erected for a period of two (2) years plus the construction period, if applicable. A Certificate of Zoning Compliance for a temporary sign per this Section may be renewed for up to one (1) additional year.

c.) No temporary sign shall be located closer than twenty (20) feet to the pavement of any public street. No temporary sign shall be located within a public right- of-way.

d.) Excepting a temporary sign of thirty-three (33) square feet or less, a certificate of zoning compliance must be obtained prior to construction of a temporary sign, as required by Section 705.02.

**12.) TEMPORARY SIGNS IN RESIDENTIAL ZONING DISTRICTS** - Signs announcing the sale or lease of land and or building(s) or the construction or remodeling of a building may be erected in the residential zoning districts, provided:

a.) That such sign shall be non-illuminated; and

b.) That the maximum area of signs advertising a sale or lease of a building and or land shall conform to the following:

- 1.) Zero to one hundred and fifty (0-150) feet abutment on a public right-of-way permits eight (8) square feet maximum sign area.
- 2.) One hundred and fifty to two hundred and fifty (150-250) feet abutment on a public

right-of-way permits sixty-four (64) square feet maximum sign area.

3.) Two hundred and fifty-one (251) and more feet of abutment on a public right-of-way permits no more than ninety-six (96) square feet in size.

c.) That no certificate of zoning compliance shall be required for signs advertising the sale, lease or rent of a building provided said sign does not exceed eight (8) square feet in area and it shall be non-illuminated.

d.) That signs announcing the construction or remodeling of a building in residential zoning districts shall not exceed twenty-five (25) square feet in area and shall be removed from the premises as freestanding signs upon reaching an occupancy rate of ninety percent (90%) of the newly constructed or remodeled building.

e.) That signs announcing special public or institutional events may be erected on the premises of permitted, conditional or legally nonconforming institutions or businesses in residential zoning districts. They must not exceed twenty-five (25) square feet in area, and must comply with Section 541.03 (11) c herein. Said signs shall not be displayed for longer than thirty (30) days.

**13.) AGRICULTURAL PRODUCT SIGNS** - Farm Markets as permitted by Section 303.21, Ohio Revised Code may display signs identifying the sale of agricultural products such as vegetables, eggs, straw, hay and seeds grown or produced upon the premises on which the agricultural products sign is located in accordance with the following:

a.) The maximum size of an agricultural product sign shall be thirty-two (32) square feet.

b.) Any agricultural product sign shall be separated from another agricultural product sign on the same premises by at least two hundred fifty (250) feet.

c.) All agricultural product signs shall be located outside a public street or highway right-of-way.

d.) Agricultural product signs shall be removed from the lot upon cessation of the sale of the agricultural product or products.

### **541.1 - BILLBOARD AND OTHER OFF-PREMISE SIGNS**

**541.12 - GENERAL PROVISIONS** - The purpose of this section is to regulate the installation and use of billboards and other off-premise signs. The erection and maintenance of billboards and off-premise signs shall be subject to the following provisions:

- **Billboards in Commercial and Industrially Zoned Areas** - In addition to the general requirements of Section 541.01 and as permitted by Section 519.20 of the Ohio Revised Code, billboards shall be allowed in “all districts zoned for industry, business, trade or land used for agricultural purposes” in accordance with the following regulations. Billboards in any other zoning district are prohibited.

- **Agricultural Purposes** - Refer to Section 110.011 of the Blendon Township Zoning Resolution and Section 519.21 of the Ohio Revised Code for regulatory authority as it relates to agriculture. To this end, billboards shall be permitted in the Rural Zoning District as follows:

- Billboards shall not be permitted on any lot of one (1) acre or less.
- Billboards shall be permitted on any lot greater than one (1) acre but not greater than five (5) acres provided the lot is currently being utilized for agricultural purposes as defined by Section 519.01 of the Ohio Revised Code. Vacant or otherwise fallow land shall not necessarily constitute an agricultural purpose.
- Billboards shall be permitted on any lot greater than (5) acres in size, regardless of use, provided all other requirements are met.

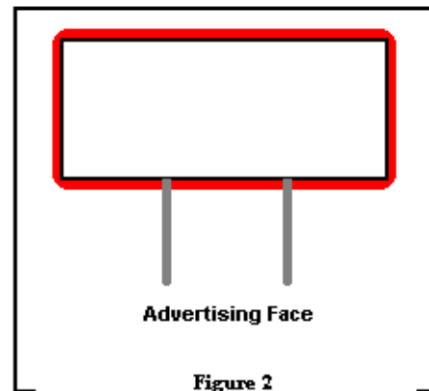
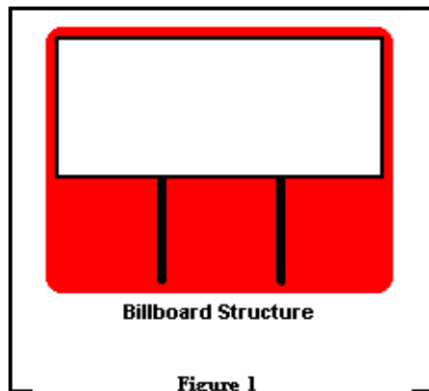
- **Reference** - For the purposes of this Section, the street to which a billboard is oriented shall be that street which is most nearly perpendicular to the sign face.

- **Definitions** - For the purposes of this Section, the word “agriculture” shall be defined as it is described in Section 519.01 of the Ohio Revised Code and Section 720.011 of this resolution. An off- premise sign is a billboard by definition and is further defined by Section 720.011 of this resolution. No person shall use any billboard as an on-premise sign.

**Agriculture** - includes farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

**Billboard (Off-Premise Sign)** - A billboard shall be defined as a sign that identifies or communicates a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located. A billboard is an *Advertising Structure*. An advertising structure shall be the entire structure including the advertising face and any supporting or appurtenant structures thereto. (See Fig. 1)

**Advertising Face (Sign Face)** – An advertising face shall be that advertising area of the billboard (advertising structure) devoted solely to advertising purposes. (See Fig. 2)



**541.13 - STANDARDS FOR THE LOCATION AND SIZE OF BILLBOARDS** - In addition to the other provisions of this section governing the erection and maintenance of billboards, the following standards for the location and size of billboards shall be required:

**- Billboard Size Requirements**

1-a.) The maximum advertising area permitted for a single billboard facing a public street having an existing right-of-way width of less than eighty (80) feet shall be three hundred (300) square feet, in each direction, excluding embellishments. Said embellishments shall not exceed fifteen percent (15%) of the approved advertising area and shall not extend beyond the top of the approved advertising face by more than four (4) feet, nor beyond the sides and bottom of the approved advertising face by more than one and one-half (1.5) feet.

2-a.) The maximum advertising area permitted for a single billboard facing a street having an existing right-of-way width of eighty (80) feet or more shall be six hundred and seventy-two (672) square feet excluding embellishments. Said embellishments shall not exceed twenty-five percent (25%) of the approved advertising area and shall not extend beyond the top of the approved advertising face by more than six (6) feet, nor extend beyond the sides and bottom of the approved advertising face by more than two (2) feet.

2-b.) A maximum of four (4) advertising faces; two (2) of which face in one (1) direction and two (2) of which face in the opposite direction, shall be permitted provided they are equal in size and separated by a space of not less than one and one-half (1.5) feet and not more than five (5) feet. The total combined advertising area, in each direction, shall not exceed six hundred (600) square feet. (Refer to Fig. 3)

2-c.) In addition to the requirements listed above, any permitted advertising structure constructed in a “V” configuration, shall be comprised of a maximum of four (4) advertising faces and a maximum back spread of fifteen (15) feet between advertising faces at any one (1) given point. (Refer to Figure 3c and 3d)

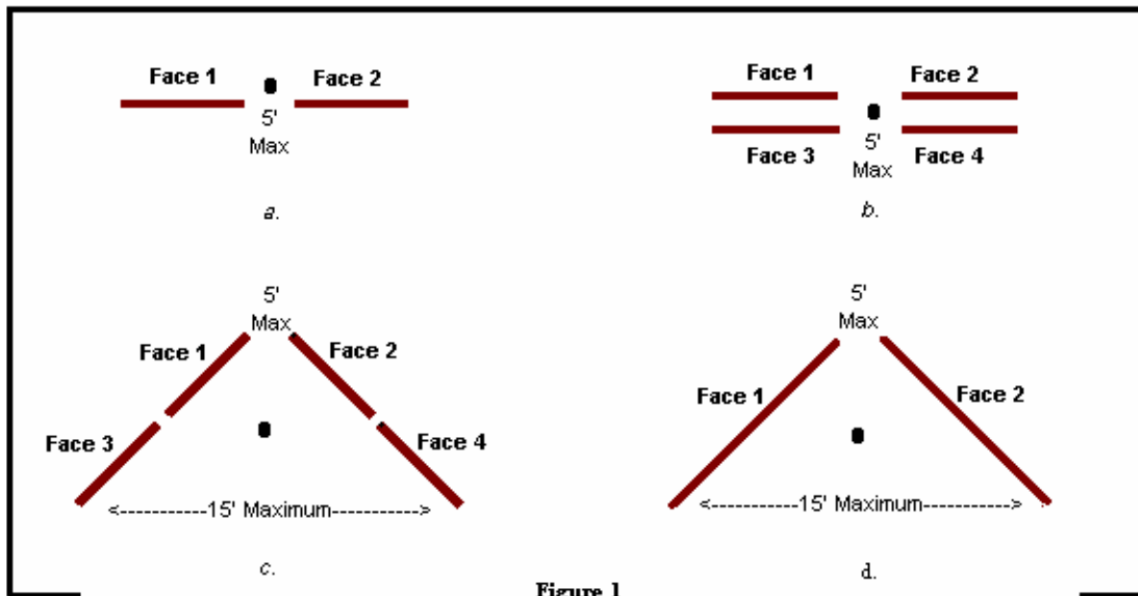


Figure 1

Note: For purposes of Section 541.1, an advertising face shall be one (1) advertising panel which is located on one (1) side of any permitted billboard.

#### - Location Requirements

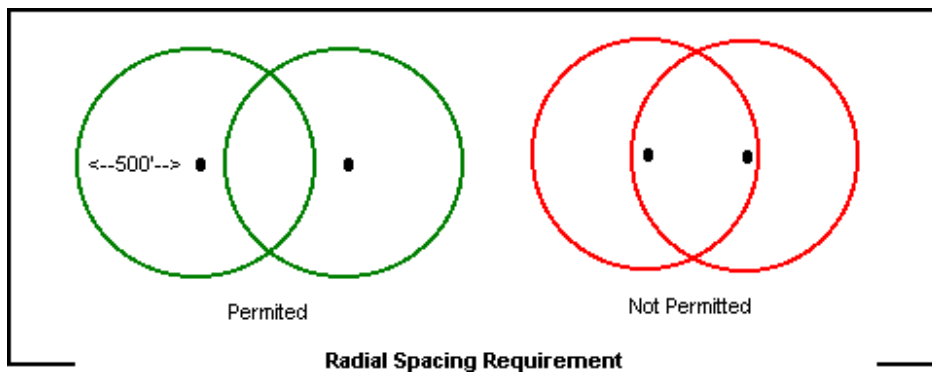
- 1) Any billboard or any portion thereof, shall be set back a minimum of two hundred (200) feet from any residentially zoned district located along the same street that the billboard is oriented to. Said measurement shall be made from the nearest residential lot line to the nearest portion of the proposed billboard and shall apply to both sides of the street. The minimum setback from any residentially zoned district located on any street other than the one the billboard is oriented to shall be sixty (60) feet.
- 2) A free-standing billboard or any portion thereof shall not be erected, constructed or extended closer to the street right-of-way line than twenty-five (25) feet, or the required building setback, whichever is greater (the required building setback line is established from the centerline of a right-of-way a distance equal to the width of the existing right-of-way or the width of the right-of-way proposed in the Franklin County Thoroughfare Plan, whichever is greater). A billboard attached to the wall of a building may be located at the building line regardless of the required setback.
- 3) No billboard shall be located within one thousand (1,000) feet of any historic site, historic district, public park, or greenway. A greenway is defined as any natural corridor, typically consisting of a waterway and adjacent land.
- 4) The use of a trash can, telephone booth, seat bench, bus shelter, vending machine, recycling container or trailer for or in support of a billboard is prohibited.
- 5) Where a property adjoins a limited access right-of-way, a billboard shall be erected no closer than

fifty (50) feet from the property line adjoining the limited access line.

### - Spacing Requirements

The spacing requirements contained herein are divided into two (2) tests: A **radial spacing** and a **lineal spacing** requirement exists for all billboards regardless of size. All proposed billboards shall meet both tests and the most restrictive shall apply. These spacing requirements shall be measured from a point located at the center of a proposed billboard and extend to a point located at the center of any other existing billboard whether built or unbuilt and regardless of political jurisdiction. Each billboard site location shall be separated from every other billboard site location in accordance with the following:

1.) The radial spacing requirement shall separate each billboard from every other billboard by no less than five-hundred (500) feet regardless of sign orientation, size or political jurisdiction.





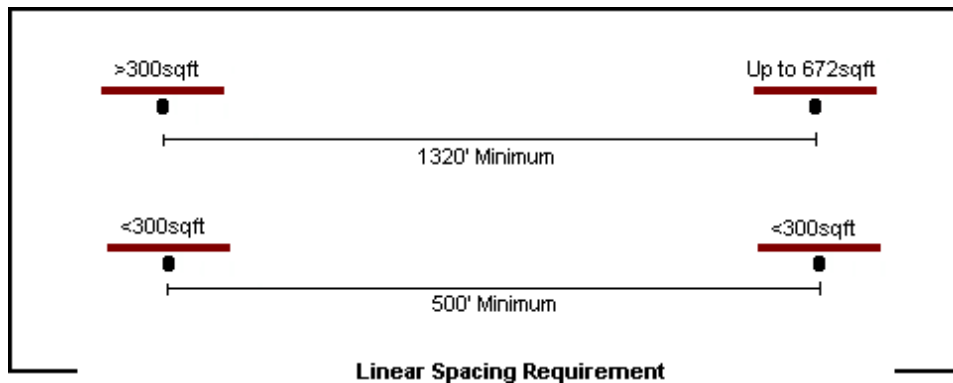
2.) Lineal spacing requirements shall be measured along the center line of the street that the billboard is oriented to and the measurement shall apply to both sides of the street. Lineal spacing requirements shall be as follows:

A billboard advertising face containing up to three hundred (300) square feet of advertising area, in each direction, shall be located:

At least 1,320 feet from all billboards containing 301-672 square feet of advertising area, and;  
At least five hundred (500) feet from all billboards containing up to three hundred (300) square feet of advertising area.

A billboards advertising face containing 301 to 672 square feet of advertising area, in each direction, shall be located:

At least 1,320 feet from all other billboards regardless of size.



### - Height Requirements

1.) A billboard containing an advertising face of one-hundred (100) square feet or less in area shall not exceed twenty (20) feet in height as measured from the edge of street pavement to the top of the billboard advertising face.

2.) A billboard containing an advertising face greater than one-hundred (100) square feet in area shall not exceed thirty-five (35) feet in height as measured from the edge of street pavement to the top of the billboard advertising face.

3.) Any billboard oriented to an elevated street shall extend no more than thirty-five (35) feet above the elevation of the edge of street pavement and in no case shall exceed fifty (50) feet. An elevated street shall be any street with a centerline street pavement ten (10) or more feet higher than the grade located adjacent to the street right-of-way.

- **Display Of Wall Billboards** - Wall billboards may be displayed in accordance with the following provisions:

1.) A billboard may be placed on the wall of a building provided only one (1) billboard shall be permitted on one (1) wall of any structure. Said billboard shall not exceed three hundred (300) square feet in size

nor project beyond the perimeter of the wall or fascia to which it is attached.

**- Hand Tacked Off-Premise Billboards Including Garage Sale Signs** - Hand tacked billboards may be used on private residentially zoned property for a period of not more than four (4) times each year to advertise activities such as, but not limited to, garage sales, school events, or church bazaars. Said sign is to be removed within fourteen (14) days of each occurrence and shall not exceed six (6) square feet in size.

**- Lights and Movement Limitations** - The following limitations shall apply to all billboards that utilize special effects including a time and temperature device and/or message center, a three-dimensional display, and any display that utilizes movement or gives the appearance of movement:

- 1.) Flashing lights or bare bulb illumination shall not be permitted on any billboard except for a time and temperature device or a message center.
- 2.) All parts of a billboard special effect display shall be contained within the boundaries of the sign faces.
- 3.) Each advertising face utilizing a copy change procedure shall display each individual copy a minimum of seven (7) seconds.
- 4.) No part of a three-dimensional billboard display shall project perpendicularly more than thirty-six (36) inches from the plane of the sign face.
- 5.) A revolving or rotating billboard shall not be permitted, except that elements forming a sign face may rotate as part of a copy change procedure. Each permitted revolving element shall be limited to a maximum of eight (8) revolutions per minute.
- 6.) Auditory effects, including music, shall not be permitted as part of any billboard display.

**- Inventory And Permitting** - Every billboard shall be subject to the following inventory and permit requirements:

- 1.) Each billboard shall be identified with the owner's or the erector's name. Each application for a billboard shall be accompanied by an affidavit, signed by the landowner, and shall specify that the applicant has exclusive permission to erect and maintain a billboard on the property for which a zoning certificate is requested.
- 2.) All work permitted under an approved zoning certificate shall be completed within one (1) calendar year from the date of issuance of said certificate. All application requests must meet the development standards of the billboard regulations on the day of filing with the exception of a re-application for which the existing permit holder must submit within ten (10) working days prior to the date of expiration of the original permit.
- 3.) The Blendon Township Zoning Department shall compile and maintain an inventory and master list of all billboards, disclosing the size and location of each billboard.
- 4.) Prior to removing any existing billboard, the owner or the General or Limited Sign Erector employed to remove same shall submit a written notification to the Development Department as

part of the permanent inventory information.

#### **541.15 - SIGNS AND BILLBOARDS ALONG THE INTERSTATE SYSTEM**

- **Signs And Billboards Along The Interstate System** - In addition to all other provisions of Section 541.1 and except as otherwise provided, no sign or billboards shall be erected or permitted to remain in existence which:

- 1.) Is within or overhangs any portion of the right-of-way of the Interstate System.
- 2.) Is located or illuminated so as to obstruct or impair the vision of the operator of a motor vehicle who is proceeding in a lawful direction within the Interstate System right-of- way.
- 3.) Is within six hundred sixty (660) feet of any Interstate System right-of-way line and can be perceived at any time by the operator of a motor vehicle proceeding in any lawful direction within the Interstate System right-of-way.
- 4.) Is prohibited by Ohio Revised Code Chapter 5516 (Control of Advertising Devices).

- Signs or billboards mandatory under the laws of the United States, the State of Ohio, or authorized by Blendon Township are permitted.

- On premise signs displaying only the identification of the activity by name, logo, address, and principal product or service are permitted within the six hundred sixty (660) foot set back if no mechanical movement or flashing lights are utilized and such graphics are in compliance with this section, and the size/height requirements of the Tables of Elements.

- On-premise temporary construction and real estate signs in accordance with Section 541.03 (11) are permitted subject to the provisions of Section 541.15 and as follows:

1. Temporary construction and real estate signs on open land or land under development may utilize one hundred (100) square feet at the right-of-way line, and may increase one (1) square foot in size for every foot of setback up to a maximum of six hundred (600) square feet. These signs are subject to the time limitation and requirements of 541.03 (11).

**541.16 - POLITICAL GRAPHICS** - Political graphics may be located in any residential or non- residential zoning district for candidates and issues on the ballot no sooner than thirty (30) days before the date of an election and may remain in place no later than seven (7) days after the date of the election. In addition, political graphics shall meet the following requirements:

- **Number of Political Graphics Permitted on a Lot** - No more than one (1) political graphic shall be displayed on a lot or tax parcel.

- **Size Limitations for Political Graphics** - Political graphics shall not exceed six (6) square feet in size.

- **Location Limitations for Political Graphics** - In a Rural, Residential, or Institutional Zoning District, no political graphic shall be located closer than fifteen (15) feet to the curb or paved street surface if no curb exists. No political graphic shall be located within a public street or highway right-of-way nor attached in any manner to any utility pole, fence or any other structure within any public right-of-way. In a commercial or industrial zoning district, no political graphic shall be displayed in front of the building line.

- **Illumination** - No political graphic shall be illuminated unless affixed to a permanent sign or billboard which otherwise meets the requirements of this Zoning Resolution.

- **Requirements for a Political Graphic Permit** - Any individual or organization wishing to distribute or erect political graphics on a lot or lots other than those owned by such individual or organization shall obtain a Political Graphic Permit from Blendon Township Zoning Administrator. As part of the application for a Political Graphic Permit, individuals or organizations shall submit a letter acknowledging their familiarity with and willingness to abide and insure compliance with the requirements of this Section. Required information for a Political Graphic Permit shall include the size of the political graphic to be distributed and erected and the name, address and telephone number of the person responsible for distribution of the political graphic. The Blendon Township Zoning Administrator may require additional information as necessary to enforce these regulations.