

Annette Blackwell
Mayor



Building Official

SIGN PERMIT

ADDRESS OF PROPERTY: _____

RESIDENTIAL _____ COMMERCIAL _____

Sign Length _____ Sign Width _____ Total Face Area Square Ft. _____

Sign Illumination: Internal _____ External _____

WALL or CANOPY

Is sign for Front _____ Side _____ Rear _____ Wall of building _____

Building/Business frontage width _____ Ft.

FREE-STANDING

Is lot over 80 feet wide? _____

Are there other free standing signs on property _____

Will sign obstruct any traffic signs, lights or signals? _____

PROJECTING WALL

Distance in feet of projection over sidewalk or driveway _____

TEMPORARY PROMOTIONAL

Type of sign: Real Estate _____ Trailer _____ Banner _____ Flags _____

Balloons/Streamers _____ A-Frame _____

Dates to be displayed from: _____ to: _____ Total Days: _____

Approximate Value of Job: \$ _____

Signature of Property Owner/Contractor _____ Date: _____

Fees: \$ _____ BBS: \$ _____ Admin Charge: \$ _____ Total Charge: \$ _____

Maple Heights, OH Code of Ordinances

CHAPTER 1296 Signs

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CROSS REFERENCES

Signs on windshields - see TRAF. 438.23

Warning signs on vehicles obstructing traffic - see TRAF. 452.20

Advertising generally - see GEN. OFF. 642.28; B.R. & T. Ch. 804

Signs for off-street parking and loading areas - see P. & Z. 1290.10

Sign permit fees - see B & H. 1442.03(v), 1442.04(t)

1296.01 INTENT.

(a) Sign regulations, including provisions to control the type, design, size, location, illumination and maintenance thereof, are established in order to achieve, among others, the following purposes:

- (1) To promote attractive developments and maintain high value residential districts;
- (2) To provide reasonable, yet appropriate, conditions for identifying and advertising goods sold, or services rendered, in business districts by relating the size, type and design of signs to the type and size of establishments;
- (3) To provide for appropriate signs for the identification and encouragement of industrial development;
- (4) To control the design of signs so that their appearance will be aesthetically harmonious with their surroundings and an overall urban design for the area; and
- (5) To eliminate any conflict between advertising signs and traffic control signs, which would be hazardous to the safety of the motoring public or pedestrian.

(b) In establishing these objectives the City has determined that without adequate regulation and design standards, signs are a nuisance. The number of signs in the City is excessive and is unduly distracting to motorists and pedestrians, creates a traffic hazard, and in some places reduces the effectiveness of signs needed to direct the public. As the appearance of the City is marred by the excessive number, oversized and poorly designed signs, both residential and business property values are adversely affected. Therefore, the number of such distracting signs ought to be reduced and signs permitted should comply with the standards of this chapter in order to reduce the aforementioned effects.

(1) The signs of least value to the people of the City are those which carry commercial messages other than the advertisement of any product, service, event, person, institution or business located on the premises where the sign is located; and

(2) In view of the foregoing, all signs not conforming with the provisions of this chapter are hereby declared a nuisance. It is further declared that the regulations contained in this chapter are the minimum regulation necessary to abate the nuisance and to achieve the purposes of this chapter.

(Ord. 2001-035. Passed 10-17-01.)

1296.02 COMPLIANCE REQUIRED; APPLICATION OF CHAPTER.

(a) Signs shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with this chapter. Upon the change of a sign face, or where a change is made to the sign other than routine sign maintenance, the sign and its structure shall conform to these regulations.

(b) Use of term "should" in place of "shall" indicates that a standard is a recommendation and not a mandatory regulation.

(c) This chapter shall not amend or in any way interfere with other codes, rules or regulations governing traffic signs in the City. Also, this chapter shall not govern the display of the following signs:

- (1) The American flag;

- (2) Signs of the Municipal, State and Federal governments and the School District;
- (3) Signs integral to and not extending beyond the structural edges of a vending machine, fuel pump, etc.;
- (4) Any sign within a cemetery;
- (5) Cornerstone and permanent building plaques displaying the date of construction, the architect's name, etc., but excluding the name of the building or establishments;
- (6) Signs in nonresidential districts displaying only a street address and not exceeding three square feet in area; and
- (7) Holiday decorations displayed for reasonable and customary durations of time.

(Ord. 2001-035. Passed 10-17-01.)

1296.03 CLASSIFICATION OF SIGNS.

For the purposes of the administration and enforcement of this chapter, signs shall be classified by the following functional and structural types. Signs are defined in Chapter 1261, Definitions, of this Zoning Code.

(a) Classification by Functional Type.

- (1) Billboard sign;
- (2) Bulletin board sign;
- (3) Business/commercial sign;
- (4) Changeable copy sign;
- (5) Development sign; and
- (6) Temporary sign.

(b) Classification by Structural Type.

- (1) Awning sign;
- (2) Canopy sign;
- (3) Ground mounted sign;
- (4) Pole sign;
- (5) Portable sign;
- (6) Projecting sign;
- (7) Roof sign;

(8) Wall sign; and

(9) Window sign. (

Ord. 2001-035. Passed 10-17-01.)

1296.04 MEASUREMENT STANDARDS.

Sign face area, sign height and sign location, as regulated in this chapter, shall be measured according to the following standards:

(a) Sign Face Area. Standards to compute the amount of sign face area permitted by this chapter are herein established as follows:

(1) Measurement of sign face area.

A. Panel signs. Sign face area shall be measured to include the surface area of the smallest simple geometric shape enclosing the sign panel. Only one side of a two-sided freestanding sign shall be included in the measurement. For freestanding signs, measurement of the sign face area shall include structural supports of the panel only of such supports as are designed and used to convey part of the sign's message.

B. Nonpanel signs. Sign face area shall be measured to include the surface area of the smallest simple geometric shape enclosing the letters, graphics or characters of the complete sign.

(2) Measurement of building and lot frontage.

A. Building frontage. The frontage of a building shall be the width of the facade of the building (including any overhang) which faces the principal street or contains the main entrance. If a building is divided into units, the building unit frontage shall be the width of that unit, as measured from the party wall centerlines, on the frontage of the building.

B. Lot frontage. The frontage of a lot shall be the number of linear feet the lot abuts on the principal street.

(b) Sign Height. The height of a freestanding sign shall be measured from the base of the sign at its point of attachment to the ground to its topmost element. However, if the support of a freestanding sign is attached to a wall or other man-made base, including a graded earth mound, the sign height shall be measured from the grade of the nearest street, drive or parking area, as determined by the Building Commissioner or his or her selected representative.

(c) Sign Location. In determining the location of signs in relation to lot lines (including district and street lines), distances shall be measured from the vertical projection of the lot line to the closest point on the sign.

(d) Secondary Entrances.

(1) Buildings or building units with lot frontage on two public streets shall be permitted signs and sign area in addition to that otherwise permitted, only if such building or unit has either direct vehicular access from the secondary street or a customer entrance on the secondary facade.

(2) Additional signs shall be placed only on the secondary facade or in relation to the secondary lot

frontage. Such additional signs shall not exceed the number of signs permitted for the principal facade and street and shall not exceed fifty percent of the area of signs permitted for the principal facade and street.

(Ord. 2001-035. Passed 10-17-01.)

1296.05 DESIGN STANDARDS.

In order to facilitate information legibility, traffic safety and general economic vitality, signs should be designed in a manner compatible with the character and style of the buildings on which they are located, and with adjoining buildings and neighboring signs, in terms of color, materials and size. Furthermore, signs shall be designed to be structurally sound and located so as to pose no hazard to pedestrian or vehicular traffic. More specifically, signs shall be designed in accordance with the following standards.

(a) Continuity. Signs and their location should be considered in relationship to their surrounding environment and, if seen in series, should have a continuity of design.

(b) Style and Color. The style of a sign should be generally consistent throughout the particular building or block involved. The color of signs should be compatible with the color of the building facade. The total number of colors on a sign generally should be limited to four.

(c) Placement.

(1) Wall signs shall fit-within any given frame of the architectural design intended for signage. Such signs shall not extend over the edge of the original sign panel space.

(2) To insure that signage materials do not constitute a driving hazard, a sight triangle shall be observed at all street intersections or intersections of driveways with streets. Within the sight triangle, signs shall be permitted as long as the sign in question is under three feet in height.

(3) The sight triangle is defined as follows:

A. Driveway intersection sight triangle. At intersections of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb with the driveway edge, and by measuring from this point a distance of ten feet along the driveway to a point, and a distance of twenty feet along the street curb to a point, and connecting these points.

B. Street intersection sight triangle. At street intersections, the sight triangle shall be formed by measuring at least thirty-five feet along curb lines and connecting these points.

(d) Lettering. The lettering on a sign should be large enough to be easily read, but not overly large or out of scale with the building upon which it is placed. An excessive amount of information on signs, where visual clutter could create a potential safety hazard to motorists or pedestrians, should be avoided.

(e) Freestanding Signs. Sign panels on freestanding signs shall face not more than two directions, and such panels shall be in parallel arrangement. The distance between parallel, back-to-back sign panels shall be not greater than three feet. Freestanding signs shall not exceed fifty square feet in area or twenty feet above grade.

(f) Materials. Signs shall be fabricated on and of materials which are of good quality, good durability and

complementary to the building of which they become part. Outdoor signs and display structures, including the supporting structure and all parts, shall be of noncombustible material when required by the Building and Housing Code. However, wood, approved plastic, or other material not more combustible than wood or approved plastic, may be permitted by the Building Commissioner or his or her selected representative, for small ornamental moldings, cappings, nailing strips, individual letters, symbols, figures and insignia.

(g) Structural Design. The construction, erection, safety and maintenance of all signs shall be in accordance with the Building and Housing Code enforced by the City. All signs and supporting structures shall be designed and constructed to meet the minimum requirements of the Ohio Basic Building Code as adopted by the City.

(h) Vertical Clearance. The lowest member of such sign shall be at least eight feet above the finished grade of a sidewalk or other pedestrian way and at least fifteen feet above the finished grade of a pavement used for vehicular traffic if such sign is located within eighteen inches of the vertical projection of the pavement edge.

(i) Relation to Traffic Devices. Unless regulated otherwise in the Traffic Code, signs shall not be erected so as to obstruct sight lines along any public way, traffic control lights, street name signs at intersections, or street sight lines or signals at railroad grade crossings. Signs visible from the sight lines along a street shall not contain symbols or words such as "stop," "go," "slow," etc. or red or green lights that resemble highway traffic signs or devices.

(Ord. 2001-035. Passed 10-17-01.)

1296.06 ILLUMINATION OF SIGNS.

Illumination of signs shall be as follows:

(a) Light sources, including non-flashing neon, to illuminate or accent signs, where lighting is permitted by subsequent regulations, shall be shielded from all adjacent residential buildings and streets and shall not be of such brightness or intensity so as to cause glare hazards to pedestrians or auto drivers, or so as to cause reasonable objection from adjacent residential districts.

(b) All signs in commercial districts may be illuminated.

(Ord. 2001-035. Passed 10-17-01.)

1296.07 PROHIBITED SIGNS.

The following types of signs are not permitted in any zoning district within the City:

(a) Signs erected in the public right-of-way;

(b) Moving, flashing, intermittent or animated signs of any sort, including revolving signs;

(c) Billboards, except in industrial districts that are not viewable by residential districts or any lot bounded by three of the following four highways or boundaries; an interstate highway, a State highway, a county road and all adjacent and abutting municipalities. However, billboards located on city-owned

property, as described in exhibit A of Ord. 2007-01, which may be amended from time to time, may be located in any zoning district, subject only to the restrictions as set forth in 1296.07(b).

(d) Roof signs; and

(e) Portable signs.

(Ord. 2001-035. Passed 10-17-01. Ord. 2007-01. Passed 4-5-07.)

1296.08 SIGNS IN RESIDENTIAL DISTRICTS.

(a) Signs, as accessory uses in residential districts, shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following regulations. In addition, such signs shall conform to all applicable regulations of this chapter.

(b) Total maximum square footage shall not exceed twelve square feet per lot except community facilities which shall not exceed twenty-four square feet.

(c) Signs shall be permitted for a period of ninety days after placement, after which time they should be removed.

(Ord. 2001-035. Passed 10-17-01.)

1296.09 SIGNS IN BUSINESS DISTRICTS.

Signs, as accessory uses in Neighborhood Commercial, General Commercial, Broadway Corridor Overlay, and Institutional/Office Districts (designated as Business Districts for purposes of this chapter) shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following regulations. In addition, such signs shall conform to all applicable regulations of this chapter. For residential and community facility uses located in business districts, Section 1296.08 shall apply.

(a) Maximum Sign Face Area (Business).

(1) The maximum sign face area of all permanent signs for each building or unit thereof shall be related to the width of the building or unit thereof. Maximum sign face area shall be determined according to the measurement standards of Section 1296.04 and the following formula, where "W" is the frontage width (in feet) of the building or unit thereof

(2) Maximum sign face area = $(W \times 3)$ = square feet

(b) Permanent and Temporary Signs (Business). All signs listed are permanent unless indicated as temporary. All temporary signs shall be permitted for a period of ninety days after placement, after which time they should be removed. Temporary signs shall be permitted only in accordance with Section 1296.11.

(c) Location (Business).

(1) Compliance; intent. Signs, as permitted in business districts, shall conform to the location

regulations stated in the following schedule. It is an intent of this section to prohibit freestanding identification signs on lots with street frontage insufficient to provide the required minimum distance from side lot lines.

<i>SCHEDULE OF LOCATION REGULATIONS (BUSINESS)</i>	
<i>Minimum Distance (in feet)</i>	<i>Freestanding Signs (feet)</i>
Residential District Line	50
Street Right-of-Way	5

(2) Wall, awning, and canopy signs. Wall, awning, and canopy signs shall not extend above the wall or surface to which they are attached. Wall signs shall be set back from the ends of the building and party wall lines a minimum distance of three feet.

(d) Supplemental Regulations (Business).

(1) Shopping center identification signs located in Neighborhood Commercial or General Commercial. A unified shopping area, occupying one lot or under common ownership and exceeding 100,000 square feet in gross floor area, shall be permitted a freestanding identification sign not exceeding 100 square feet in area per side and twenty feet in height. Such sign shall be in addition to signs and sign face area otherwise permitted. For secondary entrances, Section 1296.04(d) shall apply. However, no other freestanding identification signs shall be permitted for a shopping center identified by a sign as permitted in this paragraph.

(2) Advertising. Permanent business signs or portions of permanent business signs devoted to the advertising of brand names of specific products or services shall be limited to twenty percent of the maximum sign face area permitted in total for the building or unit thereof.

(3) Uses above the ground floor. Each business or use located on the second floor of a building shall be entitled to one wall or window identification sign. Such sign shall be in addition to signs and sign face area otherwise permitted and shall be limited in size to two percent of the floor area and a maximum of twenty-five square feet.

(4) Rear entrances. In addition to signs and sign face area otherwise permitted, each building or building unit shall be entitled to one wall, window, awning or canopy identification sign not exceeding six square feet in area and located at a rear entrance, as designated by the business owner or proprietor.

(5) Theaters. This paragraph shall apply to movie theaters (indoor and outdoor), playhouses and places of live entertainment which require signs announcing shows or performances. Such uses shall be permitted one business sign not exceeding 175 square feet, announcing current or upcoming shows or performances, and one identification sign not exceeding seventy-five square feet. The business sign may not be freestanding unless specifically permitted by a variance granted by the Board of Zoning Appeals, for drive-in theaters and places of outdoor entertainment which lack buildings appropriate for sign placement. All regulations of this chapter shall apply to theaters and other such uses, except where such regulations conflict with the sign areas permitted above.

(6) Open space uses. As used in this section, "open space use" means any use permitted in a business district for which the width of the main or principal building represents twenty percent or less of the principal frontage of its lot. For such uses, the following sign face formula applies, where "W" is the frontage width (in feet) of the lot: $W \times 0.75$. However, such maximum sign face area shall not exceed 150 square feet for a lot.

(7) Lots bounded by certain highway or boundaries. The following special regulations shall apply to land zoned for use which is bounded on at least three sides by: an interstate highway, a State highway, a County road or an adjacent and abutting municipality.

A. Such use shall be permitted on freestanding business sign not exceeding 700 square feet in sign face area and not exceeding seventy-five feet in overall height, provided that such sign is built of structural steel in compliance with American welding standards and embedded in concrete to a depth of at least fifteen feet.

B. Such sign shall be located not closer than ten feet from an interstate right-of-way and twenty feet minimum from any lot line.

C. For purposes of this section, the signs herein provided for shall not be governed by the advertising regulations of paragraph (d)(2) hereof.

(Ord. 2001-035. Passed 10-17-01.)

1296.10 SIGNS IN OFFICE/INDUSTRIAL DISTRICTS.

Signs, as accessory uses in Office/Industrial Districts, shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following regulations. In addition, such signs shall conform to all applicable regulations of this chapter.

(a) Maximum Sign Face Area.

(1) The maximum sign face area of all permanent signs for each main building or unit thereof shall be related to the width of the building or unit thereof. Maximum sign face area shall be determined according to the following formula, where "W" is the frontage width (in feet) of the building or unit thereof.

(2) Maximum sign face area = $(W \times 3)$ = square feet.

(b) Permanent and Temporary Signs. All signs listed are permanent unless indicated as temporary. All temporary signs shall be permitted for a period of ninety days after placement, after which time they should be removed. Temporary signs shall be permitted only in accordance with Section 1296.11.

(c) Location (Industrial/Business).

(1) Compliance; intent. Signs as permitted in Industrial Districts shall conform to the location regulations stated in the following schedule. It is an intent of this section to prohibit freestanding identification signs on lots with street frontage insufficient to provide the required minimum distance from side lot line.

SCHEDULE OF LOCATION REGULATIONS

(OFFICE/INDUSTRIAL)	
<i>Minimum Distance (in feet)</i>	<i>Freestanding Signs (feet)</i>
Residential District Line	75
Street Right-of-Way	30
Side and Rear Lot Lines	30

(2) Wall, awning and canopy signs. Wall and canopy signs shall not extend above the wall or surface to which they are attached. Wall signs shall be set back from the ends of the building and party wall lines a minimum distance of three feet.

(d) Industrial Parks. In addition to signs otherwise permitted, an industrial park identification sign shall be permitted for a unified development of three or more industrial firms and buildings served by a common local access road. Such sign shall conform to the following regulations:

(1) Permitted information shall include the name and address of the industrial park and names of firms located in the park.

(2) The maximum number of signs shall be one for each street frontage containing a vehicular entrance to the industrial park.

(3) The maximum sign face area per side shall be 100 square feet.

(4) The maximum height shall be ten feet.

(5) Such sign shall be located at a vehicular entrance to the industrial park and shall conform to the location regulations for other identification signs stated in subsection (c) hereof.

However, if an industrial park identification sign is displayed, no other freestanding identification sign in the development shall be located within 100 feet of an arterial road.

(e) Lots Bounded by Certain Highways or Boundaries. The following special regulations shall apply to land zoned for office/industrial use which is bounded on at least three sides by an Interstate highway, a State highway, a County road or an adjacent and abutting municipality:

(1) Such use shall be permitted one freestanding business sign not exceeding 700 square feet in sign face area and not exceeding seventy-five feet in overall height, provided that such sign is built of structural steel in compliance with American welding standards and embedded in concrete to a depth of at least fifteen feet.

(2) Such sign shall be located not closer than ten feet from an Interstate right-of-way and twenty feet minimum from any lot line.

(Ord. 2001-035. Passed 10-17-01.)

1296.11 TEMPORARY SIGNS.

Temporary signs shall be regulated as follows:

(a) Temporary Sign Permit Required. Temporary signs which shall include but not be limited to traditional sign structures, banners and balloons, etc., may be permitted in a nonresidential zoning district by a temporary sign permit only.

(b) Permit Application. Prior to granting a permit pursuant to subsection (a) hereof, the Building Department must have an application, including a photograph or sketch of the proposed sign, illustrating all graphics and colors used, the size and height of the sign, the times of day it will be shown and the number of days of such showing.

(c) Time Limitation. The Building Department shall limit the number of days that the temporary sign may be used to no more than thirty days per permit. No applicant location shall be granted a permit more than three times per calendar year unless there has been a new certificate of occupancy issued to a new tenant or owner.

(d) Balloons.

(1) Permits for balloons shall be issued only with the approval of the Building Department.

(2) No inflatable balloon shall be permitted within a quarter mile radius of another inflatable (whether located within or outside of the City).

(e) Insurance. The Building Department may require a liability insurance policy or surety bond, issued by an insurance company authorized to do business in the State, indemnifying and saving harmless the Municipality from any and all liability which may be incurred by permitting the erection of a temporary sign.

(f) During Major Road Construction. A business fronting on a street or road which is undergoing long term construction shall be permitted additional temporary signage as defined in divisions (0(1) through (0(8) of this section.

(1) Signs shall be directional in nature, and shall be limited to the name of the business, a logo or graphic, and such information as "entrance", "exit" or "arrows".

(2) Maximum size is 16 square feet.

(3) Signs shall not block the public sidewalk or interfere with required sight lines.

(4) Signs must be located in the business' required parking area.

(5) Signs must be located in the public right-of-way, provided it does not interfere with traffic or construction.

(6) Signs must be properly maintained. Damaged signs must be immediately repaired or removed.

(7) All signage permitted by this section shall be removed when traffic is restored to normal.

(8) Permits are required for signs permitted by this section, but permit fees shall be waived. (g) Permit Fee. The cost of a temporary sign permit shall be established by separate ordinance.

(Ord. 2001-035. Passed 10-17-01; Ord. 2003-001. Passed 3-5-03.)

1296.12 PERMITS.

(a) All signs in single family and two family residential districts are exempt from permit requirements.

(b) Applications; Fees.

(1) An application for a permit to erect, place, paint, move or alter a sign shall be made by the owner, lessee or agent of the property for which a sign is proposed. The application shall be submitted to the Building Department on forms furnished by the City and shall be made either separately or with the application for a permit for a building and otherwise in accordance with the Building and Housing Code. The fee for a sign permit shall be established by separate ordinance. The permit fee may be waived in the case of a sign alteration or replacement requested by the City in order to bring a legal nonconforming sign into conformance with this chapter.

(2) Each application shall present the following information through use of photographs and color drawings at a scale which clearly shows details and design of the sign.

A. The design and colored layout of each sign proposed, including the total area of all signs and the area, height, character, material, color and type of lettering or other symbols of individual signs;

B. Photographs or drawings of the building for which the signs are proposed and photographs of surrounding buildings, signs and uses. Also included shall be the width of the building or building unit face or faces and the lot dimensions;

C. The number and types of lamps and lens material to be used in any illuminated sign and data showing that the illumination meets the standards established in Section 1296.06;

D. A site plan showing the exact location of each sign in relation to the building and property; and

E. Details and specifications for construction, erection and attachment as may be required by the Building and Housing Code.

(c) Temporary Signs.

(1) The Building Commissioner, in accordance with the provisions herein, is authorized to issue permits for the erection and maintenance of temporary signs not exempted in Section 1296.12(a). Temporary sign permits shall be issued for signs which have a duration of ninety days or less.

(2) The following regulations shall apply to such temporary signs:

A. Such permit shall not be issued for a period in excess of thirty days or more frequently than once in each three month period for the same premises.

B. Temporary signs shall not be illuminated.

C. No permit shall be issued for aerial signs or signs designed to be moved on trailer wheels, skids or on other similar devices.

D. The area, height and number of temporary business signs shall be determined by the requirements set forth in the regulations for each zoning district.

(Ord. 2001-035. Passed 10-17-01.)

1296.13 MAINTENANCE AND REMOVAL OF SIGNS.

(a) All signs and sign structures shall be maintained in a safe and attractive condition. Signs which no longer serve the purpose for which they were intended or signs which have been abandoned or are not maintained in accordance with this Zoning Code and other applicable regulations of the City shall be removed by the last permit holder or the building owner, or by the City at the expense of such permit holder or building owner. If such sign and/or its structure is removed by the City, it shall be at the property owners expense and assessed to that property owner on the next County Property Tax Statement.

(b) Whenever the removal or maintenance of any permanent sign has been ordered by the Building Commissioner, or his or her selected representative, and the person who erected such sign or on whose premises such sign or display structure has been erected, axed or attached, fails to remove or maintain the sign by the designated compliance date after receiving such notice, the Building Commissioner, or his or her selected representative, may remove or cause to be removed or maintained such sign at the expense of the person who erected such sign, or on whose premises it was erected, affixed or attached. Each such person shall be individually and separately liable for the expenses incurred in the removal of such sign.

(Ord. 2001-035. Passed 10-17-01.)

1296.14 NONCONFORMING SIGNS.

Nonconforming signs shall be regulated as follows:

(a) Effective Date. A permanent sign that is nonconforming as to the regulations prevailing on the effective date of this chapter, and that is legally erected in accordance with a City permit, shall be construed as a legal nonconforming sign. A sign conforming as to the regulations prevailing on the effective date of such ordinance, but which does not conform with the regulations of a subsequent amendment to this Zoning Code, shall also be construed as a legal nonconforming sign.

(b) Maintenance; Repair; Alteration. A legal nonconforming sign may be maintained, and structural or electrical parts may be required, replaced or restored to a safe condition, only if required by law. In addition, the Building Commissioner, or his or her selected representative, may permit the replacement of the face of a legal nonconforming wall sign if such face is encased in a structure which is consistent in size and appearance with all other such sign structures in a unified shopping area. Otherwise, a nonconforming sign shall not be altered or moved unless it is made to comply with this Zoning Code. If any sign or part thereof is damaged, destroyed to more than fifty percent of its reproduction value or is taken down, it shall not be rebuilt or relocated unless it is made to comply with the regulations of the district in which it is located.

(c) Discontinuance of Use. A nonconforming sign, the use of which is discontinued for a period or thirty days or more, shall thereafter conform to this Zoning Code.

(Ord. 2001-035. Passed 10-17-01.)

1296.15 POLITICAL SIGNS PERMITTED.

Political signs advocating action on a public issue or indicating a candidate or candidates for public office, shall be permitted, with the permission of the owner(s) on private properties in all districts of the City, thirty (30) days prior to an election and shall be removed by the responsible party within seven (7) days after the election. Political signs shall not exceed eight (8) square feet in area and shall not be permitted on any tree lawn, in the public right-of-way, or on any City owned property.

(Ord. 2014-28. Passed 4-2-14.)