

CHAPTER 1175
Signs

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1175.01 PURPOSE.

The purpose of these sign regulations is to encourage the proper development and use of planned graphic signage systems and to regulate signs and signing systems. In addition to protection from distractions and obstructions that can contribute to traffic and pedestrian accidents, it is the intent of these regulations that signs are as much subject to control as noise, odors, debris and like characteristics of a use that, if not controlled and regulated, can become a nuisance factor to adjacent properties or the community in general. To protect the general health, safety and welfare, and to protect and encourage a more attractive economic, business and overall physical appearance of the community, all signs and signing systems are subject to the regulations that follow in this chapter.

1175.02 DEFINITIONS.

As used in this chapter, the following words and phrases shall have the meanings herein.

- (a) Address the number or other designation assigned to a housing unit, business establishment, or other structure for the purposes of mail delivery, emergency services, and so forth. Property address number(s) shall appear on all business/commercial signage.
- (b) Animated Sign means any sign or part of a sign that changes physical position by any movement or rotation or that gives the visual impression of such movement.
- (c) Awning means a hood or cover that projects from the wall of a building and which can be retracted, folded or collapsed against the face of the supporting building.
- (d) Banner means a nonrigid cloth, plastic or canvas sign typically related to a special event or promotion.
- (e) Billboard means an outdoor sign exceeding sixty square feet in area.
- (f) Canopy means a projection from a building made from any material, which is cantilevered, suspended or supported on columns intended only for shelter or ornamentation.
- (g) Changeable copy sign (manual or electronic) means a sign or portion thereof on which characters or letters are changed manually, mechanically or electronically in the field

without altering the face or surface of the sign. Changeable copy signs must have the approval of the Board of Zoning Appeals. Changeable copy area may not exceed fifteen square feet and such area must be included as a part of the total square footage of signage for the site.

- (h) Directional sign means a sign limited to directional messages, principally for pedestrian or vehicular traffic and public activity information.
- (i) Flashing means a sign or graphic which in any manner, as a whole or in part, physically changes in light intensity or gives the appearance of such change.
- (j) Ground sign means a freestanding detached sign whose support structure is imbedded in the ground.
- (k) Historical District is an overlay district and signage shall have Historical Review Committee approval.
- (l) Interior sign means a sign which is not in any manner physically affixed to or painted on the glass or other structural component of the window but which is in the interior of the premises and clearly visible through the window from the exterior of the premises.
- (m) Joint identification sign means a sign intended to provide the identity or name, whether through logo, type, graphics or other symbols, for two or more uses within one building or on one property or the name of the building or its address for property occupied by two or more businesses.
- (n) Marquee means a canopy that provides additional loading for graphics.
- (o) Message center means a sign with a fixed or changing display/message composed of a series of lights that are changed through electronic means. These signs are limited to P-1 and GB districts and must be approved by the Board of Zoning Appeals. Message center area may not exceed twenty-four square feet in area and such area must be included as a part of the total square footage of signage for the site.
- (p) Moving sign means any sign, all or any part of which physically moves up or down or sideways, revolves, or is animated so as to give the appearance of movement.
- (q) Mural means a graphic or artwork applied to the exterior of a building by painting, fresco, or mosaic, for the purposes of decoration or artistic expression depicting a scene or event of natural, social, cultural, or historic significance. All proposed murals shall be submitted to the Municipal Planning Commission for review and approval.
- (r) Off premises sign means a sign located on a property other than the property where the goods or services are sold or offered for sale. Off premises signs are prohibited.
- (s) Pennant means a triangular shaped banner.
- (t) Permanent residential subdivision identification signage means those signage features specifically relating to the denotation of a major entrance or entrance to a residential subdivision.
- (u) Permanent sign means a sign intended to be erected and used or in fact which is used for a time period in excess of one year.
- (v) Portable sign means a sign designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes.
- (w) Roof line means the lowest point of a roof which is closest to the ground.
- (x) Roof sign means a sign erected upon the roof of a building, any portion of which is above the roof line of the building.
- (y) Sign means a name, identification, description, display or illustration which is affixed to, painted or represented, directly or indirectly upon a building, structure, parcel or lot and

which directs attention to an object, product, place, activity, person, institution, organization or business. The word “sign(s)” as used throughout this chapter means sign(s) that are externally visible from adjacent properties or streets. Signage that is placed internally within a structure or building that is not externally visible shall be excluded from sign regulations.

- (z) Streamer means a ribbon-shaped or cord-like rope which may have pennants and/or banners attached which is stretched or hung between two or more supports.
- (aa) Temporary sign means a sign used for a time period of one year or less.
- (bb) Time and Temperature sign means a sign area listing, in an alternating manner, time of day and current temperature. The time and temperature area is limited to six square feet which is to be included in the total square footage for the site. Time and temperature signs are permitted in GB, M-1, M-1A and P-1 Districts only.
- (cc) Wall sign means a sign attached to a building face, with the exposed face thereof in a plane parallel to the plane of the wall. Wall signs include painted murals, messages, graphics and other designs painted along with any letters or numerals mounted on buildings and any extensions thereon.
- (dd) Window sign means a sign, graphic, poster, symbol or other identification which is physically affixed to or painted on the glass or other structural component of the window.

1175.03 PERMIT REQUIRED.

All temporary and permanent signs to be erected within the City limits, except those specifically excluded herein, shall require a permit before being erected.

1175.04 ADMINISTRATION.

- (a) Application and Permit Procedure.
 - (1) Applications for sign permit shall contain the following information:
 - A. Plans and/or blueprints to scale of signage including details of fastenings, lighting and any lettering, symbols or other identification which will be on the sign.
 - B. Any information peculiar to a particular sign application which is necessary to uphold the provisions of this chapter.
 - (2) All applications for sign permits shall be submitted to the Zoning Enforcement Officer, who shall act on the application within fifteen (15) days of receipt of the completed application, as provided under Section 1153.03, inclusive.
- (b) Zoning Enforcement Officer.
 - (1) The Zoning Enforcement Officer shall regulate and enforce the requirements of this chapter, and shall be in charge of issuing all sign permits. Permits for signs subject to the approval of the Planning Commission, the Historical Review Commission or Board of Zoning Appeals shall not be issued until such approval is certified to the Zoning Enforcement Officer.
 - (2) The Zoning Enforcement Officer shall have the power to approve or disapprove all requests for temporary sign permits, except for property and land development signs as provided in Section 1175.08(d) and signs located within the Historical District. The Zoning Enforcement Officer shall, however, implement and enforce

the Planning Commission, Historical Review Commission, and Board of Zoning Appeals decisions.

- (c) Sign Fees.
 - (1) An applicant for a sign permit shall pay a fee as established under Section 1153.14 of the Zoning Ordinance inclusive, and as amended.
 - (2) In addition to the payment of sign application fees, the applicant shall pay a fee to cover the costs involved in any sign variance or appeals proceeding. The fee for a variance or appeal shall be as established under the general schedule of fees as provided under Section 1153.14, inclusive and as subsequently amended.
- (d) Abandoned Signs. As provided in Section 1175.04.10(a) the Board of Zoning Appeals shall determine at public hearing when a sign is abandoned.

1175.05 VARIANCES AND APPEALS.

Variations and appeals to this chapter may be granted pursuant to the procedure and criteria set forth in Chapter 1155, inclusive.

1175.06 MEASUREMENT, SIGNS EXEMPTED FROM AREA MEASUREMENTS.

- (a) Measurement.
 - (1) Sign area shall include the face of all the display area of the sign not including the bracing, framing and structural supports of the sign, unless such support members are made part of the message or face of the sign.
 - (2) Where a sign has two or more display faces, the area of all faces of the sign shall be included in determining the area of the sign unless two display faces join back to back, are parallel to each other and not more than twelve inches apart, or form a V-angle of less than forty-five degrees. For spherical signs, the sphere shall be bisected by an imaginary line through the center of the sphere and the surface area of the half sphere shall be counted as the sign face. For cubical signs, the area of all display faces shall be included in determining the area of the sign. See illustrations.
 - (3) The area of letters, numbers or emblems mounted on a building wall or wall extension shall be computed by enclosing such sign with the smallest single continuous perimeter around the letters, numbers or emblems and determining its area.
 - (4) For structures and uses having no direct frontage on public roads, as within shopping centers, frontage shall be counted as the intersection of the building line onto adjacent drives or parking areas.

1175.07 SIGNS WHICH DO NOT REQUIRE A PERMIT.

The following signs may be erected without a permit:

- (a) Address and name of occupant or premises for a residential structure, not to include designations as to employment or home occupation and to be limited in size to two square feet.

- (b) Signs required or authorized for a public purpose by any law, statute or ordinance, such signs to include traffic control devices provided that such signs contain no supplementary advertising.
- (c) Signs, in all districts, which are in the nature of cornerstones, commemorative tablets or historical signs, provided that such signs are less than nine square feet in size and not illuminated.
- (d) Signs clearly in the nature of decorations customarily associated with any national, local or religious holiday, to be limited to sixty days in any one year and to be displayed not more than sixty consecutive days. Such signs may be of any illumination or animation provided that safety and visibility hazards are not created.
- (e) Political signs or posters concerning candidates for elective office, public issues and similar matters to be decided by public election, to be displayed beginning no more than forty-five days prior to election and to be removed no later than three days after such election, subject to penalty. Such signs shall not exceed six square feet in area, shall not be illuminated, and shall not create a safety or visibility hazard, not be affixed to any public utility pole or tree or be located within a public right-of-way. This section is not applicable to political campaign headquarters signs which shall require a temporary sign permit pursuant to Section 1175.08.
- (f) Signs that indicate the sale, development, rental or lease of a particular structure or land area, to be limited in size to six square feet, with one sign allowed per street front. Such signs shall not be located in a public right-of-way.
- (g) Interior signs that are limited in size to twenty-five percent (25%) of the window area, or ten square feet, whichever is less and which are either not illuminated or are illuminated only from a concealed light source. Such signs may be placed only in ground level windows where no other permanent or temporary signs are placed and be limited to only one sign per window. Such signs may be displayed for a maximum period of thirty days if they indicate or promote special sales or special occasions.
- (h) Signs which are less than two square feet in size and mounted or attached flat or parallel onto a building face or an administrative, business or professional office building which denotes the name and address of an occupant in a building where more than one tenant is located and which has individual and separate entries.
- (i) A sign which advertises the sale of personal property such as a garage, yard, porch or moving sale sign provided that it is limited to one sign, not greater than four square feet in size and which sign is located on the sale premises for a time period not greater than three consecutive days. Such signs shall not be located in a public right-of-way.
- (j) Construction signs which display the identification of the construction project including identification of the contractors, architects and other construction principals provided that such construction sign conforms to the size requirements of the zoning district in which it is located and is removed upon the completion of construction or the commencement of occupancy, whichever event occurs first.
- (k) Sandwich Board Sign means any sign temporarily placed in the right-of-way or on the land between the building and the right-of-way as a freestanding sign, which may include chalk and dry-erase boards. These signs are allowed only in the Central Business District with a limit of one sign per building, removed and secured indoors during non-business hours.

1175.08 TEMPORARY SIGNS AND TEMPORARY SIGN PERMITS.

- (a) General Restrictions for Temporary Signs.
- (1) All signs not previously exempted by Section 1175.07 and which are not permanent signs as provided in Section 1175.09 shall require a temporary sign permit as provided in Section 1175.03.
 - (2) All temporary signs shall be issued permits subject to the restrictions set forth in the schedule of sign regulations of this chapter and the regulations required for permanent signs as is set forth in Section 1175.09 except as otherwise provided herein.
 - (3) Banners and pennants less than sixteen square feet are permitted provided that they are attached at each corner, point and/or end so as to prevent movement. Streamers are prohibited.
 - (4) Portable signs which can be moved from one location to another without any change in its structural components or members, including trailer signs, are permitted.
 - (5) All temporary signs shall be located at the site or location of the event being promoted or of the headquarters for the sponsoring organization except as otherwise provided for in subsection (b) hereof.
 - (6) The date upon which a temporary sign is first displayed shall be legibly marked on the sign.
 - (7) The construction requirement set forth in Section 1175.09(b)(4) shall not be applicable to temporary signs.
- (b) Community events and programs which last for a time period of fourteen days or less and which are sponsored by nonprofit, public, educational, religious and charitable organizations may display four signs during the event and for a timer period of fourteen days immediately preceding the commencement of the event. One sign may be located at the site of the event provided it does not exceed twenty-four square feet in size. All off-site signs shall not exceed eighteen square feet in size. Each sign shall be placed at a different site and shall be removed not later than forty-eight hours after the scheduled activity. If the program or event is for a continuing period of time in excess of fourteen days, only one sign, not larger than ten square feet is permitted and such sign must be located either at the site of the event or program or at the location of the sponsoring organization.
- (c) Signs which propose special business sales, promotions or occasions shall require a temporary sign permit. No business shall display such signs for more than ninety days per calendar year or for more than thirty continuous days. The date each sign is first displayed and the time period for which the sign will be displayed shall be legibly marked on the sign.
- (d) Property and land development signs exceeding six square feet in size which are erected for an indeterminable period of time shall be approved by the Planning Commission as a temporary sign. Upon approval, a permit must be obtained from the Zoning Enforcement Officer for the erection of the signage and may be renewed at no additional sign fee cost upon a finding by the Planning Commission that such a renewal is warranted and in keeping with the intent of this chapter. The Zoning Enforcement Officer shall determine

any violations and administrative steps necessary for the enforcement of restrictions placed on such signage.

- (e) Political campaign headquarters signs shall require a temporary sign permit.
- (f) The Zoning Enforcement Officer may issue a temporary sign permit for an off-site real estate sign if the specific real estate for sale is at an isolated location that warrants the issuance.

1175.09 PERMANENT SIGNS.

- (a) All permanent signs shall require a permit. All permanent signs shall contain the numeric address(s) of the business no less than 6 inches in height. Permitted permanent signs shall be classified into one of the three following types: wall signs; window signs; and ground signs.
 - (1) Wall signs may be erected on a building wall or extension of a building wall which faces a street, parking lot or service drive, and such sign may not extend beyond any building setback lines. Wall signs shall be attached parallel to the building face and extend outward perpendicular from the building face a maximum of ten inches except as follows:
 - A. Signs may be painted on an awning area provided that no part of such sign may extend above the roof line.
 - (2) Ground signs, to include pole signs and other types of freestanding signs, may be erected on a lot provided the location, height and other characteristics of the sign meet the regulations of this chapter.
 - (3) Permanent window signs shall be limited to signs denoting the identification of the occupant, the address of the premises and its use. Except for the Central Business District where a business does not occupy first floor space, such signs shall be limited to use solely on the ground or first floor. Window signs shall be limited to one sign per window and shall not exceed one-fourth of the total area of the window, and in no case to exceed ten square feet.
- (b) The following general requirements shall apply for characteristics of permanent signs:
 - (1) Illumination. The permissibility of illumination is detailed in the regulations for the individual districts. Internal illumination shall be from a concealed or indirect light source and shall not flash, blink, fluctuate, travel, move or in any manner fail to provide constant illumination and shall not create a hazard or visibility problem or interfere with or impair vehicular traffic. The level of illumination emitted from a sign shall not be of an intensity to constitute a demonstrable safety hazard to vehicular movement on any street from which the sign may be viewed. Internally illuminated signs shall illuminate letters, numbers and graphic symbols only. All other elements of the sign and its structure shall be opaque so that the background of the sign shall not be internally illuminated. Externally illuminated signs shall be constructed and maintained so that the source of illumination is shielded or otherwise prevented from beaming directly onto adjacent properties or streets.
 - (2) Animation, message centers and moving signs. Animated, moving, and flashing signs are prohibited. Message centers, changeable copy and time and temperature signs are permitted as follows:

- (a) Changeable copy signs must have the approval of the Board of Zoning Appeals. Changeable copy area may not exceed fifteen square feet and such area must be included as a part of the total square footage of signage for the site. Changeable copy signs are only permitted in General Business and Public Districts.
- (b) Message centers must have the approval of the Board of Zoning Appeals. Message area may not exceed twenty-four square feet in area and such area must be included as a part of the total square footage of signage for the site. Message centers are only permitted in General Business and Public District.
- (c) Time and temperature signs are permitted only in General Business, M-1, M-1A and Public Districts. The time and temperature display area is limited to six square feet and such area must be included as a part of the total square footage of signage for the site.
- (3) Pennants, streamers, etc.. No sign shall contain or consist of banners, pennants, ribbons, streamers or similar moving devices.
- (4) Construction. The construction of all signs, including any electrical wiring necessary for the operation of illuminated signs shall conform to the National Electric Code. All signs shall be adequately maintained and shall not constitute a safety hazard.
- (5) Location.
 - A. All permanent signs shall be located on the site being promoted, identified or advertised.
 - B. In no case shall any part of a sign be placed in, over, or extend onto any public right-of-way except for publicly owned signs such as traffic control and directional signs. In no case shall any part of a sign be placed in, over or extend above the roof line of any structure.
- (6) Maximum number, height and area of signs. In addition to placement of signs, the height, area and number of permitted signs allowed per use or lot shall be regulated by districts as listed under the Schedule of Sign Regulations of this chapter, except as specifically regulated elsewhere in this chapter. The height of the sign shall be measured from the established grade which shall be defined as that point where the grade line intersects the fronting wall of the building. The height of a sign shall not be artificially increased beyond the height by placement of signage on earth mounds that are created during site development.
- (7) Joint identification signs. Joint identification signs shall be limited to wall or ground signs and to premises where there are two or more uses located on a property. Additionally, a second joint identification sign is permitted in the Central Business District if the premises has pedestrian access open to the public from parking facilities both in the front and in the rear of the property.
- (8) Billboards. Billboards are prohibited. All existing billboards shall be considered nonconforming uses and allowed to continue to be used as established as of the effective date of this Zoning Ordinance subject to the full provisions of Section 1175.10.
- (9) Roof signs. Roof signs are prohibited.
- (10) Permanent residential subdivision identification signage.

- A. Such identification shall be limited to wall mounted signs or graphics only, for example, with placement of a brick wall, railroad ties, entrance columns on each side of a street or on a similar architectural or landscaping entrance feature that may be used. Pole type signage is hereby prohibited.
- (c) Prohibited signs:
 - (1) Any kind of sign that causes, creates or allows public viewing of any adult material describing or relating to specified sexual activities or specified anatomical areas from any sidewalk, public or private right-of-way, or any property other than the lot on which the business is located is prohibited.
 - (2) Any kind of sign that causes or incites panic.

1175.10 NONCONFORMING SIGNS.

- (a) The continuance of an existing sign which does not meet the regulations and requirements of this chapter shall be deemed a nonconforming sign which shall terminate by abandonment. A sign shall be considered abandoned:
 - (1) When the sign is associated with an abandoned use.
 - (2) When the sign remains after the termination of a business. A business has ceased operations if it is closed to the public for at least ninety consecutive days. Seasonal businesses are exempt from this determination.
 - (3) When the sign is not maintained or does not conform to the following:
 - A. All signs, together with all supports, braces, guys, and anchors shall be kept in repair and in proper state of preservation. The display surfaces of all signs shall be subject to periodic inspection.
 - B. Every sign and the immediately surrounding premises shall be maintained by the owner or person in charge thereof in a clean, sanitary and inoffensive condition free and clear of all obnoxious substances, rubbish and weeds.
 - (4) Abandonment shall be determined based upon the above definitions, at a public hearing of the Board of Zoning Appeals (1175.04(d)). Upon a finding that the signage is abandoned, the right to maintain and use such sign shall terminate immediately.
- (b) A nonconforming sign shall not be structurally relocated or replaced unless it is brought into compliance with the provisions of this chapter. Should any replacement or relocation take place without being brought into compliance, the sign shall be existing illegally.
- (c) A nonconforming sign shall be maintained or repaired in accordance with the following provisions:
 - (1) The size and structural shape shall not be changed or altered. The copy may be changed provided that the change applies to the original nonconforming use associated with the sign and that the change is made by the owner of the sign at the time the sign became nonconforming; the copy area shall not be enlarged. Any subsequent owner or use shall bring the sign into compliance within thirty days.

- (2) In case damage occurs to the sign to the extent of fifty percent (50%) or more of either the structure or the replacement value of the sign, the sign shall be brought into compliance. Where damage to the sign is less than fifty percent (50%) of the structure or its replacement value, the sign shall be repaired within sixty days.

1175.11 NONCOMMERCIAL MESSAGE EXEMPTION.

- (a) Any sign, display, or device allowed under this ordinance may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, and that otherwise complies with size, lighting, location and spacing requirements of this Zoning Ordinance.

**SCHEDULE OF SIGN REGULATIONS
RESIDENTIAL: RR, R-1, R-2, R-3 and PND Districts**

R-1 and R-2 dwellings	
Permitted contents:	Address, name of occupant
Permitted types:	Wall, ground
Number of signs:	1
Maximum sign area square feet:	2 maximum
Maximum height (feet) to top of sign:	Wall: None Ground: 4
Restrictions on location:	Wall: None Ground: Minimum 5 feet from right of way
Illumination permitted:	None

PND and R-3 multiple family dwelling	
Permitted contents:	Project identification and address
Permitted types:	Wall, ground
Number of signs:	1 per street front
Maximum sign area square feet:	20 per sign
Maximum height (feet) to top of sign:	Wall: 6 Ground: 6
Restrictions on location:	Wall: None Ground: Minimum 20 feet from right of way
Illumination permitted:	Shielded external floodlighting

PND and R-3 sales, rental offices	
Permitted contents:	Address, identification, sales promotion
Permitted types:	Wall, ground
Number of signs:	1 per street front
Maximum sign area square feet:	6
Maximum height (feet) to top of sign:	Wall: 6 Ground: 6
Restrictions on location:	Wall: None Ground: Minimum 20 feet from right of way
Illumination permitted:	None

Schools, parks, libraries and churches	
Permitted contents:	Address, identification, churches, bulletin churches, public board facilities, and information
Permitted types:	Wall, ground
Number of signs:	2 per street front
Maximum sign area square feet:	15 per sign, 25 maximum all signs
Maximum height (feet) to top of sign:	Wall: 6 Ground: 6
Restrictions on location:	Wall: None Ground: Minimum 20 feet from right of way
Illumination permitted:	None

**SCHEDULE OF SIGN REGULATIONS
COMMERCIAL: GB**

General Retail and Commercial

Single tenant, individual lot	
Required contents:	Numeric address
Permitted contents:	Identification, sales promotion, directional signs, time and temperature signs, changeable copy sign areas, message centers
Permitted types:	Wall, window, ground
Number of signs:	4 maximum including: 1 free-standing sign 1 wall sign on front of structure
Maximum sign area square feet:	150 maximum all signs; 50 maximum one sign Time and temperature, changeable copy signs, and message centers are counted as a part of the maximum square feet allowed. Message centers and changeable copy signs require the approval of the Board of Zoning Appeals. Variance shall not be granted on the size of message center area (maximum twenty-four square feet) or changeable copy area (maximum fifteen square feet) nor on the size of time and temperature area (six square feet).
Maximum height (feet) to top of sign:	Wall: 15 Window: 8 Ground: 8
Restrictions on location:	Wall: None Window: Maximum 25 percent coverage Ground: Minimum 10 feet from right of way
Illumination permitted:	Internal illumination. External illumination is shielded floodlighting only.

**SCHEDULE OF SIGN REGULATIONS
COMMERCIAL: GB**

Multi-tenant buildings, Multiple buildings per lot; Shopping Centers	
Required contents:	Numeric address
Permitted contents:	Address, identification, sales promotion, directional signs, time and temperature signs, changeable copy sign areas, message centers
Permitted types:	Wall, window, ground
Number of signs:	3 maximum including: 1 free-standing sign listing center/structure name with tenants list. 1 wall sign for each tenant space 1 wall sign per secondary frontage
Maximum sign area square feet:	150 maximum all signs; 50 maximum one sign Time and temperature, changeable copy signs, and message centers are counted as a part of the maximum square feet allowed. Message centers and changeable copy signs require the approval of the Board of Zoning Appeals. Variance shall not be granted on the size of message center area (maximum twenty-four square feet) or changeable copy area (maximum fifteen square feet) nor on the size of time and temperature area (six square feet).
Maximum height (feet) to top of sign:	Wall: 15 Window: 8 Ground: 8
Restrictions on location:	Wall: None Window: Maximum 25 percent coverage Ground: Minimum 10 feet from right of way
Illumination permitted:	Internal illumination. External illumination is shielded floodlighting only.

**SCHEDULE OF SIGN REGULATIONS
COMMERCIAL: NC**

All uses	
Required contents:	Numeric address
Permitted contents:	Identification, sales promotion
Permitted types:	Wall, window
Number of signs:	2 maximum including: 1 wall sign on front of structure 1 wall sign on secondary frontage
Maximum sign area square feet:	50 maximum all signs; 30 maximum one sign
Maximum height (feet) to top of sign:	Wall: 15 Window: 8
Restrictions on location:	Wall: None Window: Maximum 25 percent coverage
Illumination permitted:	None permitted in Historic Districts External illumination of shielded floodlighting which is not visible from adjacent properties.

**SCHEDULE OF SIGN REGULATIONS
COMMERCIAL: Central Business District**

All uses	
Required contents:	Numeric address must be placed on windows or doorway.
Permitted contents:	Identification, sales promotion, occupant and activity, entrances, directional signs
Permitted types:	Wall, window, joint identification
Number of signs:	2 per building (excluding directional signs and nameplates) and except as otherwise provided for in buildings with multiple businesses
Maximum sign area square feet:	25 maximum all signs; 15 maximum one sign.
Maximum height (feet) to top of sign:	Wall: 15 Window: 8
Restrictions on location:	Wall: None Window: Maximum 25 percent coverage
Illumination:	No internal illumination including neon. External illumination is shielded floodlighting only.

Additional Requirements:

Second Floor: Window or wall signs may be used to indicate upper floor usage. Window signs shall cover no more than 15 percent of the window. Both window and wall signs shall be no higher than 20 feet above the floor level of the first story.

Maximum Sign Area: Second floor signs shall comprise no more than 33 percent of the total sign area allowed. Where second floors are in use the permitted sign area may be increased by one square foot per 6.5 lineal feet of frontage; 15 square feet maximum additional square footage; 1 additional sign per building.

Buildings with Multiple Business Occupants: Buildings with two or more occupants which have an individual and separate entryway for each occupant shall be permitted one sign per occupant in addition to directional signage. Maximum sign area shall not exceed the total sign area as set forth in the above schedule. Buildings with multiple business occupants who share a common entryway shall be required to provide joint identification signage conforming to the requirements specified for the Central Business District.

Off-Street Public and Private Parking Lots and Parking Garages: Parking facilities may include up to 2 free-standing ground signs. Such signs shall not exceed a maximum height of 12 feet, shall not be located in the public right-of-way and shall not exceed a total of 16 square feet per sign or a total of 32 square feet total sign area for each parking facility.

**SCHEDULE OF SIGN REGULATIONS
COMMERCIAL: Office/Institutional District**

All uses	
Required contents:	Numeric address.
Permitted contents:	Identification, occupant and activity
Permitted types:	Wall, window, ground
Number of signs:	2 maximum including: 1 free-standing sign 1 wall sign on front of structure
Maximum sign area square feet:	40 maximum all signs; 20 maximum one sign
Maximum height (feet) to top of sign:	Wall: 8 Window: 8 Ground: 6
Restrictions on location:	Wall: None Window: Maximum 25 percent coverage Ground: Minimum 10 feet from right of way
Illumination permitted:	None permitted in Historic Districts External illumination of shielded floodlighting which is not visible from adjacent properties.

SCHEDULE OF SIGN REGULATIONS
P-1 Public/Semipublic District

All uses	
Required contents:	Numeric address
Permitted contents:	Identification, promotional, entrances, directional signs, time and temperature signs, changeable copy sign areas, message centers
Permitted types:	Wall, ground
Number of signs:	2 maximum including: 1 free-standing sign 1 wall sign on front of structure
Maximum sign area square feet:	50 maximum all signs; 30 maximum one sign Time and temperature, changeable copy signs, and message centers are counted as a part of the maximum square feet allowed. Message centers and changeable copy signs require the approval of the Board of Zoning Appeals. Variance shall not be granted on the size of message center area (maximum twenty-four square feet) or changeable copy area (maximum fifteen square feet) nor on the size of time and temperature area (six square feet).
Maximum height (feet) to top of sign:	Wall: 15 Ground: 6
Restrictions on location:	Wall: None Ground: Minimum 20 feet from right of way
Illumination permitted:	Internal illumination. External illumination from shielded flood lighting.

**SCHEDULE OF SIGN REGULATIONS
M-1 and M-1A Districts**

M-1 District	
Required contents:	Numeric address
Permitted contents:	Address, identification, promotional, entrances, directional signs, time and temperature signs
Permitted types:	Wall, ground
Number of signs:	3 per major street frontage; 1 per secondary frontage; including: 1 free-standing sign 1 wall sign on front of structure
Maximum sign area square feet:	160 maximum all signs; 60 maximum one sign Time and temperature signs are counted as a part of the maximum square footage allowed. Time and temperature signs require the approval of the Board of Zoning Appeals. Variance shall not be granted on the size of the time and temperature area (six square feet).
Maximum height (feet):	Wall: 15 Ground: 15
Restrictions on location:	Wall: None Ground: Minimum 10 feet from right of way
Illumination permitted:	Internal illumination. External illumination from shielded flood lighting.

M-1A District	
Required contents:	Numeric address
Permitted contents:	Address, identification, promotional, entrances, directional signs, time and temperature signs
Permitted types:	Wall, ground
Number of signs:	3 maximum including: 1 free-standing sign 1 wall sign on front of structure
Maximum sign area square feet:	160 maximum all signs; 60 maximum one sign Time and temperature signs are counted as a part of the maximum square footage allowed. Time and temperature signs require the approval of the Board of Zoning Appeals. Variance shall not be granted on the size of the time and temperature area (six square feet).
Maximum height (feet):	Wall: 15 Ground: 8
Restrictions on location:	Wall: None Ground: Minimum 10 feet from right of way
Illumination permitted:	Internal illumination. External illumination from shielded flood lighting.