

ORDINANCE NO 1683-2020

*Introduced by: Ms. Snyder
First Reading: July 6, 2020
Second Reading: July 20, 2020
Third Reading: August 3, 2020*

AN ORDINANCE TO AMEND THE VILLAGE OF LAKEMORE ZONING CODE CHAPTER 602
“SIGN REGULATIONS”

Now, Therefore, Be it Ordained by the Council of the Village of Lakemore, County of Summit, State of Ohio:

Section 1: Village of Lakemore Planning Commission recommended on June 26, 2020, to amend Chapter 602 “Sign Regulations”.

Section 2: An amended copy is attached hereto and made part of as if fully re-written herein.


Section 3: Except as amended herein, the remainder of the Village of Lakemore Zoning Code shall remain in full force.

Section 4: This Ordinance shall go into effect on and after the earliest period allowed by law.

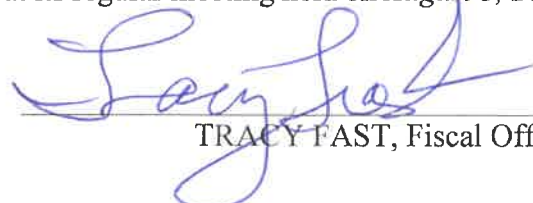
Passed: *August 3, 2020*


RICHARD COLE, JR. , Mayor

ATTEST:


TRACY FAST, Fiscal Officer

I, Tracy Fast, Fiscal Officer of the Village of Lakemore, do hereby certify that the foregoing Ordinance No. 1683-2020 was duly adopted by Council at its regular meeting held on *August 3, 2020*.


TRACY FAST, Fiscal Officer

ARTICLE VI-SUPPLEMENTAL REGULATIONS

CHAPTER 602 Sign Regulations

SECTION 602.1 PURPOSE

The purpose of these sign regulations is to promote the general health, safety, and welfare of the residents of the Village of Lakemore by assuring that signs are located and designed to maintain a safe and orderly pedestrian and vehicular environment. All signs constructed, erected or installed in the Village of Lakemore require a sign permit. All such permits must be approved by a majority-affirmative vote of the Lakemore Planning Commission, signature of approval by the Lakemore Zoning Inspector, or public hearing and affirmative vote of the Lakemore Board of Zoning Appeals. All portable signs require a 30-day sign permit, which also must be approved by the Lakemore Planning Commission or the Lakemore Zoning Inspector.

SECTION 602.2 GENERAL TERM

a. General Definition of a Sign

A "sign" is any structure or any device attached to, or painted on, a structure, or represented directly or indirectly thereon, intended to announce, direct or advertise. A sign may include a free-standing sign which may be illuminated or non-illuminated, Banners (not to exceed two) and or may be represented by words or letters, features, symbols, or characterizations, or other insignia or devices.

Architectural features, either as part of the building or freestanding, are not considered signs and are thus exempt from these regulations. An architectural feature is any construction attending, but not an integral part of the sign, and which consists of landscape or building or structure forms complementing the site in general.

b. Types of Signs by Physical Characteristics

1. Freestanding – A sign which is supported from the ground or a structure, other than a building, which sign may be two-sided.
2. Portable – A sign which is designed to be moved and is not permanently, or intended to be permanently, attached to a building, structure or the ground.
3. Projecting– A sign erected on the outside wall of a building and which projects out at an angle there from.
4. Wall Sign– A sign erected parallel to, or painted on the surface, or on the outside wall of any building, and not extending more than eighteen (18) inches there from, and which does not project above the roof line or beyond the corner of the building. A sign affixed to, or near, a window for the purposes of being visible to and read from the outside of the building and containing information typically found on identification or instructional signs shall for the purposes of these regulations, be considered a wall sign.

c. Types of Signs by Function

1. Subdivision or Project Identification – A sign identifying the name and address of a completed residential subdivision a multiple-family development, and/or office. Such a sign in an office complex may include a directory of uses.

2. Directional – Sign directing or guiding traffic, **which may include off premises signs.**
3. Identification – A sign intended to announce or promote the use, activity, service or business on the premises and which may contain the name of the use, business or facility; address; telephone number; identification of the principle products, services or activities offered; hours of operation; directory of occupants; or prices of products or services offered.
4. Instructional Signs – A sign intended to instruct employees, customers or users as to specific parking requirements; the location or regulations pertaining to specific activities on the site or in the building; specific services offered, or methods of payments accepted in residential districts, instructional signs may include security identification, no trespassing signs, signs identifying presence of animals directing deliveries, etc.
5. Nameplate – A sign indicating only the name and address of the person, business, profession or activity occupying the lot, building(s) or part of or operation or maintenance of any equipment which is placed on the building or site.
6. Required (Public Safety)- A sign erected by a public authority, utility, public service organization or private industry upon the public right-of-way or on private property intended to control traffic, direct, identify or inform the public, or provide needed public service as determined by the Ordinances of the Village or public policy.
7. Temporary Real Estate – A sign intended to advertise rental, sale or lease of property on which the sign is located.

SECTION 602.3 BASIC REGULATIONS

Signs, as classified by type of function, shall be permitted in the respective zoning districts in compliance with the following regulations provided that no sign shall be erected in the public right-of-way or on any other property except that a maximum of two real estate signs may be posted within the right-of-way for the duration of an open house, or for a maximum of 48-hours, whichever is less.

a. Residential Districts

The following types of signs shall be permitted in all residential districts and shall comply with any specified area limitation.

1. A subdivision or project identification sign that shall not exceed 320 square feet.
2. A nameplate.
3. Any required (public safety) signs.
4. One sign per dwelling unit identifying a permitted home occupation or child day care home. (1142-1991)
Such sign shall be attached to the dwelling shall not exceed two (2) square feet in area, and shall contain only the name of the occupant and/or the nature of the occupation expressed without commercialism.

b. Community Facilities, Business and Industrial Districts

The following types of signs shall be permitted in all non-residential districts in compliance with the specified area and location limitations.

1. Identification Signs – The maximum permitted area for identification signs in two (2) square feet for each lineal foot of building frontage. This maximum area applied to the total of all types of identification signs (wall, projecting or freestanding) unless regulations are otherwise specified in this section. Except for signs in windows or on doors, there shall be no more than one identification sign on each building face for each business entitled to have identification.
2. Directional signs that shall not exceed eight (8) square feet per sign face.
3. Instructional signs that are clearly intended for instructional purposes and, as determined by the Zoning Inspector or Planning Commissions as authorize, shall be no larger than necessary to serve the intended instructional purpose nor are in locations or possess design characteristics that constitute or serve the purpose of an identification sign.
4. Nameplates, when they are separate from identification signs, are located near the main entrance, are wall (including window) signs, and only contain the street number and name of the establishment shall be exempt from being included in the maximum allowable area for identification signs.
5. Temporary real estate signs.
6. Required public safety signs.

SECTION 602.4 SUPPLEMENTAL REGULATIONS

a. Requirements for Freestanding Signs for Community Facilities and in Business and Industrial Districts

Freestanding signs shall only be permitted in a Community Facilities District, or a business or industrial district in compliance with the following regulations

1. Freestanding signs shall only be permitted when the principle building is setback from the street right-of-way a minimum of twenty-five (25) feet and the site has a minimum lot frontage of fifty (50) feet.
2. One (1) freestanding identification sign with a maximum area of Seventy (70) square feet per sign face shall be permitted per project or development, except for facilities on corner lots, as provided in Subsection 602.4a.4 herein.
3. No portion of any freestanding sign shall be closer to the street right-of-way than a distance equal to the height of the sign or 10 feet which ever is greater. A freestanding sign shall also be a minimum of ten (10) feet from any residential zoning district and a minimum of ten (10) feet from any side property line
4. One (1) additional freestanding sign may be permitted for a corner lot provided that:
 - (a) The corner lot has a total frontage, on both street frontages of one hundred (100) feet.
 - (b) The second freestanding sign is clearly located to provide identification along the secondary street; And the total area of both freestanding signs shall not exceed one hundred ten (110) square feet.
 - (c) Two (2) signs may only utilized when spaced a minimum fifty (50) feet apart as measured along the street right-of -way

(d) The two (2) signs may only be aggregated into a single sign at the corner provided that the area of the single freestanding sign face shall not exceed Ninety (90) square feet. Such single sign shall setback from the street right-of-way a minimum of Ten (10) feet plus the height of the sign.

5. When a freestanding sign is permitted on a site with more than one tenant, it is the property owners responsibility to determine if the allowable area shall be devoted to the identification of the building or the project , be a directory for a select group of or all tenants in the project, or be for project identification or a tenant directory in combination

6. The maximum height of a freestanding sign shall be Twelve (12) to the bottom of the sign, measured from the ground or street level, whichever elevation is higher, not to exceed a maximum height of twenty two (22) feet to the top of the sign.

b. Additional allowance for Existing signs in commercial facilities and business districts:

1. Any damaged or destroyed sign may be repaired or replaced to the same specifications of the sign as existed prior to any such damage or destruction. Such repair or replacement of damaged signs should be completed in a reasonable amount of time, not to exceed 120 days.

Section 602.5 Voilations:

a. Each sign installed, including portable signs without a approved permit, is in violation of the Lakemore Zoning Code, and owners are subject to a fine of \$25 per day