

City of Brecksville, Ohio Code of Ordinances

Supplement 2018 S-27 contains:
Local legislation current through 5-15-18
State legislation current through 7-18-17

Published by:
American Legal Publishing Corporation
One West Fourth Street, Third Floor
Cincinnati, Ohio 45202
Tel: (800) 445-5588
Fax: (513) 763-3562
Internet: <http://www.amlegal.com>

CHAPTER 1187: SIGN REGULATION

Section

1187.01	Intent
1187.02	Establishing regulations
1187.03	Classification of signs
1187.04	Measurement standards
1187.05	Design standards
1187.06	Location and dimension limitation standards
1187.07	Prohibited signs
1187.08	Signs in residential districts
1187.09	Signs in business districts
1187.10	Signs in industrial districts
1187.11	Signs in community facilities districts
1187.12	Signs in automotive parking districts
1187.13	Signs permitted in all districts
1187.14	Application for permits
1187.15	Maintenance and removal of signs
1187.16	Nonconforming signs

1187.17	Abandoned signs
1187.18	Deviations from specific sign requirements
1187.19	Exemptions to regulations
1187.20	Severability
1187.21	Expiration of approvals and permits
1187.99	Penalty

Cross-reference:

Nonconforming buildings, land and use definitions, see § 1113.17

Sign definitions, see § 1113.20

Sign permit fees, see § 1314.12

Signs in parking areas, see § 1183.15(c)

Use definitions, see § 1113.24

§ 1187.01 INTENT.

Regulations are hereby established to control the type, design, size, location and maintenance of signs in order to achieve the following:

- (a) To promote and maintain high quality residential districts and attractive public facilities;
- (b) To provide for appropriate signs for identifying businesses by relating the size, type and design of signs to the type, size and nature of the establishment;
- (c) To control the design and size of all signs so that they will be harmonious with their surrounding areas;
- (d) To provide a safe environment by eliminating any conflict between advertising or identification signs and traffic-control signs which would be hazardous to the safety of the public;
- (e) To control temporary signs and prohibit undesirable impacts on property values and neighborhood character; and
- (f) In business districts, to provide for appropriate signs for advertising goods or services rendered in keeping with the type of establishment involved.

('64 Code, § 1187.01) (Ord. 3062, passed 1-16-90)

§ 1187.02 ESTABLISHING REGULATIONS.

(a) Signs shall be designed, erected, altered, reconstructed, repaired, moved and maintained in accordance with the type, design, size, location, illumination and other provisions set forth in this chapter.

(b) The construction, erection, safety and maintenance of all signs shall be in accordance with the city Building Code.

(c) The provisions of this chapter shall not amend the other codes, rules or regulations governing traffic signs within the city.

(d) In addition to the regulations set forth in this chapter, signs within the Towne Centre boundaries shall also be subject to any special provisions, restrictions or criteria approved by Council for the Towne Centre Area.

('64 Code, § 1187.02) (Ord. 3062, passed 1-16-90)

§ 1187.03 CLASSIFICATION OF SIGNS.

SIGN means any display, figure, painting, drawing, placard, poster or other device visible from a public way, which is designed, intended or used to convey a message or direct attention to a building, person, institution, organization, activity, place, object or product.

(a) *Classification by use type.*

(1) *Permanent signs.*

A. **BILLBOARD** means one which directs attention to a specific business, product, service, entertainment or other activity sold, offered or conducted elsewhere than upon the same lot on which the sign is located.

B. **BULLETIN BOARD** means an announcement sign which directs attention to and is located on the lot which is the subject of such sign.

C. **DIRECTIONAL SIGN** means one indicating the direction pedestrian or vehicular traffic is requested to move on that location, and does not include any business identification information.

D. **IDENTIFICATION SIGN** means one indicating the name and address of a building, development, public or semi-public facility, business, office or industrial

establishment. Such signs may also include the names of tenants, general types of goods sold, or services rendered; however, the listing of specific goods or services, brand names, prices, sales or telephone numbers shall not be permitted.

E. **INFORMATION SIGN** means one which presents miscellaneous information intended to serve the public. Typical signs present travel information, vehicle service, weather, time, historic and scenic sites, recreation facilities, and the like. An informational sign may be permitted in any District upon approval by the Planning Commission. "Open" illuminated signs may be permitted only in business districts.

F. **NAMEPLATE** means one which indicates the name, address or profession of a person or persons occupying a building or unit of a building.

G. **HANDICAPPED PARKING** means a sign indicating a parking area reserved for a vehicle exhibiting a state issued disabled persons parking permit or license plate. The sign shall be: eye level, blue with the standard white profile of a wheelchair and occupant in the center. The sign may also include the warning statement "Unauthorized vehicles will be towed away at the owners expense."

H. **DIRECTORY SIGN** means one which lists names of tenants or organizations in a building. This sign may be combined with another permitted type of sign.

I. **ADDRESS SIGN** means one consisting of numbers identifying a property or building unit address. A sign permit is required when the height of address numbers are proposed to be in excess of twelve (12) inches.

(2) *Temporary signs.* **TEMPORARY SIGN** means a sign designed for use for a limited period of time.

A. **PROJECT SIGN** means one indicating the promotion, development and construction on the property on which it is located of a project where the city has approved the final development plans and could include the owner, architects, engineers, contractors and other individuals or firms involved with the construction.

B. **REAL ESTATE SIGN** means a ground sign calling attention to rental, sale, or lease of property where it is posted or a temporary activity taking place on the property where it is posted like a party or garage sale.

C. **SALE SIGNS** means a window sign, such as "sale," "special," "clearance," symbolic or graphic signs, such as a red heart for Valentine's Day, or identifying prices and/or items for sale.

D. **SPECIAL EVENT SIGNS** means one which may be in the street right-of-way, or displayed as a window sign or other locations approved by the Planning

Commission announcing a public function.

E. ***SPECIFIC PRODUCT SIGN*** means one which only indicates a specific class of products or product from a company.

F. ***TEMPORARY DIRECTIONAL SIGN*** means a ground sign directing vehicular or pedestrian traffic to a temporary activity taking place at another, but nearby, location such as an open house sign for the sale of real estate.

G. ***POLITICAL SIGN*** means any sign used for the purpose of endorsing, supporting, advocating or opposing any candidate for elective office or any issue which will be placed before the electorate at any general, primary, special or other election.

(b) *Signs by structural type.*

(1) ***AWNING SIGN*** means one painted, attached, embossed or affixed to a permanent or retractable awning.

(2) ***CANOPY SIGN*** means one painted, embossed, affixed or attached to the soffit or fascia of a canopy, covered entrance or under a walkway, or to a permanent awning or marquee and not projecting beyond the edges of same.

(3) ***GROUND SIGN*** means one free standing with not more than two faces which has a supporting base designed as an integral part of the sign resting on the ground.

(4) ***POLE SIGN*** means one free-standing with one or not more than two faces, which is supported wholly by a pole or poles designed to allow pedestrian or vehicular access thereunder.

(5) ***PROJECTING SIGN*** means one erected on the outside wall of a building and projecting out at a 90° angle.

(6) ***ROOF SIGN*** means one erected partly or completely on or over the roof of any building or over any portion of the building covered by roofing materials or which serves to shed rainwater.

(7) ***WALL OR PANEL SIGN*** means one integral with the face of an exterior wall of a building or attached to the wall or parallel with the wall.

(8) ***WINDOW SIGN*** means a permanent or temporary sign painted on or attached or affixed to the interior or exterior surface of windows or doors of a building or any interior sign within three feet of windows or doors.

(9) ***PORTABLE OR MOBILE SIGNS*** means one which is designed to be moved with or without wheels.

(10) **CHANGEABLE COPY SIGN** means one where the message or graphics is not permanently affixed and may be periodically replaced, or covered over.

(c) *Signs by sign face type.* For the purpose of establishing sign face area measurement standards, all signs are defined by sign face type as follows:

(1) **PANEL SIGN** means one whose information is displayed on a generally flat surface. Such panel may be either a structural object or a portion of the surface of a structure.

(2) **NONPANEL SIGN** means one consisting of letters or characters which are individually attached to or painted on a building wall, window, door or other structural element not designed or differentiated as a sign panel.

(3) **THREE-DIMENSIONAL OBJECT SIGN** means one which takes the form of a three-dimensional object, such as a sphere, and also including any sign with three or more sides used as sign panels.

(d) *Unit of a building.* As used in this chapter in the determination of maximum sign face area, the term **BUILDING UNIT** refers to a space occupying a portion of the ground floor of a building, containing an entrance from the building exterior, and separated from other such spaces by a party wall or walls.

('64 Code, § 1187.03) (Ord. 3062, passed 1-16-90; Am. Ord. 3352, passed 6-7-94; Am. Ord. 3740, passed 7-6-99)

§ 1187.04 MEASUREMENT STANDARDS.

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

(1) *Measurement of sign face area.* For the sign types defined in § 1187.03(d), sign face area shall be measured as follows:

A. Panel signs. Area shall be measured to include the entire enclosed surface area. The area of both sides of double-sided signs shall be included in the measurement.

B. Nonpanel signs. Area shall be measured to include the surface area of the smallest single rectangle completely enclosing all of the letters or characters of the sign.

C. Three-dimensional object signs. Area shall be measured to include all surface area which forms a part of the message conveyed by a sign. Such measurement, along

with necessary calculations, shall be submitted by the applicant with the application.

(2) *Measurement of building and lot frontage.*

A. **Building frontage.** The frontage of a building shall be the width of the facade which faces the principal street in a business district, the Planning Commission may allow, as additional building frontage, the width of other facades of the building which contain the public entrances and faces the required parking areas. 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. Buildings located adjacent to a freeway shall not be considered to have frontage on the freeway for sign area calculations and for signage location purposes.

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

(b) *Sign height.* The height of signs supported from the ground shall be measured from the base of the sign at its point of attachment to the ground to its topmost element. However, if such sign is attached to a wall or other human-made base, including a graded earth mound, the sign height shall be measured from the grade of the general area.

(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 (LL) or street right-of-way (ROW) to the closest point on the sign.

('64 Code, § 1187.04) (Ord. 3062, passed 1-16-90; Am. Ord. 3352, passed 6-7-94) Penalty, see § 1187.99

§ 1187.05 DESIGN STANDARDS.

In order to facilitate legibility of information, traffic safety, and economic vitality, signs shall be of professional quality, designed in a manner compatible with the character and style of the buildings on which they are located, adjoining buildings and neighboring signs. Signs shall be structurally sound and located so as to pose no safety hazard.

(a) *Style and color.* A sign shall be generally consistent throughout the particular building or block involved and the color of signs shall be compatible with the color of the building facade, and other existing signs. No more than four (4) compatible colors may be used on any sign (including the sign face and base).

(b) *Lettering.* The lettering on a sign shall be large enough to be easily and safely read from the normal visual location. However, the lettering shall not be overly large or out of scale with the building. An excessive amount of information that could create a potential safety

hazard shall not be permitted.

(c) *Materials.* Signs shall be fabricated on and of materials of good quality, good weathering and durability and complimentary to their building. Outdoor signs and display structures, including the supporting structure and all parts, shall be of noncombustible material when required by the Building Code.

(d) *Illumination.*

(1) *External.* External illumination may be permitted when direct rays from external light sources to illuminate signs have adequate shielding to prevent these rays from shining around or underneath the signs or onto adjacent residential buildings and streets and shall not be of high intensity or brightness so as to cause glare hazardous to pedestrians or auto drivers or so as to cause reasonable objection from adjacent buildings. External illumination may be from the front or rear of the sign.

(2) *Internal.* Internal illumination may be permitted only on free-standing ground identification signs located only in Business Districts and Industrial Districts provided the illumination is limited to business logo or individual letters of a business name and shall exclude all background areas of the sign face. "Open" signs which are located in business districts may be illuminated.

(e) *Movement restrictions.* No sign shall revolve, rotate, whirl, spin, flash or otherwise make use of motion to attract attention, except to perform a public service function such as indicating time or temperature.

(f) *Relation to traffic devices.* Signs visible from the sight lines along a street shall not contain an arrow or words such as "stop," "go," "slow," and the like; and the movement, content, coloring or manner of illumination shall not resemble traffic-control signs or signals.

('64 Code, § 1187.05) (Ord. 3062, passed 1-16-90; Am. Ord. 3352, passed 6-7-94; Am. Ord. 3740, passed 7-6-99) Penalty, see § 1187.99

§ 1187.06 LOCATION AND DIMENSION LIMITATION STANDARDS.

Signs, as permitted, shall be located and sized according to the standards set forth in this section and the individual Zoning Districts.

(a) *Location.*

(1) *Corner lots.* No sign shall be allowed on a lot within a triangle formed between points on the front and side street right-of-way lines within 20 feet from their

intersection.

(2) *Signs over pedestrian or vehicular ways.* The lowest member of these signs shall not be less than eight feet above the finished grade of a pedestrian way. If located over a pavement used for vehicular traffic, the signs shall be not less than 15 feet above the finished pavement and at least one foot away from the vertical projection of the edge of the pavement.

(3) *Relation to traffic devices.* Signs shall not be erected so as to obstruct sight lines of pedestrians or motorists along any public way, from traffic-control devices, street name signs at intersections, or signals at railroad grade crossings.

(4) *Relation to openings.* Signs shall not project over or obstruct the required-windows or doors of any building, fire escape or interfere with other safety provisions.

(5) *Street right-of-way and public land.* No signs shall be located in street rights-of-way and/or public lands except for municipal and governmental signs.

(b) *Dimension limitations.*

(1) *Ground sign.* Sign height shall not exceed six feet in Industrial Districts and five feet in all other districts including a supporting base from the average ground level except as otherwise specifically permitted in this chapter. Architectural elements approved by the Planning Commission may exceed these height limitations by one foot.

(2) *Wall or panel signs.* These signs shall not project more than one foot from the building wall to which it is attached and shall not project above the building wall.

('64 Code, § 1187.06) (Ord. 3062, passed 1-16-90; Am. Ord. 3740, passed 7-6-99) Penalty, see § 1187.99

§ 1187.07 PROHIBITED SIGNS.

The following types of signs are not permitted in any zoning district.

(a) *Advertising signs on vehicles,* such as parked trucks or trailers on private or public property visible from a public street which has attached thereto or located thereon any sign or advertising device for the basic purpose of directing attention to products, business activity, sold on the premises upon which such vehicle is located except those on commercial delivery and service vehicles provided the signs are limited to the display of business name, address, phone number and do not exceed five square feet per sign. The signs are further limited to one sign per side of vehicle not to exceed three signs.

- (b) Billboards as defined in § 1187.03(a)(1).
- (c) *Flashing, animated or moving signs* of any sort, including revolving signs except as defined in § 1187.05(e).
- (d) *Gas filled balloons, search lights, Pennants* or streamers for or associated with advertising purposes.
- (e) *Pole signs*, as defined in § 1187.03(b)(4).
- (f) *Portable or mobile signs*, as defined in § 1187.03(b)(9).
- (g) *Roof signs*, as defined in § 1187.03(b)(6).
- (h) *Signs on street right-of-way and public lands* including any curb, sidewalk, post, pole, hydrant, bridge, wall, tree or other surface located on public property except as may be permitted in §§ 1187.06(a)(5) and 1187.13(c)(3).
- (i) *Traffic related devices*, as defined in § 1187.05(h).
- (j) *Internally illuminated window signs*, except information signs as defined in § 1187.03(a)(1)E.
- (k) *Free standing signs*, located along freeways as defined in § 301.15 of the Codified Ordinances of the city, designed to be visible to freeway traffic.
- (l) *Changeable copy signs* - with the exception of bulletin board signs permitted in community facilities uses.
- (m) *Signs not specifically* permitted by district under §§ 1187.08 through 1187.13. ('64 Code, § 1187.07) (Ord. 3062, passed 1-16-90) Penalty, see § 1187.99

§ 1187.08 SIGNS IN RESIDENTIAL DISTRICTS.

Signs in residential districts shall be designed, erected, altered, relocated and maintained in accordance with the regulations as provided in this chapter. For community facilities uses located in residential districts, the regulations of § 1187.11 shall apply.

- (a) *Schedule of residential signs permitted by use and structural type:*

<i>Use Type of Sign</i>	<i>Name Plate</i>	<i>Identification</i>	<i>Directional</i>
One-Family Detached	wall/ground	ground	prohibited

Brecksville, Ohio Code of Ordinances

Dwelling			
Attached and Multi-Family Dwellings	wall	ground	wall/ground

(b) *Schedule of Residential Signs Regulations.* Signs as permitted shall conform to the number, area, height, locations and any other requirements of this chapter.

<i>Type of Sign</i>	<i>Maximum Number</i>	<i>Maximum Size of Single Face Area (feet)</i>	<i>Maximum Height (feet)</i>	<i>Location Minimum Set Back (Feet)</i>	<i>Other Requirements</i>
Nameplate	1/unit	2	3 ground	10 from side lot line	Name and/or house number on any building or lot
Identification	1/street	20	5	10 from ROW 15 from lot line. See § 1187.08(c)(3).	35 feet from any 1 or 2 family residence (See § 1187.06(a)(1))
Directional	1	2	5 (wall) 3 (ground)	5 from side lot line	

(c) *Special Provisions.*

(1) Identification sign illumination may be permitted as approved by the Planning Commission.

(2) Room rental signs are prohibited.

(3) Development identification signs shall be located within an easement area dedicated for that sign and such easement shall be depicted on the development plat. The homeowners association bylaws or other covenants and deed restrictions shall include provisions

for maintenance of the sign.

('64 Code, § 1187.08) (Ord. 3062, passed 1-16-90; Am. Ord. 3740, passed 7-6-99) Penalty, see § 1187.99

§ 1187.09 SIGNS IN BUSINESS DISTRICTS.

Signs in business districts shall be designed, erected, altered, relocated and maintained in accordance with the regulations as provided in this chapter. For community facilities uses located in Business Districts, the regulations of § 1187.11 shall apply.

(a) *Schedule of business signs permitted by use and structural type:*

All Districts:

Office Buildings, Local Business, Shopping Center, Commercial Service, and Motor Service, and Office Park

Identification:

Ground, canopy, and window (wall except in Office Districts)

Directional:

Ground, wall

(b) *Measurement standards for maximum sign area.* The maximum (total) area of all permanent signs permitted for a building or building unit to which the signs are accessory, shall be related to the building and building unit width. Maximum sign face area (square feet) shall be determined according to the measurement standards of § 1187.04 and the formulas below where “W” is the front age width of the building.

(1) *Maximum sign area per building.* Maximum permanent sign area (square feet) for all permitted signs for a building is based on “W” the frontage width (feet) of the building as follows:

<i>District</i>	<i>Maximum Sign Area (square feet)</i>
Office Building	W x .75
Local Business	W x 1.00

Brecksville, Ohio Code of Ordinances

Shopping Center	W x 1.00
Commercial Service	W x 1.00
Motor Service	W x 1.00
Office Park	W x .50

(2) *Maximum building or building unit exterior sign area.* The maximum permanent sign face area allowed on the exterior frontage of the building and each building unit shall be determined by the formula: (Building or building unit frontage width) W x 0.75. Window or projecting signs are not included in this measurement.

(3) *Maximum sign area per building unit.* The maximum allowable area (square feet) of all permanent signs for an individual unit of a building shall be a direct percentage of that building unit's frontage width to the building total frontage width of the maximum sign area of the building from § 1187.09(b)(1).

(c) *Schedule of Business Sign Regulations.* Signs as permitted shall conform to the number, area, height, location and any other requirements of this chapter:

<i>Type of Sign</i>		<i>Maximum Number</i>	<i>Maximum Size of Single Face Area (square feet)</i>	<i>Maximum Height (feet)</i>	<i>Location Minimum Set Back (feet)</i>	<i>Other Requirements</i>
Identification	(Ground)	1/zoning lot	30	5	5 from ROW 25 from lot line	Minimum 100 ft. from residential district line.
	(Wall)	1/unit	"W" x .75	3 on sign	Front of Building	3 ft. minimum from end of building unit.
	(Canopy or awning)	1	5	8 inches		Business name only
	(Door/Window)	1	2		Door	Business name and address**

Brecksville, Ohio Code of Ordinances

<i>Type of Sign</i>	<i>Maximum Number</i>	<i>Maximum Size of Single Face Area (square feet)</i>	<i>Maximum Height (feet)</i>	<i>Location Minimum Set Back (feet)</i>	<i>Other Requirements</i>
	(Name-plate)	1	2		Door/wall Business name
	(Window*)	1/unit	5		Front of building Permitted in lieu of wall sign.
Directional		2	2	3 if ground 5 if on wall	1 from ROW 5 from side lot line Minimum 10 feet from residential line.
*Provided that the total of all window signs, temporary and permanent, do not exceed 25% of the total window area.					
**Emergency off-site telephone number with numbers not to exceed two (2) inches in height.					

(d) *Special provisions.*

(1) *Uses within enclosed mall or arcade.* Uses (building units) with entrances located only within an “enclosed” hall or arcade are not counted in the computation of the maximum permitted sign area per building.

(2) *Uses (building units) above the ground floor.* Signs for business or other uses (building units) above the ground floor of a building are not covered by the sign regulations of §§ 1187.09(a) through 1187.09(c). However, each external facing building unit above the ground floor shall be entitled to one identification wall or window sign not exceeding three square feet in area. Such wall sign shall be located on an inside wall either on the upper floor or on an entrance to the upper floor.

(3) *Multi-unit building service entrances.* Multi-unit building service entrances, may be identified by the business name and address on a permanent nameplate not exceeding two square feet in single face sign area located on or near the service entrance. The service entrance signs shall be permitted in addition to the signs listed in § 1187.09(c). The area shall be permitted in addition to the maximum permanent sign area of § 1187.09(b)(1).

(4) *Gasoline and automobile service stations.* Such signs shall conform to the district regulations in which they are located, except as permitted below.

A. All gasoline and service stations shall be permitted one free-standing permanent identification sign for and on each street the station fronts on.

B. Maximum sign face area, for each sign displaying only the price of gasoline and diesel fuel is four square feet per fuel type. No more than two fuel price signs shall be permitted per street frontage. Sign face area for price signs shall be part of the identification sign requirement. No other specific goods price signs are permitted.

C. Where building main frontage is less than 40% of maximum lot width, the maximum sign face area permitted may be increased up to 25% by the Planning Commission.

D. Permanent information signs at fuel pumps and service islands are permitted. Such signs shall be limited to the display of information regarding the type of service provided and other information essential in directing and instructing the motoring public, as approved by the Planning Commission.

(5) *Open space uses.* For purposes of this section, an ***OPEN SPACE USE*** shall be any use permitted in a business district for which the width at the main or principal building represents 20% or less of the main frontage of its lot. For such uses, maximum sign face area for all permanent signs shall be determined by the frontage of the lot x 0.5. However, maximum sign face area shall not exceed 150 square feet for a lot.

(6) *Projection sign.* A projection identification may be permitted in lieu of a permitted wall or window identification sign. Projections shall not extend more than three feet from the face of a building and less than eight feet above the finished grade of a sidewalk. Maximum single sign face area shall not exceed nine square feet. The Planning Commission may allow additional projection identification signs designed solely for pedestrian traffic and not exceeding 1.5 square feet per sign.

(7) *Identification sign.*

A. Wall identification signs on the frontage of a building may include up to 25% of its area listing the general type of goods sold or services rendered except in Office Districts.

B. Individual business identification signs in an area containing more than one building or in a multi-business unit building, where permitted, shall be limited to wall signs attached to the building or unit thereof, except as specifically permitted in § 1187.09(d)(7)C.

C. Ground identification signs for multi-business unit buildings may include names of individual businesses when:

1. The height of letters in the development/building name and addresses are larger than the individual business names and occupy at least 20% of the sign area.

2. Height of letters in the names of the individual businesses are at least four (4) inches. The style of all lettering shall be the same.

3. An area (provision for "lease/rental information") may be designated as a permanent part of the sign. An additional three (3) square feet of sign area may be allowed specifically for lease/rental information.

4. Changes of individual business names on the sign may be permitted by the Building Commissioner under the same conditions as the existing sign. The height, style and color of letters for the replacement business name shall be the same as those previously approved for the sign.

(8) Awnings signs. The name of the business may be placed in a space not exceeding eight inches in height located on the front and side portions of the awning and signage on an awning shall be considered as part of the total signage allowed.

(9) Multiple streets. Buildings or building units having a facade fronting on a second street are permitted signs and sign face area for that second street in addition to that otherwise permitted by regulations of this chapter. The additional sign face area shall be based on the building or unit secondary frontage, but shall not exceed 30% of the maximum sign face area permitted. The number of additional signs by use and structural type shall not exceed the number of signs otherwise permitted for the primary street.

(10) Office building and office park.

A. Building identification signs shall be permitted only over the main entrances of the building.

B. Individual tenant identification signs shall be permitted only on the ground identifying the building and address. Multiple tenant building ground identification signs, if used for tenant identification, shall be designed to incorporate the individual tenant names.

(11) Signs not requiring a permit. The following signs may be displayed without permit provided the signs are professionally designed and displayed according to the established criteria:

A. Sale signs, specific product signs and special event signs. Temporary sale signs and special event signs as defined in §§ 1187.03(a)(2)C., 1187.03(a)(2)E. and 1187.03(a)(2)D., respectively, may be displayed as window signs defined in § 1187.03(b)(8)

without permit provided the following criteria are met:

1. Total signs displayed do not exceed 25% of the total window area of a building elevation.
2. Each sign is limited to a maximum area of five square feet.
3. Total signs displayed for each building unit, including both temporary and permanent signs, is limited to a maximum of two signs or one sign per eight feet of lineal window frontage, whichever is greater.
4. A permit is required to display a sign longer than 60 days.
5. Business identification is not permitted as part of the sale sign.

B. Signs displayed days and hours of operation. Each building unit shall be allowed one sign displaying days and hours of operation not exceeding 1.5 square feet to be located on the door to the main entrance or window area adjacent to the main entrance.

C. Business address. Each building shall be allowed to display its numerical mailing address not exceeding 1.5 square feet to be displayed in one location on either the door to the main entrance or secured to the wall or window above the main entrance.

D. Non-illuminated open or closed signs. Each building unit shall be allowed to display an "open" or "closed" non-illuminated sign not exceeding 2.0 square feet in the window area.

(12) Directory multi-tenant signs may be permitted in addition to other signage within the total allowable signage area for the development. The size and location shall be approved by the Planning Commission.

(13) Illuminated "open" signs. An illuminated "open" sign shall be permitted to be located on the inside of a window of the business which it serves and be limited to one (1) square foot in total area and one color.

('64 Code, § 1187.09) (Ord. 3062, passed 1-16-90; Am. Ord. 3352, passed 6-7-94; Am. Ord. 3740, passed 7-6-99) Penalty, see § 1187.99

§ 1187.10 SIGNS IN INDUSTRIAL DISTRICTS.

Signs in office laboratory and manufacturing distribution districts shall be designed, erected, altered, moved and maintained in accordance with the provisions as contained in this

Brecksville, Ohio Code of Ordinances

<i>Type of Sign</i>		<i>Maximum Number</i>	<i>Maximum Size of Single Face Area (square feet)</i>	<i>Maximum Height (feet)</i>	<i>Location Minimum Set Back (feet)</i>	<i>Other Requirements</i>
Identification	(Wall)	1/unit	“W” x 0.50	3	Unit main entrance wall or frontage	
	(Canopy)	1	6	1 (vertical dimension)	Building	Business name only
Directional		2	2	3 if ground 5 if on wall	5 from ROW; 15 from side lot line	

(d) *Special provision.*

(1) *Industrial park or multi-building developments.* In addition to the signs permitted in this section, one ground identification sign may be permitted for an industrial park planned development or unified multi-building development of three or more industrial buildings serviced by an interior industrial street. This sign shall only identify the name and address of the industrial park or multi-building development. Maximum single face area shall not exceed 40 square feet and maximum height shall be six feet. This sign shall be located at the vehicular entrance to the industrial park or multi-building development and shall be set back a minimum of 25 feet from the right-of-way and side lot line.

(2) *Multi-unit building service entrances.* Multi-unit building service entrances may be identified by the business name and address on a permanent nameplate not exceeding two square feet in single sign face area located on or near the service entrance. The service entrance signs and area shall be permitted in addition to the area and signs listed in §§ 1187.10(b) and 1187.10(c) respectively.

(3) Multi-tenant ground identification signs for multi-business unit buildings. Ground identification signs for multi-unit buildings may include names of individual businesses when:

A. The height of letters in the development/building name and addresses are larger than the individual business names and occupy at least 20% of the sign area.

B. Height of letters in the names of the individual businesses are at least five (5) inches. The style of all lettering shall be the same.

C. An area (provision for "lease/rental information") may be designated as a permanent part of the sign. An additional four (4) square feet of sign area may be allowed specifically for lease/rental information.

D. Changes of individual business names on the sign may be permitted by the Building Commissioner under the same conditions as the existing sign. The height, style and color of letters for the replacement business name shall be the same as those previously approved for the sign.

('64 Code, § 1187.10) (Ord. 3062, passed 1-16-90; Am. Ord. 3352, passed 6-7-94; Am. Ord. 3740, passed 7-6-99) Penalty, see § 1187.99

§ 1187.11 SIGNS IN COMMUNITY FACILITIES DISTRICTS.

Signs in community facilities districts shall be designed, erected, altered, relocated, and maintained in accordance with the regulations as contained in this chapter.

(a) *Schedule of community facilities signs permitted by use and structural type.*

Identification: Ground, wall

Bulletin Board: Ground, wall

Directional: Ground

(b) *Schedule of community facilities sign regulations.* Signs as permitted shall conform to the number, area, height, location and any other requirements of this chapter:

<i>Type of Sign</i>	<i>Maximum Number</i>	<i>Maximum Size of Single Face Area (square feet)</i>	<i>Maximum Height (feet)</i>	<i>Location Minimum Set Back (feet)</i>
Identification				
(Ground)	1 each zoning lot	30 two sides permitted	5	15 from ROW; 50 from lot line
(Main Buildings, Wall)	1 each building	Building frontage x .5	4	Building frontage or

Brecksville, Ohio Code of Ordinances

			but not to exceed 25 square feet		main entrance
Bulletin Boards					
	(Ground, Wall)	1	Additional 10 square feet	6	Permitted as part of an approved ground or wall identification sign
Directional					
	Ground		2	3	5 from ROW; 15 from lot line

(c) *Special provisions.*

(1) *Additional ground identification signs.* For large complexes with more than one main building or activity area, additional ground identification may be permitted by the Planning Commission.

(2) *Directional signs.* The number of directional signs allowed to adequately serve the development shall be determined by the Planning Commission.

('64 Code, § 1187.11) (Ord. 3062, passed 1-16-90; Am. Ord. 3352, passed 6-7-94) Penalty, see § 1187.99

§ 1187.12 SIGNS IN AUTOMOTIVE PARKING DISTRICTS.

(a) Signs in automotive parking districts shall be designed, erected, altered, relocated and maintained in accordance with the regulations as contained in this chapter.

(b) *Schedule of automotive parking sign regulations:*

<i>Type of Sign</i>	<i>Maximum Number Single Face Area</i>	<i>Maximum Size of Set Back</i>	<i>Maximum Height</i>	<i>Location Minimum</i>
Identification	1 per entrance	20 square feet	4 feet	5 feet from ROW;

Brecksville, Ohio Code of Ordinances

(Ground)				5 feet from LL
Directional (Ground)	1 per entrance	2 square feet	3 feet	1 foot from ROW; 5 feet from LL

('64 Code, § 1187.12) (Ord. 3062, passed 1-16-90) Penalty, see § 1187.99

§ 1187.13 SIGNS PERMITTED IN ALL DISTRICTS.

Signs permitted in all districts shall be designed, erected, altered, relocated and maintained in accordance with the regulations as provided in this chapter and as outlined below:

(a) *Schedule of Temporary Signs Permitted by Structural Type by District.*

<i>Schedule of Temporary Signs Permitted by Structural Type by District</i>		
Residential	Ground	Window
Business	Ground	Window
Industrial	Ground	
Community Facilities	Ground	Window
Automotive Parking	Ground	

(b) *Schedule of Regulations for Temporary Signs.* Temporary signs as permitted by use and structural type shall conform to the requirements of this chapter.

<i>Type of Sign by District</i>	<i>Maximum Number</i>	<i>Maximum Size of Single Face Area</i>	<i>Maximum Height</i>	<i>Location Minimum Set Back</i>
(1) Real Estate Sign in:				

Brecksville, Ohio Code of Ordinances

<i>Type of Sign by District</i>	<i>Maximum Number</i>	<i>Maximum Size of Single Face Area</i>	<i>Maximum Height</i>	<i>Location Minimum Set Back</i>
A. Residential	1 per lot (see special provisions)	5 square feet	4 feet	2 feet from ROW; 20 feet from side lot line
B. Business	1 per zoning lot or 1 per building unit (see § 1187.13(c)(4))	12 square feet (ground) 9 square feet (window)	5 feet	15 feet from ROW; 40 feet from side lot line
C. Industrial, Community Facilities, & Automotive Parking	1 per zoning lot (see § 1187.13(c) (4))	20 square feet	5 feet	15 feet from ROW; 40 feet from side lot line
(2) Project Sign				
A. Residential	1 per street	20 square feet	5 feet	5 feet from ROW; 20 feet from side lot line
B. Business, Industrial, Community Facilities, & Automotive Parking	1 per street	20 square feet	5 feet	15 feet from ROW; 40 feet from side lot line
(3) Temporary Directional Sign				
A. Residential	1 per street; 2 per dwelling unit	5 square feet	4 feet	(see special provisions)

(4) *Sale product signs.* See §§ 1187.07, 1187.14 and the particular zoning district for specific regulations.

(5) *Special event.* Any use or structural type not otherwise prohibited by this

chapter.

A. Grand opening signs shall be permitted on a one-time basis for a period not to exceed fifteen (15) consecutive days. The size and location of the sign shall be as approved by the Planning Commission.

(c) *Special provisions.*

(1) All temporary signs with the exception of residential real estate signs shall be located a minimum of 100 feet from a residential lot line.

(2) No temporary signs shall be illuminated.

(3) Temporary directional signs may be located in the city ROW on the day of the activity to which traffic is directed for the period of one hour before the activity until one hour after the activity and on no more than three days in any two week period.

(4) Separate temporary real estate ground signs in business districts pertaining to leasing or rental information of individual units in a multi-business unit building are prohibited on lots or locations that include similar information on approved ground identification signs pursuant to § 1187.09(d)(12).

(d) *Information signs.* Information signs shall be of any structural type not otherwise prohibited, meet the following requirements and be approved by the Planning Commission.

(1) Not exceed fifty percent (50%) of the largest signage area otherwise permitted in that district and five (5) feet in height.

(2) Be located on the premises relative to similar signs otherwise permitted in that district.

('64 Code, § 1187.13) (Ord. 3062, passed 1-16-90; Am. Ord. 3352, passed 6-7-94; Am. Ord. 3740, passed 7-6-99) Penalty, see § 1187.99

§ 1187.14 APPLICATION FOR PERMITS.

Application for permits to erect, place, paint, relocate or alter a sign shall be made to the Building Commissioner by the owner, lessee, developer of the property or his authorized representative for the sign. The application shall be submitted on forms furnished by the city and may be made either separately or with the application for a permit for a building. The fee shall be established by separate ordinance and paid with the application. If any work is commenced prior to the issuance of a permit and the payment of the appropriate fees, the regular fees applicable to

the permit in question shall be tripled.

(a) *Permit required.* A permit shall be required for all permanent and temporary signs with the exception of those signs listed in division (b) hereof, §§ 1187.19 and 1187.09(d)(12) and expressly permitted in the codified ordinances.

(b) *Permit not required.* A permit is not required for any temporary sign listed below, provided that the sign is located on the lot relating to the sign. However, all such signs shall be subject to the applicable regulations contained in this chapter.

(1) One (1) residential, commercial and industrial real estate signs per lot not exceeding five (5) square feet in area and located at least two (2) feet behind the right-of-way.

(2) Garage sale or other similar signs of a personal nature in a residential district not exceeding three (3) square feet and displayed no longer than three (3) days.

(3) Ground political signs may be erected on any property, with the owner's permission, and be located at least twelve (12) inches behind the right-of-way line. The sign(s) shall be securely placed in order to prevent being displaced by weather conditions. The following additional regulations shall apply to all political signs:

A. The sign shall not be posted in the public right-of-way, tree lawns located within the public rights of-way or any property owned or leased by the city, the state, the United States of America or any other public entity without the consent of such governmental entity.

B. No sign shall be erected on a vacant lot or on a lot with an unoccupied building without the owner's permission.

C. The political signs shall not be illuminated.

D. Political signs placed in the public right-of-way, tree lawns located within the public rights-of-way or any property owned or leased by the city, the state, the United States of America or any other public entity without the consent of such governmental entity shall be removed by the Building Department, Police Department and/or Service Department and stored at the Service Department complex for a minimum of seventy-two (72) hours and shall thereafter be destroyed.

(c) *Contents of applications.* Each application shall present the information required below through use of photographs and drawings at a scale which clearly shows details and design of the sign.

(1) The design and colored layout of each sign proposed, including the total area of all signs and the area, height, character, materials, colors and type of lettering or other

symbols or individual signs. Material samples may be requested.

(2) Photographs or drawings of the building for which the signs are proposed.

(3) The number and types of lamps and lens material to be used in any illuminated signs and data showing that the illumination meets the standards established in § 1187.05(f) including rays to illuminating areas.

(4) A dimensional site plan and building elevation showing the exact location of each sign in relation to the building and property lines. Also included shall be the dimensions of the width of the building or building unit face or faces and the lot or lots not occupied by buildings, all used for calculation purposes.

(5) Details and specifications for construction, erection and attachment as may be required by the Building Code including the name of the sign contractor or company.

(d) *Application review.* The Building Commissioner shall forward the application and drawings to the Planning Commission for review of:

(1) Conformance with the requirements of this chapter.

(2) Appropriateness of size, scale, shape, color and illumination in relation to building size.

(3) Location and relationship to signs currently existing.

(4) Conflicting applications for the same development area shall be resolved by the Planning Commission. Permanent signs shall take precedence over temporary signs.

(e) *Application approval.* In the event the application complies with the provisions of this chapter, the Planning Commission shall approve the proposed sign. Following Commission approval and approval by Council when deviations are required, the Building Commissioner shall issue a sign permit.

(f) *Temporary signs.* In addition to the other sign requirements, temporary signs shall comply with the following regulations.

(1) *Time limit.*

A. Temporary real estate signs advertising leased space shall be displayed no sooner than sixty (60) days prior to a known vacancy and must be removed immediately when all vacancies are filled.

B. Real estate signs requiring permits and project temporary signs shall be issued for a period of three hundred sixty-five (365) days and are renewable on re-application to the Building Department for an additional 365-day period. Additional renewals

of approved signs without alteration may be approved by the Building Commissioner.

C. Special event and directional temporary signs shall have time limits and locations specified by the Planning Commission or by the Building Commissioner.

(2) *Bond or cash deposit.* Bond or cash deposit shall be posted at the time of application to guarantee the cost of removal. Bond or cash deposit shall be set by separate ordinance.

(3) *Sign identification.* Each sign location shall be listed on the permit. Date of permit expiration shall appear on each sign.

(4) *Building Commissioner approval.* The following signs may be approved by the Building Commissioner and do not require a deposit:

A. Municipal or governmental signs.

B. Special event signs.

('64 Code, § 1187.14) (Ord. 3062, passed 1-16-90; Am. Ord. 3352, passed 6-7-94; Am. Ord. 3740, passed 7-6-99; Am. Ord. 4409, passed 4-15-08; Am. Ord. 4672, passed 2-21-12) Penalty, see § 1187.99

§ 1187.15 MAINTENANCE AND REMOVAL OF SIGNS.

All signs and sign structures shall be maintained in a safe and attractive condition. Signs and their supporting structures shall be repaired and painted as often as necessary to prevent rusting, peeling paint and undue fading. Signs which no longer serve the purpose for which they were intended, or which have been abandoned or are not maintained in accordance with this chapter and other applicable regulations of the city shall be removed by the last permit holder or by the city at the expense of such permit holder or property owner.

(a) Every sign or other advertising structure hereafter erected shall have a permanent identification tag located in a conspicuous place thereon, in letters not less than one (1) inch in height, the date of erection, the permit number and the voltage of any electrical apparatus used in connection therewith.

(b) Whenever the removal or maintenance of any permanent sign has been ordered by the Building Commissioner, the person, firm or corporation who erected such sign or on whose premises such sign or display structure has been erected, affixed or attached shall remove or maintain the sign within forty-eight (48) hours after receiving such notice. In the event of noncompliance, the Commissioner may remove or cause to be removed or maintained such sign

at the expense of the person, firm or corporation who erected such sign, or on whose premises it was erected, affixed or attached; each such person, firm or corporation shall be individually and separately liable for the expenses incurred in the removal of such sign. Temporary signs in residential districts shall be removed within twenty-four (24) hours a removal order is received from the Commissioner.

(c) Removal of a sign shall include the sign, enclosing frame, all sign supporting members and base, unless the enclosing frame and supporting members are a structural part of the building.

('64 Code, § 1187.15) (Ord. 3062, passed 1-16-90) Penalty, see § 1187.99

§ 1187.16 NONCONFORMING SIGNS.

A sign nonconforming as to the regulations prevailing on the effective date of this chapter, to wit: December 5, 1989, shall be deemed a nonconforming sign unless this chapter or a subsequent amendment thereto makes such sign conforming.

(a) *Maintenance, repair, alteration, change of use or occupant.* Any lawful nonconforming sign may be maintained and the structural or electrical parts repaired or restored to a safe condition only if required by law. Otherwise, a nonconforming sign shall not be altered or moved unless it is made to comply with this chapter. If any sign or part thereof is damaged, destroyed to more than fifty percent (50%) of its reproduction value or taken down, it shall not be rebuilt or relocated unless made to comply with the regulations of the district in which it is located.

(b) *Discontinuance of use.* A nonconforming sign, the use of which is discontinued for a period of thirty (30) days or more, shall thereafter be changed to conform to the regulations of this chapter.

(c) *Conformance date.* Any pole sign, as defined in this chapter, including its structural and supporting members, nonconforming under this Zoning Code and located within any zoning district shall be discontinued within five (5) years after the date of enactment of this chapter, to wit: December 5, 1989. Council hereby finds and determines that such pole signs pose a threat to motorist and pedestrian traffic and the location and appearance of the signs adversely affect residential and business property values. As such these signs are hereby declared a nuisance and thus are to be removed within the five (5) years stated herein.

('64 Code, § 1187.16) (Ord. 3062, passed 1-16-90; Am. Ord. 3352, passed 6-7-94) Penalty, see § 1187.99

§ 1187.17 ABANDONED SIGNS.

(a) Any sign accessory to an abandoned use shall be removed within thirty (30) days of notification by certified mail by the Building Department for removal of that sign. A use shall be determined abandoned if it has ceased operation for at least ninety (90) consecutive days.

(b) Notification shall be deemed sufficient if mailed to the last known address of the owner of the sign and to the address, as shown on the records of the Cuyahoga County Recorder, of the owner of the property where the sign is located.

('64 Code, § 1187.17) (Ord. 3062, passed 1-16-90) Penalty, see § 1187.99

§ 1187.18 DEVIATIONS FROM SPECIFIC SIGN REQUIREMENTS.

(a) *New developments.* For a new development, the Planning Commission may recommend to Council for approval, deviations from the specific sign requirements of number, area, location, heights and content when included in the development plan review and approval process. The specific reasons and rationale for the deviations from code requirements shall be documented in the Commission's minutes and report to Council. After approval of the deviation by Council, the approved signage shall become the permanent legal nonconforming signage for that development (See § 1187.15(c)). The approved signage shall become a part of the approved final development plans on file with the Building Department.

(b) *Existing developments.* For existing developments which are or will undergo substantial changes in the development or in the type of operation/business in the development, the Planning Commission may recommend to Council, deviations from the specific sign requirements by the same procedures and conditions as for new developments.

(c) *Other deviations.* Any applicant for a sign permit who desires to deviate from any of the regulations contained in this chapter shall make application to the Planning Commission for such deviation. The application shall be on forms as provided by the Building Commissioner. The applicant shall pay a fee in the amount of \$50 to defray administrative and publication costs associated with the request for a deviation. This fee shall be in addition to any other permit fee required in § 1314.12 of the codified ordinances of the city. The application for a deviation shall be administered as follows:

(1) A public hearing shall be held on any application for a deviation pending before the Planning Commission involving a deviation from the sign regulations for:

- A. Signs located within a residential district.
- B. Signs located within one hundred (100) feet of a residential district.
- C. Signs located less than the minimum setback required from an adjoining property.

Public hearings shall be held ten (10) days prior notice thereof has been published once in any publication having general circulation within the city.

(2) Deviation from the sign regulations may be granted by the Planning Commission, if the Commission finds that:

A. Strict application or enforcement of the sign regulations imposes an unnecessary hardship upon the applicant because of conditions unique or peculiar to the premises upon which the sign is to be located or is currently located, which conditions are not common to other properties and were not voluntarily created by the property owner, any occupant thereof or any predecessor in interest.

B. Denial of the requested deviation will unnecessarily deprive the owner or occupant of a substantial property right without thereby promoting the public health, safety or welfare.

C. The deviation requested would be in general harmony with the purpose and intent of the sign regulations contained in this chapter.

(3) All deviations granted by the Planning Commission shall be subject to review and approval by a majority vote of all members of Council before becoming effective.

(4) Unless the sign for which a deviation has been approved is constructed or is under substantial construction within six months from the date a sign permit has been issued, the deviation or deviations shall automatically expire and become null and void upon the expiration of the six-month period.

('64 Code, § 1187.18) (Ord. 3062, passed 1-16-90; Am. Ord. 3213, passed 6-2-92; Am. Ord. 3352, passed 6-7-94) Penalty, see § 1187.99

§ 1187.19 EXEMPTIONS TO REGULATIONS.

The following signage shall be exempt from these sign regulations:

- (a) Cornerstones and permanent building plaques, displaying the date of construction,

building name or similar information.

(b) Display of official public notices, the flag and emblem or insignia of an official governmental body.

(c) Holiday decorations displayed for customary periods of time.

(d) Painted wall murals or other similar art work if approved by the Planning Commission and Council.

(e) Signage which is not advertising and is an integral part of the original construction of vending machines, fuel pumps, or similar devices.

(f) Street name signs.

(g) Special signage determined by the Planning Commission to be reasonable considering the intent and regulations of this chapter.

('64 Code, § 1187.19) (Ord. 3062, passed 1-16-90)

§ 1187.20 SEVERABILITY.

If any section, subsection, division, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

('64 Code, § 1187.20) (Ord. 3062, passed 1-16-90)

§ 1187.21 EXPIRATION OF APPROVALS AND PERMITS.

In the event a sign has not been installed prior to permit expiration, the approval of any sign application by the Planning Commission and any sign code deviations which may be approved by City Council along with any permit issued pursuant thereto shall expire six (6) months from the date of the approval by the Planning Commission, the date that Council approved any requested sign code deviations or the date a sign permit is issued, whichever event occurs first. In the event work has commenced pursuant to the issuance of any sign permit within the six (6) month period as specified above but has not been completed within such time limit, the Building Commissioner may issue an extension of time for the completion of the work not to exceed sixty (60) days upon the showing of good cause by the permit holder.

(Ord. 3740, passed 7-6-99)

§ 1187.99 PENALTY.

(a) Any person, firm or corporation which shall violate any provision of this chapter, or which shall fail to obey any lawful order of the Building Commissioner made in accordance with the provisions hereof, or which shall erect, construct, alter or repair, or which has erected, constructed, altered or repaired any sign or part thereof which is not in conformity with the plans and specifications submitted to and approved by the Planning Commission or Building Commissioner in reference to which a sign permit has been issued, or fails to secure a sign permit for such work, or which violates any provision of this chapter, shall be deemed guilty of a misdemeanor of the fourth degree. A separate offense shall be deemed committed on each day during or on which a continuing violation occurs.

(b) The owner or lessees of any building, structure or premises whereon there is built, placed, erected, constructed, reconstructed or altered, any sign in violation of this chapter, and any contractor, subcontractor, or agent or employee or person retained or employed in connection therewith, and who participates in or in any manner assists in the violation of any of the provisions of this chapter, or of any ordered issued hereunder, shall be deemed guilty of a misdemeanor of the fourth degree. A separate offense shall be deemed committed on each day during or on which a continuing violation occurs.

('64 Code, § 1187.99) (Ord. 3310, passed 9-21-93; Am. Ord. 3488, passed 3-5-96)