

ARTICLE 20

SIGNS

SECTION 2000 – Intent

The purpose of this article is to coordinate the type, placement and physical dimensions of signs within the different zones and to recognize the commercial communication requirements of all sectors of the business community. Furthermore, this article is intended to protect property values, create a more attractive economic and business climate, and enhance and protect the physical appearance of the community. This article is further intended to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, and generally enhance community development.

SECTION 2005 - Government Signs Excluded

For the purpose of this order, "sign" does not include signs erected and maintained pursuant to and in discharge of any federal, state or local law, order, or governmental regulations.

SECTION 2010 - Sign Permits

Sign permits are required for all signs that are located within the jurisdictions covered by this ordinance. An application must be submitted for all proposed signs and must be filed with the Plan Commission. A Sign Permit shall only be issued if the proposed sign meets the requirements of this ordinance. The Sign Permit application shall include, at a minimum, the following information:

1. Name and address of the applicant;
2. Name and address of the owner of the property on which the sign is to be located, and the owners signature that will authorize the use of the land for the purposes of locating a sign;
3. A written description of the proposed sign including type of sign, supporting structure, method of illumination (if any), and construction materials to be used in the sign;
4. A site plan of the property on which the sign is to be erected showing existing structures, right-of-way lines and proposed location of the sign;
5. A drawing of the proposed sign showing display area dimensions, height of sign from grade to bottom and top of the sign and the information to be conveyed on sign.

Upon receipt of a full and complete application for a Sign Permit, the Planning Director or designee shall issue a permit or notify the applicant of any non-conformance with the provisions of this article within ten (10) working days. Failure to issue a permit or notify the applicant of any non-conformance does not constitute approval of the proposed sign. If the sign described in any sign permit has not been erected or installed within one (1) year from the date of issuance, the permit shall expire without further notice. The permit may be extended upon request of the applicant prior the date of expiration for a period not to exceed six (6) months. The Planning Director or designee shall maintain a file of all applications for sign permits.

SECTION 2015 - Signs Not Requiring a Permit

The following signs do not require a permit:

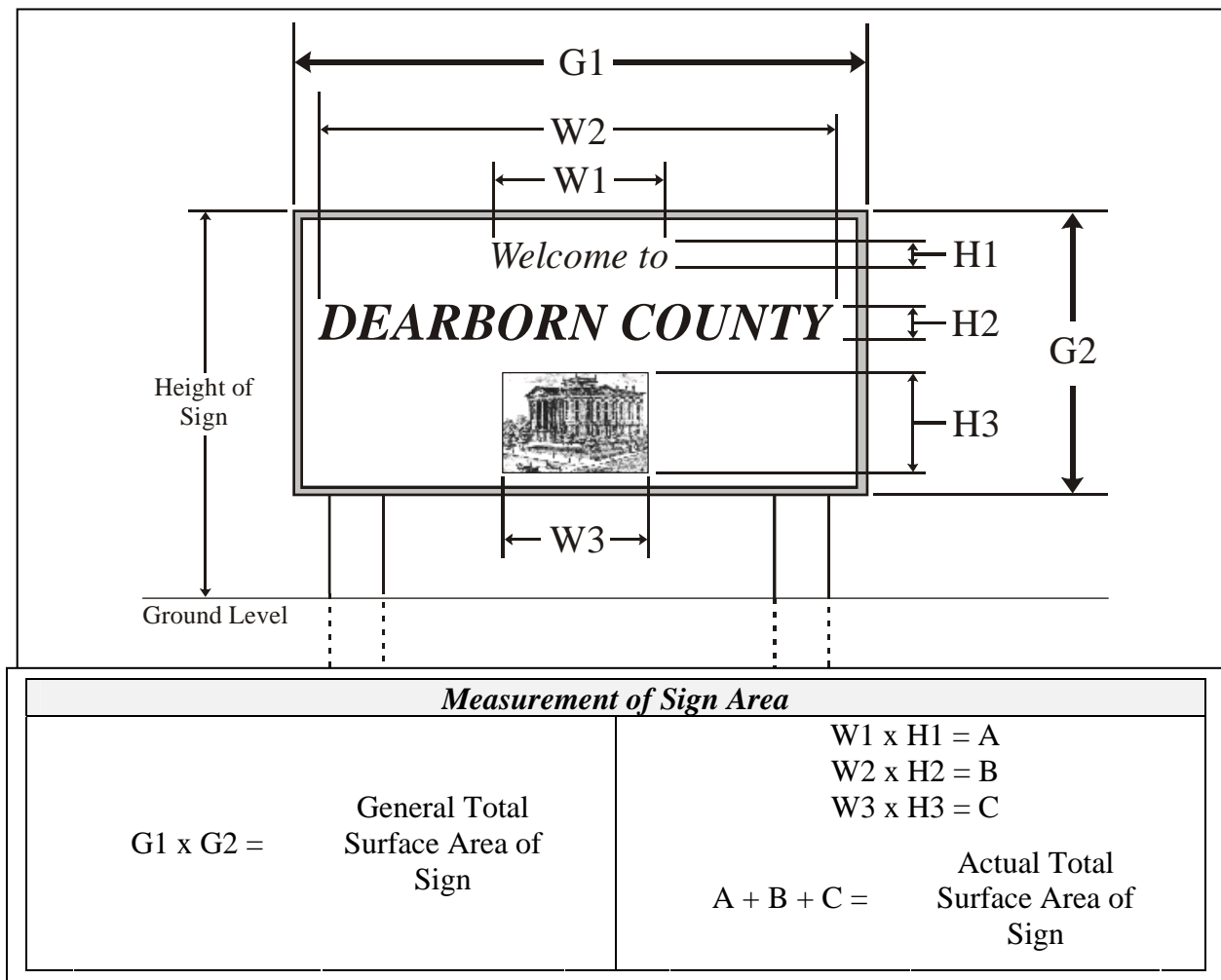
1. The replacement of an advertising panel or display message on an approved sign— involving no changes to size, location, or lighting.
2. Painting, repainting, cleaning, or other normal maintenance and repair of an existing sign or sign structure, unless a structural change is involved;
3. One temporary sign not exceeding one hundred (100) square feet in area announcing special public or institutional events, the erection of a building, the architect, builders or contractors may be erected for a period of sixty (60) days plus the construction period. Such temporary signs shall conform to the general requirements defined by Section 2020 of this article, and other standards deemed necessary to accomplish the intent of this article;
4. Temporary political signs placed outside a public street right-of-way. The signs shall be removed within one week after the election;
5. Temporary special event and directional signage for community events is allowed seven (7) days prior to the event and shall be removed one (1) day after the conclusion of the event. These signs shall not be located in the public right-of-way;
6. One (1) real estate sign per road frontage may be posted on the property which it is representing. The sign shall be limited to 16 square feet in Residential districts and 32 square feet in other districts. Regular open house signs shall be permitted one (1) week prior to the scheduled event and shall be removed by the day after the event. A sold sign shall be removed by the seller, or their agent, within one week after the date of closing. If constructed of a non-rigid material (such as a banner) such signs must conform to the requirements of Section 2085 of this Article, including the issuance of a permit.
7. Professional name plates of six (6) square feet or less in area.
8. Signs denoting the name and address of the occupants of the premises of two (2) square feet or less in area.
9. Signs advertising the sale of agricultural goods produced on the premises (such as firewood, vegetables, etc.) of sixteen (16) square feet or less in area.

10. Official flags of cities, county, commonwealth, or any nation bearing no advertising material.
11. Non-commercial signs: A work of art or sign for the expression of a message which is political, religious, or pertaining to a view, expression, opinion, or idea that contains no reference to the endorsement, advertising of, or promotion of patronage of a business, commodity, service, entertainment, or attraction that is sold, offered, or existing.

SECTION 2020 - General Requirements for All Signs and Districts

A sign may be erected, placed, established, painted, created, or maintained within the county jurisdictional area only in conformance with the standards, procedures, exemptions, and other requirements of this ordinance. The regulations contained in this section shall apply to all signs and all land use districts.

1. Any illuminated sign or lighting device shall employ only light which emits illumination of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights except signs performing a public service function indicating time, temperature, warning or similar services. In no event shall an illuminated sign or lighting device be placed or directed so as to directly beam upon a public road, highway, street, sidewalk, or other vehicular or pedestrian system or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance;
2. No sign shall employ any parts of elements that revolve, rotate, whirl, spin or otherwise make use of motion so as to constitute a traffic hazard or nuisance;
3. No part of a building mounted sign may be placed above the highest part of the roof or parapet for the section of wall on which the sign is mounted;
4. No sign shall be placed in any public right-of-way except publicly owned signs, such as traffic control signs and directional signs;
5. The bottom edge of any free standing pole sign (excluding entrance signs) erected in or above any area used for vehicular movement or parking shall be at least ten (10) feet above the paved level of such area. This height may be increased in a case where tractor-trailer or other large vehicle traffic would require a greater height clearance;
6. Unless otherwise permitted, no sign advertising goods or services shall exceed one (1) story or fifteen (15) feet in height, whichever is lower;
7. No building mounted sign shall project more than eighteen (18) inches from the area of fascia on which they are mounted;
8. All signs must conform to building and electrical code requirements.



SECTION 2025 - Measurement of Sign Area

The surface area of a sign shall be computed by including the entire area serving as written or graphic advertisement within a regular, geometric form comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not used for advertising matter shall not be included in computation of surface area. A general calculation of the Total Sign Area may also be used, if the general total surface area of the sign meets the described guidelines. (See *Figure 20.1*) Where a sign has two (2) display faces back to back, the area of only one (1) face shall be considered the sign area, provided the two (2) sign faces are not visible from one location therefore constituting two (2) signs.

Figure 20.1 - Measurement of Sign Area

SECTION 2030 - General Sign Setback Requirements

A permitted sign must be placed a minimum of five (5) feet outside the public right-of-way and any public easement so long as the sign will not obstruct traffic visibility at street intersections or within parking lots. In the case where a road may not have a dedicated right-of-way the sign must be placed a minimum of 30 feet from the centerline of the road.

SECTION 2035 - Signs Prohibited in All Districts

The following types of signs are prohibited in all districts:

1. Abandoned signs and support structures;
2. Banners, pennants, posters, ribbons, flags for advertising purposes, streamers, spinners, strings of lights, other similar moving devices or any sign that is temporary in nature due to its design or construction except as provided in Section 2075;
3. Signs imitating, resembling or conflicting with official traffic signs or signals;
4. Signs attached to trees, telephone poles, streetlights, public benches, bus stops, or placed on any public property or public right-of-way;
5. Signs placed on vehicles or trailers, which are parked or located for the primary purpose of supplementing or replacing on-site signage. This does not apply to signs or lettering on vehicles operating during the normal course of business;
6. Portable signs (including portable signs mounted to poles, buildings, or other structures);
7. Signs that advertise a product, or service, that is no longer available on the premises of a business;
8. Any other sign not specifically permitted by this order.

SECTION 2040 - Entrance Signs Requiring a Permit

In Agricultural and Residential zoning districts, including Planned Unit Developments that are intended for residential purposes, entrance signs for residential developments shall be permitted for any residential subdivision that involves the construction of new streets or for any multi-family residential development that contains twenty (20) or more dwelling units. An "entrance sign" is defined as a low-profile monument style sign. Typically, entrance signs utilize masonry walls or similar structures and are placed within landscaped areas such as earthen berms. The sign may not obstruct visibility within vision triangles at curbcuts or intersections (see Article 24; Section 2412).

One (1) entrance sign of up to fifty (50) square feet in area or two (2) entrance signs of up to twenty five (25) square feet each shall be permitted for each entrance into the residential development from an arterial or collector street. Information conveyed on such signs shall be limited to the name of the development and the name of the owner, builder, or developer of the project. Entrance signs shall conform to the general requirements listed in Section 2020 and 2030.

SECTION 2045 - Directional Signs Requiring a Permit

One (1) directional sign shall be permitted near each entrance of a business or manufacturing zoned property with a maximum sign area of six (6) square feet. Advertising on such a sign shall include the words “enter”, “exit” or arrows and the name of an office complex or subdivision, business establishment, or shopping center. Signs directing and guiding traffic and parking on private property, such as drive-thru lanes, but bearing no advertising matter shall be permitted on any property. Such directional signs shall not exceed ten (10) square feet in area and five (5) feet in height.

SECTION 2050 - Agricultural Districts & Residential Districts

The following types of signs are permitted in Agricultural and Residential Districts and require a permit:

1. One monument style sign customarily incidental to places of worship, schools, civic associations, libraries, museums, social clubs, or societies, shall not exceed thirty-two (32) square feet in area and shall be located on the premises of such institution. Uses which have 300 feet or greater of road frontage where the sign is to be located may increase the size of the sign to fifty (50) square feet.
2. Uses permitted with the exception of home occupations, which are principally permitted or which are permitted as a conditional use that commonly require signage, shall be permitted one sign as described above.

SECTION 2055 - Highway Interchange and Business Districts

The following types of signs are permitted, with a permit, in all Highway Interchange and Business Districts:

1. Building Mounted Signs

An establishment shall be permitted building mounted signage for a maximum of three (3) building elevations. The primary building elevation shall be permitted two (2) square feet of sign area per lineal foot of building width for the elevation upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional elevations shall be permitted one (1) square foot of sign area per lineal foot of width for the same elevation on which it is mounted. The square footage allotted for any one side may be divided up to allow for up to three (3) separate building mounted signs on that elevation.

2. Canopy Signs

Canopy mounted signage is permitted on three (3) or less elevations of the canopy. The square footage allowed for canopy signs may not exceed 25% of the area of the fascia on which they are mounted. The signs may not extend above or below the fascia of the canopy.

3. Free-Standing/Monument Signs

- a. Individual business establishments not located within a shopping center, mixed use business establishments or a planned development shall be permitted only one (1) on premise monument sign regardless of the number of road frontages. The permitted sign shall be no more than one (1) square foot of sign area per lineal foot of the lot width at the point of the sign's location for General Business (B-2) and Highway Interchange Districts (H-1) Districts. No monument sign shall exceed two hundred (200) square feet in total area or forty (40) feet in height. (See Chart Below)
- b. Restricted Business (B-1) Districts shall be permitted one-half (½) square foot of sign area per one (1) lineal foot of lot width at the point of the sign's location and shall not be greater than ten (10) feet in height. No monument sign shall exceed one hundred (100) square feet in total area.
- c. Shopping centers, mixed use business establishments, and planned developments shall be permitted one (1) on-premise monument sign for the purpose of identifying the name of the development, its major tenants, and its major access point. The permitted sign shall be no more than one (1) square foot of sign area per lineal foot of the planned development's width at the point of the sign's location. No monument sign shall exceed two hundred fifty (250) square feet in area and shall list the name of the development and the major tenants. Individual stand alone establishments, such as out-lots located within the shopping center, mixed use establishments or planned developments shall be permitted only one monument sign, a maximum of thirty (30) square feet in size and eight (8) feet in height.
- d. The maximum height of a monument sign, except as stated in Section 2060 shall be proportional to the width of the lot at the point where the sign is to be located and determined by the chart below. The height of the sign will be measured from the top of the sign structure to the finished ground elevation. Berms and mounds cannot be used to increase the height of the sign.

WIDTH OF LOT	MAXIMUM SIGN HEIGHT
100 feet or less	10 feet in height
101 to 300 feet	20 feet in height
301 to 500 feet	30 feet in height
501 feet or more	40 feet in height

- e. Up to 50% of any permitted monument sign may be used for a manually changeable copy sign to display messages relating to the occupants of the development.
- f. If a monument sign is not possible or desirable as permitted above, then each building shall be permitted one (1) projecting sign. This sign shall not project more than four (4) feet from the face of the building and the bottom of the sign shall be at least ten (10) feet above grade. The surface area of the sign shall not exceed one-half (1/2) square foot for each lineal foot of building width and the maximum area for any projecting sign shall not exceed thirty-two (32) square feet.

SECTION 2060 - Manufacturing Districts

The following types of signs are permitted in all Manufacturing Districts and require a permit:

1. Building Mounted Signs

An establishment shall be permitted building mounted signage for a maximum of two (2) building elevations. The primary building elevation shall be permitted two (2) square feet of sign area per lineal foot of building width for the elevation upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. An additional elevation shall be permitted one (1) square foot of sign area per lineal foot of width for the same elevation on which it is mounted.

2. Free-Standing / Monument Signs

- a. Individual manufacturing establishments that are not located within a planned development shall be permitted one (1) monument sign that is located at the entrance of the establishment it is representing. The permitted sign shall be no more than one (1) square foot of sign area per lineal foot of the lot's width at the point of the sign's location. No monument sign shall exceed one hundred (100) square feet in area, and ten (10) feet in height.
- b. Manufacturing establishments that are located within a planned development shall be permitted one (1) monument sign for each entrance. The permitted sign shall be no more than one (1) square foot of sign area per lineal foot of the lot's width at the point of the sign's location. No monument sign shall exceed one hundred (100) square feet in area, and ten (10) feet in height. Each planned development shall not be permitted more than two (2) signs, regardless of the number of entrances.
- c. Up to 50% of any permitted freestanding sign may be used for a manually changeable copy sign to display messages relating to the occupants of the development.
- d. If a monument sign is not possible or desirable as permitted above, then each building shall be permitted one (1) projecting sign. This sign shall not project more than four (4) feet from the face of the building and the bottom of the sign shall be at least ten (10) feet above grade. The surface area of the sign shall not exceed one-half (1/2) square foot for each lineal foot of building width and the maximum area for any projecting sign shall not exceed thirty-two (32) square feet.

SECTION 2065 - Planned Unit Developments

Signage for Planned Unit Developments, as identified in Article 16, shall be included as part of the Concept Development Plan proposed for the site. If the number, design, size, and height of all signs for the Planned Unit Development are not included as part of the Concept Development Plan, then the signage requirements of this Article shall apply.

SECT10N 2070 – Off-Premises Signs

The Board of Zoning Appeals may permit an off-premise sign as a conditional use in a B-2, M-1, M-2, and M-3 zoning districts. Off-premises signs shall conform to Article 3, Section 315 of this ordinance and the following minimum regulations and requirements:

1. The application for conditional use permit shall be accompanied by the following information:
 - a. All of the information required by Section 2010 of this article;
 - b. Identification of all interstate highways or other thoroughfares from which the sign will be visible;
 - c. Number of the nearest milepost on the interstate highway from which the sign will be visible, or distance and direction from the nearest intersection on another thoroughfare;
 - d. The location of the proposed sign on a U.S. Geological Survey 1 :24,000 scale topographic map and the location of all existing local information signs within one-half mile radius of the proposed location;
 - e. A photograph, not less than eight (8) inches by ten (10) inches in size, of the proposed location of the sign taken from each thoroughfare from which the sign will be visible. The proposed location of the sign shall be clearly marked to scale on each photograph.
2. An off-premises sign, as a conditional use, shall conform, at minimum, to the following requirements:
 - a. No sign shall be larger than nine hundred (900) square feet and no linear dimension shall exceed ninety (90) feet;
 - b. The maximum height of any sign shall not exceed fifty (50) feet above grade level of the roadway to the bottom of the sign face, as measured from the centerline of the roadway to which the sign is oriented;
 - c. All signs shall be located at least six hundred and sixty (660) feet from the right-of-way lines of any interstate highways and at least one hundred (100) feet from the right of way lines of any other thoroughfares;
 - d. Off-premises signs shall not be permitted at intervals of less than one thousand five hundred (1500) feet, measured along the centerline of each interstate highway or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.
 - e. Off premises signs shall be regularly maintained in good and safe structural condition.

SECTION 2075 - Temporary Advertising Permits

Temporary devices utilized for advertising or attracting attention to a permitted use in Business Districts, when not part of a sign, shall be permitted only under the following rules and procedures:

1. A Temporary Advertising Permit shall be obtained prior to the placement of any combination of outdoor banners, posters, pennants, flags, ribbons, streamers, spinners, or other similar moving devices, as well as strings of lights or spot lights. The procedure for obtaining a Temporary Advertising Permit shall be the same as the procedure for obtaining a Sign Permit as outlined in Section 2010, except that all Temporary Advertising Permits must contain the dates that the display will be utilized.
2. Any Temporary Advertising Display shall meet all safety and setback requirements, and performance standards of these regulations.
3. A Temporary Advertising Permit shall allow the use of temporary advertising devices for any establishment for a maximum of 14 days. Any establishment shall be allowed up to five (5) Temporary Advertising Permits in any one calendar year.
4. The fee for Temporary Advertising Permits shall be as set by the Plan Commission in its Schedule of Fees. The Plan Commission shall have the authority to charge a higher fee for displays that are installed or used before the issuance of a permit. This higher fee must be directly related to any increased administrative costs associated with the permit's issuance.
5. Temporary Advertising Displays shall not be permitted in any public right-of-way and shall not be attached to any public structure including but not limited to telephone poles, fire hydrants, and street signs.

SECTION 2080 - Electronically Changeable Message Boards

The Board of Zoning Appeals may permit an electronically changeable message board as a Conditional Use in any zoning district. Such message signs must conform to Article 3, Sections 315 of this ordinance, and shall also be subject to the following minimum standards and requirements:

1. The application for conditional use permit shall be accompanied by the following information:
 - b. All of the information required by Section 2010 of this article;
 - c. Identification of all interstate highways or other thoroughfares from which the sign will be visible;
 - d. Number of the nearest milepost on the interstate highway from which the sign will be visible, or distance and direction from the nearest intersection on another thoroughfare;
 - e. The location of the proposed sign on a U.S. Geological Survey, 1:24,000 scale topographic map and the location of all existing electronically changeable message boards on all streets within one-half mile of the proposed location;

- f. A photograph not less than eight (8) inches by ten (10) inches in size, taken of the proposed location of the sign from each thoroughfare from which the sign will be visible. The proposed location of the sign shall be clearly marked to scale on each photograph.
2. An electronically changeable message board that is permitted as a conditional use, shall conform, at minimum to the following requirements:
 - a. Such message boards will be considered as a part of the permitted freestanding or building mounted signage. Up to 50% of the permitted sign area can be used for an electronically changeable message board.
 - b. Electronically changeable message boards shall not be permitted at intervals of less than six-hundred sixty (660) feet, measured along the centerline of each interstate or thoroughfare from which the sign will be visible. The distance will be measured from lines through the center of the signs and perpendicular or radial to the centerline.
 - c. Apparent motion of the visual message, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to "scrolling" or "running" messages.
 - d. The message displayed on the board must be displayed for a minimum of five (5) second intervals. In no instance can a message, or part thereof, flash on the message board.

SECTION 2085 – Violations

Any sign installed, erected, constructed, or maintained in violation of any of the terms of this ordinance, shall be deemed a violation and shall be punishable under Article 6 of this ordinance.