

ARTICLE 7

SIGNS

SECTION 701 INTENT AND PURPOSE: The intent of this Article is to provide a comprehensive system of sign regulation for the Township that recognizes the necessity and desirability of communication by outdoor signs while promoting an order to signage which eliminates visual clutter and confusion within the physical environment. The purpose of this article is to

protect the safety and general welfare of the public within the Township by encouraging compatibility between the design and functional nature of the sign and its location within the physical environment, thus reducing the propensity for traffic accidents and personal hazards caused by distractions, sight obstructions, and unsafe structures.

SECTION 702 ZONING PERMIT REQUIRED: The erection or location of any sign within Spring Valley Township shall require a permit unless otherwise specified within this article. Signs erected for the purpose of traffic control, civil defense, or other similar public function, signs which cannot be viewed or are not intended to be viewed from any street or other property, and signs required by any law, ordinance or governmental regulation shall be exempt from the provisions of this article.

SECTION 703 GENERAL LOCATION AND SAFETY REQUIREMENTS: All signs erected or located within Spring Valley Township shall conform with the following requirements:

- 703.1 Signs shall not prevent free ingress to or free egress from any door, window, or fire escape.
- 703.2 Signs shall not obstruct free and clear visibility at any intersection in accordance with Article 5, Section 510.
- 703.3 Signs shall not be located or designed so as to interfere with, obstruct the view of, or be confused with any authorized traffic control sign, signal, or device.
- 703.4 Signs shall not make use of colors, rotating lights, the words "STOP," "LOOK," "DANGER," or other similar words, devices, or symbols which may mislead or confuse traffic.
- 703.5 Signs shall not be erected within nor project into any public right-of-way unless otherwise specified, and shall not be posted in any manner that is destructive to public property.
- 703.6 Signs shall not be erected or located upon any property or building without the consent of the owner(s) or an authorized representative.
- 703.7 Any illuminated sign which is clearly visible from any residential district shall not be illuminated between the hours of 11 p.m. and 7 a.m. unless it is accessory to a business or commercial use open for business during such hours and located upon the same lot.
- 703.8 Streamers, spinners, banners, strings of lights, and other similar devices which do not serve the function of a sign shall not be permitted.
- 703.9 All lighting, indirect or internal, shall consist of constant illumination which is uniform in intensity except for time and temperature displays. All lighting shall be properly directed so as to not create a nuisance to surrounding properties because of glare.

- 703.10 Changeable copy shall not be permitted on any sign unless specifically permitted in this article.
- 703.11 The bottom of all freestanding signs shall maintain a minimum clearance of eight (8) feet above any pedestrian area and twelve (12) feet above any parking or loading area.
- 703.12 Wall signs shall not extend above the junction of any roof and wall.
- 703.13 Projecting signs shall not project into any right-of-way and not more than thirty-six (36) inches over any setback line.

SECTION 704

REAL ESTATE SIGNS: Signs identifying a property for sale, for rent, or for lease may be placed on-site until ten (10) days after the property has been closed, sold, rented, or leased. Real estate signs shall not exceed six (6) square feet in area per side within any residential district and shall not exceed twenty (20) square feet within any other district. All such signs shall be set back from the street right-of-way a minimum of ten (10) feet or the equivalent to the number of square feet of sign area, whichever is greater. No zoning permit shall be required for any real estate sign six (6) square feet or less in area.

SECTION 705

SUBDIVISION SALE SIGNS: Signs providing information on the sale of lots within an approved and recorded subdivision may be placed upon the property until such time as seventy-five percent (75%) of the lots within the subdivision are sold. Subdivision sale signs shall contain only the name of the subdivision, the name of the owner, the name of the developer, and information regarding the price, terms, and the location and phone number of the sales office. All such signs shall be set back a minimum of ten (10) feet or the total number of square feet of sign area, whichever is greater. The maximum sign area shall be twenty (20) square feet.

- SECTION 706 POLITICAL SIGNS: Signs involving any issue or candidate for public elective office may be temporarily erected for a period not to exceed sixty (60) days before or seven (7) days after an election. Political signs shall be permitted as free standing signs in all districts, and shall not be attached to any structures providing essential services or located in any manner destructive to public property. The maximum sign area shall be six (6) square feet within any residential district or public right-of-way and twenty (20) square feet upon private property in any other district. No zoning permit shall be required for political signs.
- SECTION 707 CONSTRUCTION SIGNS: Signs identifying a construction project may be temporarily erected upon the same lot as the project. Such signs shall be permitted only for the length of the construction project or for one year, whichever is shorter. Any extension past the one year time shall be subject to approval by the Board of Zoning Appeals. Construction signs shall contain only the name of the construction project, the construction firm(s), the engineer, the architect, and/or the subcontractors involved in the project. Only one (1) construction sign shall be permitted per street frontage. Maximum sign area permitted shall be three (3) square feet for each dwelling unit for residential structures up to a maximum of twenty (20) square feet for all principal structures. All signs shall be set back from the street right-of-way a minimum number of feet equal to the square feet of sign area of the sign.
- SECTION 708 AGRICULTURAL PRODUCT SIGNS: Agriculture Signs identifying the sale of agricultural products such as vegetables, eggs, straw, hay, and seeds grown, produced or sold within Spring Valley Township shall comply with Section 703 of the Spring Valley Township Zoning Resolution excepting Sections 703.7, 703.9 and 703.10. In addition the subject Sign must meet the following restrictions:
- Effective 8/1/12 708.1 No more than two (2) Signs shall be permitted only during the harvest season of said agricultural product.
 708.2 The Sign must be placed no less than 10 feet from any right of way.
 708.3 Signs shall not be illuminated.
 708.4 The Sign shall not exceed 6 square feet in size.
 708.5 The Sign may incorporate a changeable placard within the 6 square feet of the Sign.
 708.6. This Section does not apply to signs advertising agriculture products grown on the lot as provided in Section 519.21 of the Ohio Revised Code.
- SECTION 709 SPECIAL EVENT SIGNS: Information signs advertising a grand opening, a seasonal event, a special sale, or any other similar special event may be temporarily located upon the premises on which the event is to take place for a period not to exceed seven (7) days within any thirteen (13) week period. The maximum sign area permitted for special event signs shall be six (6) square feet in any residential district and twelve (12) square feet in any other district. All signs shall be set back from the street right-of-way a minimum of ten (10) feet.
- SECTION 710 BILLBOARDS: Billboards may be erected on free-standing structures only in Agricultural or Industrial Districts and on any side or rear building wall in Agriculture, Business, and Industrial Districts. All billboards shall be subject to the following provisions.

- 710.1 The billboards can be double-faced and each side shall be considered as facing traffic flowing in the opposite direction;
- 710.2 Billboards on the same street facing the same traffic flow shall not be placed closer together than 1,000 feet;
- 710.3 No billboard structure shall be located closer than 1,000 feet to another billboard structure facing traffic flowing in the same direction in the vicinity of an intersection;
- 710.4 The maximum permitted area of a billboard shall not exceed two hundred fifty (250) square feet of total area at the required setback as designated in Section 710.7. Larger signs may be permitted provided that for each additional square foot the required set back shall be increased by three (3) feet;
- 710.5 Structures for billboards shall be vertical (cantilever) construction and where the back of the sign is visible it shall be suitably painted or otherwise covered to present a neat and clean appearance;
- 710.6 All lighting use in the illumination of billboards shall be adequately shielded or shaded, and properly directed so as to not be objectionable to adjacent and surrounding properties;
- 710.7 All billboards shall be set back from right-of-way lines a minimum distance of one hundred (100) feet along all state highways designated as such on the Official Zoning District Map, and the required front yard setback along all other streets; and
- 710.8 No billboard shall be located closer than one hundred (100) feet to any residential district.

SECTION 711 IDENTIFICATION SIGNS: Signs which identify any residential subdivision, any multiple-family development, and/or any non-residential use may be erected upon the same property as such use in accordance with the following provisions:

- 711.1 Identification signs shall pertain only to the use or uses conducted upon the same property and shall not contain any advertising of products or changeable copy.
- 711.2 Identification signs shall be considered permanent installations and shall be either freestanding or attached to the structure which houses the use or uses identified on the sign.
- 711.3 Recorded residential subdivisions or multiple-family developments may be permitted freestanding identification signs as a Conditional Use subject to the following:
 - a. Such signs shall be limited to one (1) or two (2) entrances along major thoroughfares and shall not obstruct visibility at any intersection as regulated in Article 5, Section 510.

- b. Such signs shall contain only the name of the subdivision or multiple-family development which they identify, shall not exceed six (6) feet in height, and shall be landscaped.
- c. The applicant shall submit a plan for the perpetual maintenance of such signs, identifying the responsibilities of the applicant, the public, the landowner, or other parties. Such plan shall be subject to approval by the Board of Zoning Appeals.
- d. The Board of Zoning Appeals may limit the size of such signs so as to insure the scale of such signs is compatible with the residential character of the area.

711.4 Identification signs for non-residential uses within any residential district shall be attached and shall not project more than fifteen (15) inches from the structure. Such signs shall be non-illuminated and shall not exceed five percent (5%) of the total area of the building elevation upon which the sign is placed.

711.5 Identification signs for non-residential uses within any business or industrial district shall be in accordance with the following:

- a. Each principal structure shall be entitled to two identification signs in the following combinations: one freestanding sign and one wall sign; one projecting sign and one wall sign; or two wall signs. Two freestanding signs, two projecting signs, or both a projecting and a freestanding sign shall not be permitted upon the same property unless otherwise specified in this Article.
- b. The maximum sign area for a freestanding sign or a projecting sign shall be twenty-five (25) square feet.
- c. The maximum sign area for a wall sign shall be one (1) square foot per linear foot of building frontage up to a maximum of one-hundred (100) square feet.
- d. Freestanding signs shall not exceed sixteen (16) feet in height and shall be set back a minimum of ten (10) feet from any street right-of-way line.

711.6 Identification signs for non-residential uses within any agricultural or flood plain district shall be in accordance with the provisions of Section 711.5 except that each principal structure shall be entitled to only one (1) identification sign.

SECTION 712

REMOVAL OF SIGNS BY THE ZONING INSPECTOR: The Zoning Inspector shall cause to be removed: any sign that endangers the public safety by reason of its location and placement; an abandoned sign that no longer applies to the property on which it is situated; a dangerous or materially, electrically or structurally defective sign; or a sign for which no required permit has been issued. The Zoning Inspector shall prepare a notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed or the violation is not corrected within ten (10) days, the sign shall be removed in accordance with the provisions of this Section.

- a. All notices mailed by the Zoning Inspector shall be sent by certified mail. Any time period shall be deemed to commence on the date of the receipt of the certified mail.

- b. The notice shall be mailed to the owner of the property on which the sign is located as shown on the last tax assessment roll it known, or with reasonable care should be known, and shall be mailed to or delivered to the occupant of the property.
- c. Any person having an interest in the sign or the property may appeal the determination of the Zoning Inspector ordering removal or compliance by filing a written notice of appeal with the Board of Zoning Appeals within 30 days after the date of mailing the notice, or 30 days after receipt of the notice if the notice was not mailed.