

ARTICLE VI

SIGN REGULATIONS

SECTION 601 PURPOSE

The purpose of this section is to promote and protect the public health, safety and general welfare by providing for the regulations of the use, location and size of signs in Homer Township. This section is intended to provide for the adequate identification of uses, the protection of property values, the minimizing of confusion, unsightliness, and self-defeating consequences of the use of an excessive number of signs or signs of excessive size, and the assurance of the continued attractiveness of the community, as reflected in the Homer Township Comprehensive Plan.

Under Chapter 5516 of the Ohio Revised Code and the regulations adopted pursuant thereto, all signs within 660 feet of the right-of-way of certain State Routes are subject to regulation by the Ohio Department of Transportation (ODOT). Zoning permits for signs along such rights-of-way shall not be issued without evidence that a permit has first been issued by ODOT, or that ODOT has determined that a state permit is not required. (Added 10/22/03)

Permanent signs erected in all districts shall require a permit and shall comply with Section 301-4 of this Resolution. (Rev. 6/27/2014)

Section 601-1 DEFINITIONS

"Sign" - Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to any object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected imaged.

"Sign, Area" - The area measured by the smallest square, rectangle, circle or combination thereof which will encompass the entire advertising device including border, trim, cutout and extension.

"Sign, Billboard" - A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located. (Rev. 6-8-2000)

"Sign, Flashing" - Any directly or indirectly illuminated sign which exhibits changing natural or artificial light or color effects by any means whatsoever.

"Sign, Governmental" - A sign erected and maintained pursuant to and in discharge of any governmental functions, or required by law, ordinance, or other governmental regulations.

"Sign, Ground" - Any sign, other than a pole sign, placed upon or supported by the ground, independent of any other structure.

"Sign, Illuminated" - A sign lighted by or exposed to artificial lighting either by lights on or in the sign, or directed towards the sign.

"Sign, Pole" - A sign that is mounted on a free-standing pole or other support so that the bottom edge of the sign face is six feet or more above the grade.

"Sign, Temporary" - A sign or advertising display constructed of cloth, canvas, fabric, plywood or other light material and designed or intended to be displayed for a short period of time.

"Sign, Wall" - A sign fastened to or painted on the wall of a building or structure in such manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 18 inches from such building or structure.

Section 601-2 ILLUMINATED SIGNS IN ALL DISTRICTS (Eff. 5/30/18)

Any illuminated sign shall employ a light of constant intensity. No sign shall be illuminated by or contain animated, flashing, blinking, racer type, intermittent, rotating or moving light or lights.

Any sign illumination shall be shielded so as to prevent direct light or glare from being cast into any residential area or at vehicles traveling on a public right-of-way.

Light trespass over a commercial property line shall be limited to no more than 0.5 foot-candles at the property line. All on-site lighting of signs shall be designed so as not to shine onto any property or building, or to cause glare onto any public street or vehicle thereon.

**Section 601-3 SIGNS FOR HOME OCCUPATIONS AND
CONDITIONALLY PERMISSIBLE USES IN THE R-1 and
R-2 DISTRICTS
(Rev. 6/28/01, 5/30/18)**

- A. For the purpose of advertising a Home Occupation business, there shall be no more than one sign no larger than twelve (12) square feet in area.
(Rev. 6-8-2000)

- B. For the purpose of advertising a Conditionally Permissible Use business, there shall be no more than one (1) sign, no larger than twenty-four (24) square feet in area. **(Rev. 6-8-2000)**

- C. All signs shall be constructed of permanent materials such as wood, brick, or stone and be permanently anchored to the ground. **(Rev. 6-8-2000)**

- D. All signs shall be located outside the road right-of-way, and may not obstruct view or cause a traffic hazard. Sign height shall not exceed five (5) feet in height from the finished grade level, nor shall such signs be located less than ten (10) feet from the front or any side lot line. The height of a freestanding sign shall be measured from the finished grade level at the base of the sign to the highest point or element of the sign. **(Rev. 10/22/03)**

Under Chapter 5516 of the Ohio Revised Code and the regulations adopted pursuant thereto, all signs within 660 feet of the right-of-way of certain State Routes are subject to regulation by the Ohio Department of Transportation (ODOT). Zoning permits for signs along such rights-of-way shall not be issued without evidence that a permit has first been issued by ODOT, or that ODOT has determined that a state permit is not required. **(Added 10/22/03)**

- E. Any sign illumination shall be shielded so as to prevent direct light or glare from being cast into any adjoining residential area or at vehicles traveling on a public right-of-way. Such lighting shall be shielded so as to prevent view of the light source from any adjoining residences and/or vehicles approaching on a public right-of-way from any direction. **(Rev. 10/22/03)**

Section 601-4 TEMPORARY SIGNS

- A. Temporary signs will not require a permit. **(Rev. 6-8-2000)**

- B. Temporary signs such as announcements of civic activities, activities of non-profit or political nature, or yard sales shall be permitted, provided such signs are not obstructing traffic view or causing a traffic hazard. Such signs may be erected no more than three (3) weeks prior to the event, and must be removed within two (2) weeks of completion of the event. **(Amended 6/27/14)**

- C. For the purpose of temporary advertisement, there shall be no more than one (1) sign not larger than thirty-two (32) square feet in area per side. Free-standing temporary signs shall not exceed five (5) feet in height from grade level, nor shall such signs be located less than ten (10) feet from the

front or any side lot line. The height of a freestanding sign shall be measured from the finished grade level at the base of the sign to the highest point or element of the sign. (Rev. 10/22/03)

- D. Real Estate - One unlighted real estate sign not exceeding six (6) square feet in area and pertaining only to the sale, lease or rental of the particular building, property, or other premises upon which displayed. Such sign shall be located outside the road right-of-way, and shall be removed within two (2) weeks of completion of said sale.

Section 601-5 BUSINESS SIGNS

These signs are permitted only in a business district, providing such signs are in direct relation to the use of the premises on which they are located.

- A. For the purpose of advertising a business, there shall be no more than one (1) sign no larger than twenty-four (24) square feet in area. (Rev. 6-8-2000)
- B. Business signs may be affixed flatly against the wall of buildings, or may project therefrom not more than four (4) feet. The bottom of a projecting sign shall be at least ten (10) feet above the finished grade of the building. Projecting signs shall not be more than twelve (12) square feet in area.
- C. Illuminated Signs – See Section 601-2 of this Resolution
- D. Movement - No sign shall employ any parts or elements which revolve, rotate, whirl, spin, or otherwise make use of motion to attract attention. Subsection (d) of the Section shall not apply to any sign performing a public service function indicating time, temperature or similar services. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. In addition, such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign.
- E. No business sign shall be erected closer than eighty (80) feet to any intersection with the exception of those signs incidental to legal process and necessary to the public welfare, or those signs attached to a building or structure.
- F. All signs erected within one hundred (100) feet of any intersection must be erected so as not to obstruct view or cause a traffic hazard.
- G. Free-standing business signs shall not exceed five (5) feet in height from the finished grade level, nor shall such signs be located less than ten (10) feet from the front or any side lot line. The height of a freestanding sign shall be measured from the finished grade level at the base of the sign to

the highest point or element of the sign. (Added 10/22/03)

- H. Any sign illuminated with electric lights (including neon or other gaseous type tubes or incandescent lamps) erected within one hundred (100) feet of an intersection where an illuminated device has been provided for the control of traffic may not duplicate, in the electric light of such sign, any colors appearing in the traffic control signal.
- I. No sign shall be located on or project into a public right-of-way.

Section 601-6 BILLBOARDS/OUTDOOR ADVERTISING

Off premises signs (billboards) shall be permitted only in commercial and industrial districts and land used for agriculture, as required by Section 519.20 of the Ohio Revised Code, and shall require a zoning permit. Such signs shall be located so as to maintain the same minimum front, side, and rear yard requirements as for buildings in that district, except that no sign shall be located closer than 1000 feet to a public park, public or parochial school, library, church, hospital, or similar institution. The maximum area of such sign shall be 300 square feet. The maximum height of such sign shall be 35 feet. Such signs visible to approaching traffic on either or both sides of a right-of-way shall have a minimum spacing of at least 500 feet. (Rev. 6-8-2000)

Section 601-7 ENFORCEMENT

- A. Maintenance - The Zoning Inspector may order any sign to be painted or refurbished at least once each year if needed to keep the sign in a neat and safe condition. All support, guys, braces and anchors for such signs shall be maintained in a safe condition. The Zoning Inspector may order removed any such sign that is not so maintained, and it shall be unlawful for the owners or person having charge of such sign not to remove the same after receiving notice from the Zoning Inspector to do so.
- B. Removal of Unsafe Signs - If the Zoning Inspector shall find that any sign or other advertising structure is unsafe or insecure, or is a menace to the public, or has been constructed or erected, or is being maintained in violation of the provisions of this Resolution, notice shall be given in writing by the Zoning Inspector to the owner, agent or person having the beneficial use of said sign, who shall thereafter immediately correct the condition for which said notice was given.
- C. Zoning Permit Required - A Zoning Permit shall be required for every proposed sign except as otherwise provided herein. Applicant shall submit a plan of the property showing the proposed location of the sign in

relationship to existing property lines, roadways, buildings, structures, etc. All signs shall be erected only upon the submission of a proper plan, which shall be clearly drawn to the indicated scale, and approved by the Zoning Inspector. (Amended 6/27/14)

- D. Under Chapter 5516 of the Ohio Revised Code and the regulations adopted pursuant thereto, all signs within 660 feet of the right-of-way of certain State Routes are subject to regulation by the Ohio Department of Transportation (ODOT). Zoning permits for signs along such rights-of-way shall not be issued without evidence that a permit has first been issued by ODOT, or that ODOT has determined that a state permit is not required. (Added 10/22/03)