



PLANNING COMMISSION

Wednesday, November 13, 2024 at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES
 - [A.](#) October 9, 2024, Meeting Minutes
5. OATH OR AFFIRMATION
6. OLD BUSINESS
 - A. PC 24-08 Major Site Plan Revision - Franklin High School Parking Lot** - Parcels #0431178001, 0431178011, 0431178010, and 0431178003 (140 East Sixth Street). The applicant, SHP c/o Mark Demko, on behalf of Franklin City Schools, is requesting approval of a major site plan revision to PC 22-02 in order to demolish the existing 89 space parking lot located to the northwest of the school along parcels #0431178003, 10, & 11 and construct a new 96 space parking lot predominately on parcel #0431178001 and abutting East Sixth Street and Anderson Street. This property is located in the MU-1 & CV-1 zoning districts. (This Item to Remain Tabled.)
7. NEW BUSINESS
8. DISCUSSION
 - [A.](#) The City of Franklin is proposing amendments to the City's Municipal Code Section 1111.08 Signs. At this time the item is being brought forward for discussion to share the proposed changes with the Planning Commission. The City is not requesting that the Planning Commission approve a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance at this time.
 - [B.](#) The City of Franklin is proposing amendments to the City's Municipal Code Chapter 1103 of the Municipal Code. At this time the item is being brought forward for discussion to share the proposed changes with the Planning Commission. The City is not requesting that the Planning

Commission approve a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance at this time.

In addition to the amendments to Section 1111.08 of the Municipal Code, it is also contemplated that the definitions pertaining to signs in Chapter 1103 will need to be updated as well in order to properly define the new sign types and ensure that the existing definitions are not in conflict with the proposed regulations. Thus, a list of the sign definitions is provided below along with a visual reference of each sign type.

9. ADJOURNMENT



PLANNING COMMISSION

Wednesday, October 09, 2024 at 5:30 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

CLERK'S JOURNAL

1. CALL TO ORDER

The meeting was called to order at 5:34 PM.

2. ROLL CALL

Present: Dr. Sarah Nathan, Paul Ruppert, Christine Pirot, David Hopper, Mayor Brent Centers, Jason Hall, Brian Rebholz

Staff: Jonathan Westendorf, Liz Fields, Cindi Chibis

Guests: Dustin Bailey, Matt Allen, Brian Quinn, Jeff Baumgardner, Antonio Pagano, Orfeo Finocchi, Mark Garrett

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Centers.

4. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES

The Clerks' Journal was approved, and the tapes were accepted as the official minutes of the September 11, 2024, meeting.

Motion made by Hall, Seconded by Dr. Nathan.

Voting Yea: Dr. Nathan, Ruppert, Pirot, Hopper, Hall, Rebholz

Voting Abstaining: Mayor Centers

5. OATH OR AFFIRMATION

The Oath was issued to all guests.

6. OLD BUSINESS

- A. PC 24-08 Major Site Plan Revision - Franklin High School Parking Lot** - Parcels #0431178001, 0431178011, 0431178010, and 0431178003 (140 East Sixth Street). The applicant, SHP c/o Mark Demko, on behalf of Franklin City Schools, is requesting approval of a major site plan revision to PC 22-02 in order to demolish the existing 89 space parking lot located to the northwest of the school along parcels #0431178003, 10, & 11 and construct a new 96 space parking lot predominately on parcel #0431178001 and abutting East Sixth Street and Anderson Street. This property is located in the MU-1 & CV-1 zoning districts. (This Item to Remain Tabled.)

Hopper acknowledged that PC 24-08 Major Site Plan Revision - Franklin High School was to remain tabled and asked about the reasonableness of retaining the items on future agendas.

Westendorf will request that the school voluntarily withdraw the item from the agenda and resubmit a Major Site Plan Revision under the updated Zoning Code.

7. NEW BUSINESS

- A. **PC 24-16 Major Site Plan - 5000 Commerce Center Drive, Modula** - The applicant, MV Commercial Construction, LLC, is requesting approval of a major site plan to construct a 170,000 square foot building addition to the existing Modula facility.

Fields explained that the proposed site plan includes the development of the building addition located at the north end of the existing facility. The purpose of the proposed building addition is to consolidate their off-site warehouse and distribution operations that are currently located in a leased facility outside of the area. Additional loading docks are proposed to support the building expansion.

Landscape Plan: Fields reviewed the landscape plan explaining that additional landscaping is proposed as part of this major site plan which includes interior parking lot landscaping, increased buffer yard landscaping, and building foundation plantings along the expansion. While the interior parking lot landscaping requirements and building foundation requirements are not fully met by the proposed landscaping plan. Fields stated that staff believe that the site is appropriately landscaped due to the location of the expansion, which will not be readily visible from the public right-of-way, the increase in buffer yard plantings, as well as the planting of the trees along the foundation. As such, staff recommends that the Planning Commission consider waiving the landscaping requirement as authorized under Subsection 1111.06(m).

Parking Plan: Fields reviewed the parking plan explaining that with the building addition a total of 226 parking spaces are required. She stated that the applicant is providing 233 parking spaces, confirming that the parking requirements have been met.

Lighting: A lighting plan was submitted by the applicant which indicates that there will be little if any light intrusion on adjacent properties. While the types of lights were included in the photometric plan, the sample cut sheets for the new lights were not included. As a condition for approval staff recommend that the Planning Commission require the applicant to submit the cut sheets for staff review and approval.

Building Design: Fields confirmed that the applicant is proposing to continue the barrel roof in an effort to build off of the existing architectural features. While the proposed building design does not fully meet the exterior façade design standards, the addition will have minimal visibility from the public right-of-way other than from I-75 which will contain the continuation of the barrel roof. As such, staff recommends that the Planning Commission consider waiving the materials requirements as authorized under Subsection 1115.08(h)(2)(A).

Variance: The applicant will need to apply for a variance for building height as the maximum allowable height in the I-1 District is 45 feet and the proposed addition’s maximum height is 63 feet.

Fields reviewed the Site Plan Standards for Approval and reminded Commission members that the Major Site Plans shall only be approved if the Planning Commission finds that all applicable standards are met. She confirmed that the applicant has requested waivers for the requirements not met and will request a variance from the Board of Zoning Appeals for the building height.

She concluded with a recommendation that the Planning Commission conditionally approve the Major Site Plan with the requested waivers with the following conditions:

1. The applicant shall apply for a variance for maximum building height.
2. The applicant shall comply with the comments for the City of Franklin Fire Department.
3. The applicant shall comply with any comments for the City of Franklin Engineer.
4. The applicant shall provide sample cut sheets for all lighting fixtures to staff for review and approval.

Hopper opened staff comments and noted that reoccurring waivers may be more effectively addressed through Code changes. He provided samples of frequently requested waivers for items such as building facades, additions and renovations, as well as items related to distinctions between industrial, commercial and residential properties.

Hopper opened public comment at 5:54 PM.

Mr. Dustin Bailey approached the podium, provided his address of 9349 Water Stone Blvd, Cincinnati, Ohio 45249, and confirmed that he had been sworn in. He answered questions from Commission members related to the height of the building and the primary use of the building's rear entrance. He confirmed that the rear entrance was currently located in Franklin Twp and expressed interest in annexing that parcel of land into the City of Franklin.

Hopper closed public comment at 5:59 PM.

Hearing no further discussion nor objections, the Chair called for a motion to approve Major Site Plan PC 24-16 with the appropriate waivers, conditional upon compliance with all staff recommendations, and with a recommendation of approval to the Board of Zoning Appeals for building height.

Motion made by Mayor Centers, Seconded by Dr. Nathan.
Voting Yea: Dr. Nathan, Ruppert, Pirot, Hopper, Mayor Centers, Hall, Rebholz

Motion passed.

- B. PC 24-17 - Initiation of Amendments to Code** - The City of Franklin is requesting that the Planning Commission approve a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance. Section 1115.04(b)(1) permits text amendments to be initiated by, *"the adoption of a motion by the Planning Commission"* or by *"the adoption of a motion by Council and referral to the Planning Commission."*

The City of Franklin is specifically requesting the Planning Commission to consider are the following amendments to Table 9: Uses in the Office Districts:

- Changing "Elementary Schools" from permitted to conditional in the O-I Office and Institutional District.
- Changing "Junior and Senior High Schools" from permitted to conditional in the O-I Office and Institutional District.

Fields reminded Commission members that currently "Elementary Schools" and "Junior and Senior High Schools" are conditional uses in the districts in which they are permitted except for

the O-I District where they are a permitted use. Due to the nature of these uses, the City believes that they are more appropriately permitted as conditional in the O-I District.

Westendorf explained that as a conditional use in the O-1 district, schools will fall under increased scrutiny by the Planning Commission, and will be subject to discretionary review to ensure compliance with all applicable Standards For Approval, increasing accountability.

Hopper opened and closed public comment 6:07 PM, as none asked to be heard.

Mayor Centers stated that the change will provide continuity among Franklin schools, as most Franklin schools are currently located in the O-I district.

Westendorf confirmed and reviewed the City zoning map showing all O-I districts.

Reinholtz noted that colleges and universities also fall under the same provision of the Code.

Hopper made a motion to recommend to City Council approval of the requested text amendments to Section 1115.04 of the Unified Development Ordinance (UDO). Seconded by Dr. Nathan.

Voting Yea: Dr. Nathan, Ruppert, Pirot, Hopper, Mayor Centers, Hall, Rebholz

Motion passed.

8. DISCUSSION

- A. Discussion Item - Amendments to Municipal Code** - The City of Franklin is proposing amendments to the City's Municipal Code Chapter 1103 of the Municipal Code. At this time the item is being brought forward for discussion to share the proposed changes with the Planning Commission. The City is not requesting that the Planning Commission approve a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance at this time.

The Chair stated that discussion items A and B regarding amendments to Chapter 1103 (Signs) of the Municipal Code, would be handled as a single agenda item.

- B. Discussion Item - Amendments to Municipal Code** - The City of Franklin is proposing amendments to the City's Municipal Code Section 1111.08 Signs. At this time the item is being brought forward for discussion to share the proposed changes with the Planning Commission. The City is not requesting that the Planning Commission approve a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance at this time.

Fields explained that the City of Franklin is proposing changes to meet the intent and purpose of the Municipal Code through amendments which include new regulations for signs not previously contemplated in the code, the consolidation of similar sign regulations, and general revisions which aim to increase the accessibility of the sign regulation for both staff and the public.

Fields provided a high level overview of the City's proposed changes to sign types and definitions, and provided supportive visual references. She asked that Commission members closely review the proposed amendments and forward questions/comments. She offered to hold a working session to aid the review process, if helpful, and explained that once the proposed amendments are finalized, they will be presented for Council consideration.

Westendorf said that the City’s current sign code is a point of contention for both administration and for prospective businesses. He confirmed that City staff members spend an inordinate amount of time interpreting and applying the Sign Code. He stated that there is a need to revise the Code to make it more business and user friendly.

Mayor Centers asked if yard signs, including political signs, were addressed in the proposed amendments.

Fields explained that cities generally cannot regulate the content of signs, stating that content-based sign regulations are regularly viewed by the courts as unconstitutional for both commercial and noncommercial signs. Proposed amendments are designed to be content-neutral.

Westendorf recognized the complexity of the sign code and discussed the challenge of striking the right balance between artistic creativity and uniformity. He also emphasized the focus on design quality within the proposed amendments.

Discussion related to the sign quality, temporary signage, A-frame sidewalk signs, window signs, banners, murals, and duplication within the proposed amendments, ensued.

Hopper encouraged Commission members to review the amendments closely and come prepared to discuss in detail at the next meeting.

- C. **Discussion Item – City Manager Update** – Westendorf shared that things are generally progressing on schedule downtown. However, there will be an unavoidable delay in the installation of the Downtown Chandelier, causing a delay in the grand celebration.

Westendorf stated that on September 16, 2024, City Council established a moratorium on the issuance of zoning permits and approvals for new development along State Route 73, State Route 123 and Dixie Highway corridors for a period of 120 days. The Moratorium excludes downtown development.

9. **ADJOURNMENT**

The meeting was adjourned at 7:03 PM.

Motion made by Hall, Seconded by Pirot.
Voting Yea: Dr. Nathan, Ruppert, Pirot, Hopper, Mayor Centers, Hall, Rebholz



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: November 13, 2024

Discussion Item - Amendments to the Municipal Code

Project Overview: The City of Franklin is proposing amendments to the City's Municipal Code Section 1111.08 Signs. At this time the item is being brought forward for discussion to share the proposed changes with the Planning Commission. The City is not requesting that the Planning Commission approve a motion to initiate a text amendment to the City's Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance at this time.

Comments: The City of Franklin is proposing amendments to the City's municipal code to meet the intent and purpose of the municipal code through amendments which include new regulations for signs not previously contemplated in the code, the consolidation of similar sign regulations, and general revisions which aim to increase the accessibility of the sign regulation for both staff and the public.

A summary of the proposed changes to the municipal code is included below. The modifications reflect the new section references, sections that are noted as being removed are noted by their current section reference.

- **Section 1111.08(c)(2)** – Clarification that sign permits are reviewed and approved by the Zoning Official unless specifically stated otherwise.
- **Section 1111.08(c)(3) Submittal Requirements** – Language was added which require a landscaping plan and lighting plan be submitted when applying for a sign permit where applicable.
- **Section 1111.08(f) Prohibited Signs** – This subsection was added to clearly state the types of permanent signs that are prohibited within the City of Franklin. New types of signs added to this list include:
 - Revolving signs;

- Inflatable signs, air activated devices, beacons, searchlights, and other similar devices;
 - Bench signs;
 - Mobile or portable signs; and
 - Additional prohibited temporary signs as listed in the Section.
- **Section 1111.08(g) Exempt Signs** – This section was added to clearly state the types of signs that are exempt from the requirements of the sign code. New types of exempt signs added to the list or existing types that have been modified include:
 - Governmental flags;
 - Organizational flags;
 - Identification signs – modified to allow ground mounted identification signs no larger than four feet.
 - Memorial signs – modified to include markers and statues under this category.
- **Section 1111.08(h) Permanent Signs** – A table was added which clearly indicates the types of permanent signs allowed in each district. Additional tables are added which show the specific regulations in each district for the following signs:
 - Wall signs;
 - Ground signs;
 - Residential development identification signs;
 - Menu board signs;
 - Canopy/marquee/awning signs; and
 - Directional signs
- **Section 1111.08(h)(1)(C) Wall Signs** – Language was added which require wall signs to be constructed out of channel cut letters or other high-quality sign construction types.
- **Section 1111.08(h)(1)(D) Wall Signs** – Language was added that there are not quantity requirements for wall signs as long as the cumulative square footage of all wall signs meets the maximum area requirements.
- **Section 1111.08(h)(2) Ground Signs** – Monument signs have been renamed to ground signs.
- **Section 1111.08(h)(2)(A) Ground Signs** – Language was added that requires ground signs to be located on the same parcel to which they are an accessory use and prohibiting off-premises advertising on ground signs.
- **Section 1111.08(h)(2)(B) Ground Signs** – Language was included that ground signs include a variety of designs including monument signs, post and panel signs, and other similar signs. Clarification added that ground signs do not include pole signs.
- **Section 1111.08(h)(2)(E) Ground Signs** – Language was added that ground signs are not permitted within the clear sight triangle.
- **Section 1111.08(h)(2)(G)(i) Ground Signs** – Language was added clarifying the landscaping requirement for ground signs and requiring

that the landscaped area around the sign is equal to the area of the sign.

- **Section 1111.08(h)(2)(G)(iv) Ground Signs** – Language was added clarifying that the landscaped area around a sign includes living plants and that the use of hardscape in the landscaped area is prohibited.
- **Section 1111.08(h)(3) Residential Development Identification Signs** – This subsection was added which incorporates the regulations formerly associated with “Ground Signs.”
- **Section 1111.08(h)(4) Menu Boards** – A maximum area of 48 square feet was added for menu board signs.
- **Section 1111.08(h)(5) Canopy/Marquee/Awning Signs** – Language was added to include awning signs in the heading of the subsection as well as including the sign area for a canopy/marquee/or awning sign in the overall calculation of allowable wall signage. Additional regulation is added which allows for internal or external illumination depending on the district.
- **Section 1111.08(h)(6) Window Signs** – Removed the requirement that window signs are required to denote the identification of the occupant, address of the premises, and use. Language was added which includes the window sign area in the calculation of allowable wall signage and exempts window signs placed by a political jurisdiction or educational facility.
- **Section 1111.08(h)(7) Projecting Signs** – The name of the sign type was changed from “Projecting Nameplate Sign” to “Projecting Sign”, language is added that one projecting sign is permitted per parcel and that projecting signs may only be externally illuminated. Additionally, the requirement that “projecting nameplate signs shall be limited to business signs and identification signs” is removed.
- **Section 1111.08(h)(8) Directional Signs** – The limit on the number of directional signs is removed and the size and height of a directional sign is increased from 2 square feet and 3 feet in height to 9 square feet and 5 feet in height. Additionally, a minimum setback of 5 feet from the public right-of-way and all property lines is included.
- **Section 1111.08(h)(9) Murals** – This subsection was added to regulate murals as signage in the UDO. Murals that contain no advertising or commercial messaging may be permitted on any blank wall or portion of a wall per the approval of the City Manager. Murals that contain advertising or commercial messaging may be permitted per the approval of the Planning Commission.
- **Section 1111.08(h)(10)(C) Electronic Message Center** – Language was added that requires electronic message centers shall be 250 feet from any residential use.
- **Section 1111.08(h)(10)(E) Electronic Message Center** – Language was added that limits the number of electronic message centers to one per parcel or development.

- **Section 1111.08(h)(10)(F) Electronic Message Center** – Language was added reducing the amount of time each message is displayed from 15 seconds to 8 seconds before transitioning.
- **Section 1111.08(h)(10)(G) Electronic Message Center** – Language was added prohibiting streaming or full-motion videos.
- **Section 1111.08(h)(10)(I) Electronic Message Center** – Language was added requiring electronic message centers be equipped with automatic dimmer controls which trigger during sunset and sunrise.
- **Section 1111.08(h)(10)(J) Electronic Message Center** – Language was added regulating the maximum illumination for electronic message centers during daylight, dusk, and dawn.
- **Section 1111.08(h)(10)(K) Electronic Message Center** – Language is added prohibiting electronic message centers in the Downtown Districts.
- **Section 1111.08(i)(3) Maintenance** – This subsection was added which regulates the maintenance of permanent signs.
- **Section 1111.08(k) Lighting** – This subsection was added which prohibits LED, neon tubing and string lights that are being used as building accent lighting or window trimming.
- **Section 1111.08(l)(1) Temporary Sign Permits** – This subsection was added which requires a permit for all temporary signs, unless specifically stated otherwise.
- **Section 1111.08(l)(2) Single-Family Residential Temporary Signs** – This subsection was added which allows each single-family residential property with a maximum of three non-illuminated signs at any one time that are 6 square feet in area and 4 feet in height.
- **Section 1111.08(f)(6) Garage Sale Signs** – This existing subsection was removed.
- **Section 1111.08(l)(3) Real Estate Signs** – The existing real estate sign regulations were modified to allow for one non-illuminated sign per street frontage that are 32 square feet and 6 feet in height. Real estate signs are permitted to be ground, wall, or window signs.
- **Section 1111.08(f)(12) Property Signs** – This existing subsection was removed.
- **Section 1111.08(f)(16) Security Signs** – This existing subsection was removed.
- **Section 1111.08(l)(5) Construction Signs** – The existing language was simplified to remove the required content of construction signs and to simplify and clarify the requirements for construction signs for different types of development.
- **Section 1111.08(l)(11) Prohibited Temporary Signs** – This subsection was added to clearly state the types of temporary signs that are prohibited within the City of Franklin. New types of temporary signs added to this list include:
 - Flutter flags;

- Human signs;
 - Snipe signs; and
 - Vehicle signs.
- **Section 1111.08(l)(12) Signs in the Public Right-of-Way** – Language added which specifically requires temporary signage placed in the public right-of-way to be approved by the City Manager.

1111.08 Signs

a) Purpose and Intent. It is the intent of this Section to establish reasonable regulations governing the size, ~~design~~~~character~~, ~~mass~~, ~~distribution~~, and location of signs within the incorporated area of the City of Franklin, in the interest of safety and general welfare of its citizens, business concerns and other affected sectors of the City. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the City, and preserve the scenic and natural beauty of designated areas. It is further intended to reduce sign distractions and sight obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more open space, and curb the deterioration of the natural environment and enhance City development in such a way as to support and complement the land-use objectives set forth in this UDO. The specific public purposes of this Section are:

- 1) To provide reasonable, yet appropriate, conditions for identifying goods sold or produced or services rendered in Commercial, Downtown, Office/Institutional, and Industrial Districts;
- 2) To control the size, location, and design of permanent signs so that the appearance of such signs will be aesthetically harmonious with their surroundings;
- 3) To eliminate any conflict that would be hazardous between business or identification signs and traffic control signs and devices;
- 4) To ensure that signs are located and designed to maintain a safe and orderly pedestrian and vehicular environment; and
- 5) To reduce sign clutter.

b) Scope of Regulations.

- 1) **Applicability.** The regulations set forth herein shall apply to and govern signs in all districts. No sign shall be erected or maintained unless it is in compliance with the regulations governing location and bulk of structures for the district in which it is located, unless such sign is otherwise specifically regulated by a conditional use provision or provisions relating to variances.
- 2) **Nonconformities.** Any sign already established on the effective date of this UDO and which sign is rendered nonconforming by the provisions herein, and any sign which as a result of subsequent amendments hereto, shall be rendered nonconforming and shall be subject to the regulations of section 1111.08(l).

3) Variances. Variances to this Section may be considered by the Appeals Board.

4) Planned Unit Developments. Signs within Planned Unit Development (PUD) districts shall be subject to the applicable regulations of the underlying zoning district. Signs that do not meet the requirements of this section that are located within a PUD are subject to the approval of the Planning Commission.

c) Permit Required:

- 1) All ~~temporary and~~ permanent signs to be erected, placed, constructed or modified within the City limits, except those specifically excluded herein, shall require a permit before work is initiated. ~~Temporary sign permit requirements are established in Section XXXX.~~
- 2) ~~Sign permits shall be reviewed and approved by the Zoning Official, unless specifically stated otherwise. Planning Commission shall approve signs submitted with a Major Site Plan, in accordance with this section and Section 1115.09; with a Conditional Use, in accordance with this section and Section 1115.09; and certain signs within the Highway Sign Overlay District in accordance with Sections 1109.07 and 1115.09. The Zoning Official shall approve all other signs in accordance with this section and Section 1115.11.~~
- 3) ~~In order to defray the cost of examination of plans and inspections, an applicant for a sign permit shall pay a fee in accordance with section 1105.09.~~

4) 3) Submittal Requirements:A. *General Submittal Requirements:* The following general requirements shall apply:

- i. Each request for a Sign Permit shall include an application form, provided by the City, with the submittal;
- ii. The name(s), address(s), and telephone numbers of the applicant(s), and the property owner(s) if other than the applicant(s) with a notarized letter of authorization from the property owner;
- iii. Legal Description of property or portion thereof; and
- iv. Payment of the application fee as established ~~on the City's official fee schedule; by section 1105.09;~~
- v. The Zoning Official may request additional supporting information that in ~~their~~ his professional judgment is necessary to fully explain the applicant's proposal. The applicant shall supply the requested additional information.
- vi. Only complete applications shall be processed by the City. The Zoning Official or the TRC, as appropriate, shall make determination as to completeness.

B. *Site Plan*, which shall show:

- i. Address and zoning classification of the subject property;
- ii. Surrounding uses and zoning classification(s);
- iii. The proposed sign(s) location, including distance from the public right-of-way and the property lines;
- iv. The location of all other existing signs located on the same premises; ~~and~~
- v. The relationship of the proposed sign(s) to access drives, parking areas and buildings;

vi. ~~A landscape plan that identifies all plantings to be located at the base of any ground signs; and~~

vii. ~~A lighting plan for all internal and external light sources.-~~

C. *A Sign Graphics Plan*, including:

- i. Plans, ~~drawn and/or blueprints~~, to scale, of the proposed signage, including details of fastenings, lighting and any lettering, symbols or other identification which will be on the sign;
- ii. The dimensions, construction supports, sizes, electrical wiring and components, sign materials, and method of attachment;
- iii. The location, size, and illumination of wall signs, ground mounted signs, and directional signs;
- iv. Color renditions of the proposed signage; and
- v. Elevation drawings of ground mounted signs and/or a façade elevation (showing the height and proportions) for wall signs.

d) Administration:

- 1) The Zoning Official shall regulate and enforce the requirements of this Section, and shall be in charge of issuing all sign permits, both temporary and permanent ~~unless specifically identified otherwise.-~~
- 2) No signs, except for municipally owned signs and signs authorized by the City Manager for community events and programs shall be placed in, on or above the public right-of-way including on utility poles. The Zoning Official or ~~his~~their designee may ~~effect removal~~ ~~or remove~~ any sign illegally placed within the right-of-way of any road within the City.

e) 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 or are determined by the Zoning Official to be intended solely to make the sign more visible rather than serving any aesthetic or structural purpose. For internally illuminated signs; or internally illuminated awnings, canopies or marquees, the entire lighted surface shall be considered the sign area. The lighted surface area of internally illuminated canopies, awnings or marquees is counted as signage regardless of whether it contains graphics.
- 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 ~~twenty four inches~~ (24 inches") apart, or form a V-angle of less than ~~forty five~~45 degrees (~~45°~~). For spherical signs, the sphere shall be dissected 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.

- 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) The term “lot frontage” as used in calculating ground signs and monument signs shall refer to the dimension of the lot along the street. The term “building frontage” as used in calculating wall signs shall refer to the building wall dimension facing the street or parking lot.
- 5) 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.

f) Prohibited Signs. The following signs are prohibited within the City of Franklin:

~~6)1) Billboards. Billboards are prohibited.~~

~~7)2) Pole Signs. Pole signs are prohibited,~~ except within the Highway Sign Overlay District, under the conditions outlined in Section 1109.07.

~~3) Roof Signs. Roof signs are prohibited.~~

~~4) Revolving signs~~

~~5) Inflatable signs, air activated devices, beacons, searchlights, and other similar devices.~~

~~6) Pennants, Streamers, etc.~~ No sign or advertising shall contain or consist of banners, pennants, ribbons, streamers, or similar moving devices.

~~7) Bench signs~~

~~8) Mobile or portable sign~~

~~8)9) Additional prohibited temporary signs as listed in Section XXXX.~~

g) Exempt Signs. The following signs are exempt from the requirements of this ~~section~~chapter:

~~1) Governmental Flags. Flags of any country, state, or unit of local government.~~

~~2) Organizational Flags. Flags for private or non-profit organizations subject to such flags are limited to one per organization and such flags shall not exceed three feet in width or five feet in length. Such flags shall contain no commercial or advertising message.~~

~~3) Identification Wall Signs. Signs up to a maximum of two square feet (2 sq. ft.) in size and may be mounted or attached flat or parallel onto a building face of any use or may be ground mounted at a height not to exceed four feet. 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.~~

9)4) **Public.** 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, and any identification of display of any official court or public office notices thereof, or any flag, emblem, or insignia of ~~any country~~~~a nation~~, political unit, ~~educational facility~~, ~~school~~ or religious/~~cultural~~ group.

10)5) **Memorial Signs, Markers, and Statues.** Signs which are in the nature of cornerstones, commemorative tables, tablets, grave markers, headstones, statuary, remembrances of persons or events, or historical signs, provided that such signs are less than nine square feet (~~9 sq. ft.~~) in size and not illuminated and are noncommercial in nature. Such signs shall not be placed within a public right-of-way. ~~Additionally, memorial markers, statues, sculptures, or similar items that commemorate historical events, persons, locations are exempt as long as such items are not located in the public right-of-way and do not block visibility.~~

h) **Permanent Signs.** All permanent signs shall require a permit. Permitted permanent signs shall be classified into one of the seven following types: canopy/marquee signs, ground signs, monument signs, projecting nameplate signs, wall signs, window signs, and shingle signs.

	Agricultural and Residential Zoning Districts	Office Districts, Parks and Recreation District	Commercial Districts	Industrial Districts	Downtown Districts
Wall Signs	X	X	X	X	X
Ground Signs	X	X	X	X	X
Residential Development Identification Signs	X				
Menu Boards			X		
Canopy/Marquee/Awning Signs		X	X	X	X
Window Signs		X	X	X	X
Projecting Signs		X	X		X
Directional Signs	X	X	X	X	
Murals		X	X		X
Manual Changeable Copy Signs		X	X	X	X
Electronic Message Centers			X		

1) Wall Signs

- A. ~~Wall Business or identification~~ 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 signs may not extend ~~more than ten inches~~ beyond any building setback lines.
- B. Wall signs shall be attached parallel to the building face and extend outward perpendicular from the building face a maximum of ten inches ~~(10")~~, except as otherwise provided herein.
- C. ~~Wall signs shall be primarily constructed out of channel cut letters or other high-quality sign construction types, as determined by the Zoning Official. Logos and graphic elements may also be incorporated into the sign as accent features.~~
- D. ~~There is no limit to the quantity of wall signs as long as the cumulative square footage of all wall signs meets the maximum area requirements. The sign area of any proposed canopy, marquee, or permanent window signs shall be included in the overall cumulative calculation of maximum wall signage area.~~

Wall Sign Regulations		
District/Use	Maximum Area	Illumination/Other
Nonresidential Uses Located in <u>Agricultural and Residential Districts</u>	2 square feet per lineal foot of building frontage (maximum 150 square feet)	Internally or externally illumination permitted
Office Districts/Parks and Recreation District	2 square feet per lineal foot of building frontage (maximum 200 square feet)	Internally or externally illumination permitted
Commercial Districts	2 square feet per lineal foot of building frontage (maximum 250 square feet)	Internally or externally illumination permitted
Industrial Districts	2 square feet per lineal foot of building frontage (maximum 300 square feet)	Internally or externally illumination permitted
Downtown Districts (Downtown Core, Mixed Use, Riverfront Mixed Use)	2 square feet per lineal foot of building frontage (maximum 250 square feet)	Internally or externally illumination permitted. Cabinet wall signs are prohibited.
Downtown Districts (Civic)	2 square feet per lineal foot of building frontage (maximum 200 square feet)	Internally or externally illumination permitted
<i>**In the Transitional Neighborhood Downtown District wall signs are limited to Identification Signs</i>		

11)2) **Ground Monument Signs**

~~A. Ground signs must be located on the same parcel to which they are an accessory use. Off-premises advertising is not permitted on ground signs. Monument signs may be erected on a lot, provided the location, height and other characteristics of the sign meet the regulations of this section. Monument signs shall be permanently and securely anchored to the ground, and shall be flush with the base, which shall be of brick or stone. Monument signs shall not exceed the allowable height for the zoning district in which the property is located, from the ground to the top of the sign, and such height shall be measured from the grade and not any mounding around the sign. Monument signs shall be limited to Business signs or Identification signs. Professionally finished post and panel signs shall be permitted in the I-2, General Industrial District and shall meet the height and size requirements of a monument sign.~~

~~A.B. Ground signs may include a variety of designs including monument signs, post and panel signs, and other similar-type professionally designed signs. Ground signs do not include pole signs.~~

~~B.C. No ground monument sign shall be erected so as to obstruct free access to or egress from any building.~~

~~C.D. Inside the fire limits, no ground monument sign shall be constructed of combustible materials, except ornamental features. Outside the fire limits, the structural frame of ground monument signs shall not be erected out of combustible materials.~~

~~D.E. No person shall place or cause to be placed any ground monument sign within any right-of-way or within the clear sight triangle.~~

~~E.F. Ground Monument signs shall be anchored to a minimum depth of thirty-two inches (32").~~

~~F. A monument sign shall only advertise matters that are the business, name or identity, address and/or activity of the establishment in front of whose property such sign is located, whether through logo, type, graphics or other symbols.~~

~~G. All changeable copy signs shall be monument signs.~~

~~H. No monument signs within the Downtown Districts shall be internally illuminated.~~

~~I.G. The base of all new ground monument signs and post and panel signs shall be effectively landscaped with a single, continuous landscaped area to be maintained beneath the sign, in accordance with the following standards:~~

- ~~i. The minimum size of the landscaped area shall be equal to the area of the ground sign (i.e., if a ground sign is proposed to be 40 square feet in size then it shall be located in a landscaped area of at least 40 square feet in size). The edge of the required landscaped area shall be thirty inches (30") from the edge of the sign or any edge of the sign structure. Ground signs that are replaced or expanded in existing landscape areas are exempt from the thirty inch requirement.~~

- ii. The landscaped area shall include all points where sign structural supports attach to the ground;
- iii. Where the required landscaped area adjoins a paved surface accessible to vehicular traffic, a raised planter-type area around the base of the sign ~~is shall be~~ required to prevent the encroachment of vehicles; and

~~The landscaped area shall include living plant materials that are, aesthetically located and maintained.~~

- iv. ~~The landscaped area shall include living plantings aesthetically located and maintained including flowers, shrubs, and grasses. Plants may be located in mulch beds, but the landscaped area may not be completely comprised of mulch. The use of concrete, asphalt, gravel, or any other paved surface, or hardscape in the landscaped area shall be prohibited.~~

Ground Sign Regulations					
District/Use	Quantity	Maximum Area	Maximum Height	Minimum Setbacks	Illumination/ Other
Agricultural and Nonresidential Uses Located in Residential Districts	1 per street frontage	0.25 square feet per foot of road frontage (maximum 36 square feet)	6 feet	10 feet from right-of-way, 15 feet from side property lines, 5 feet from all driveways	Internally or externally illumination permitted
Office Districts/Parks and Recreation District	1 per street frontage	0.25 square feet per foot of road frontage (maximum 36 square feet)	6 feet	10 feet from right-of-way, 15 feet from side property lines, 5 feet from all driveways	Internally or externally illumination permitted
Commercial Districts	1 per street frontage	0.5 square feet per foot of road frontage (maximum 64 square feet)	6 feet	10 feet from right-of-way, 15 feet from side property lines, 5 feet from all driveways	Internally or externally illumination permitted
Commercial Districts (multi-tenant developments or single users of 50,000 sq. ft or more)	1 per street frontage	0.5 square feet per foot of road frontage (maximum 100 square feet)	10 feet	10 feet from right-of-way, 15 feet from side property lines, 5 feet from all driveways	Internally or externally illumination permitted
Industrial Districts	1 per street frontage	1 square feet per foot of road frontage (maximum 80 square feet)	8 feet	10 feet from right-of-way, 15 feet from side property lines, 5 feet from all driveways	Internally or externally illumination permitted

<u>Downtown Districts**</u>	<u>1 per street frontage</u>	<u>0.25 square feet per foot of road frontage (maximum 36 square feet)</u>	<u>6 feet</u>	<u>Must be located on private property and 5 feet from all driveways and side property lines</u>	<u>External illumination only</u>
<u>**In the Transitional Neighborhood Downtown District ground signs are not permitted</u>					

3) **Residential Development Identification Signs**

- A. Ground signs may be erected at the entrance of any residential subdivision or residential development. The location, height, and other characteristics of the sign must meet the regulations of this section.
- B. Two ground signs are permitted per each street entrance (one sign is permitted on each side of the entrance to the subdivision or development). Ground signs shall be permanently and securely anchored to the ground and shall be flush mounted to a base, which shall be of brick, stone, or a faux alternative. Alternate ground sign designs may be presented to the Planning Commission for review and approval. Pole type signage is prohibited.
- C. The sign area shall be limited to 24 square feet and shall not exceed four feet in height.
- D. The sign area may be incorporated into a larger design feature that may include columns, walls, or other similar features. The reverse sides of identification features shall be finished to match the fronts.
- E. Such identification features may not be located in the public right-of-way. Under no circumstances shall such feature be located in the tree lawn nor the clear sight triangle, nor impair the future utilization or expansion of public streets.
- F. Applications for permanent subdivision identification signs must demonstrate provisions for future maintenance and maintenance easements at the time of final platting. Written consent of the property owner of each proposed sign location shall be submitted with each permit application.

<u>Residential Development Identification Sign Regulations</u>					
<u>District/Use</u>	<u>Quantity</u>	<u>Maximum Area</u>	<u>Maximum Height</u>	<u>Minimum Setbacks</u>	<u>Illumination/ Other</u>
<u>Agricultural and Residential Zoning Districts</u>	<u>2 per street entrance into the subdivision</u>	<u>24 square feet</u>	<u>4 feet</u>	<u>10 feet from right-of-way, 15 feet from side property lines, 5 feet from all driveways</u>	<u>External illumination permitted</u>

- 4) **Menu Boards.** Menu Boards provided such signs are oriented solely for the use of patrons utilizing the drive-thru and are not visible from adjacent property or the right-of-way. Drive-through menu board signs may include freestanding, pylon and monument signs. One drive-through menu board sign and one preview board is permitted, but only when all of the following conditions are fulfilled: the sign is located on the property to which it refers; the sign is not visible from the public right-of-way; the sign does not exceed six feet (6') in height; and the sign is located at least seventy-five feet (75') from a Residential District or use.

Menu Board Sign Regulations					
District/Use	Quantity	Maximum Area	Maximum Height	Minimum Setbacks	Illumination/Other
Commercial Districts (Uses that include a permitted drive-thru)	2 per drive-thru	48 square feet	6 feet	75 feet from a Residential District or use	Internally or externally illumination permitted

- 5) **Canopy/Marquee/Awning Signs.** Canopy, marquee, and awning signs may be painted on or attached to an awning area or attached to a canopy or marquee. Such signs shall not exceed the maximum height of the principal structure when mounted on the top of the canopy. The sign area of any proposed canopy or marquee sign shall be included in the overall cumulative calculation of allowable wall signage. Awning signs shall be externally illuminated only. Marquee and canopy signs may be internally or externally illuminated.

Canopy/Marquee/Awning Sign Regulations		
District/Use	Maximum Area	Illumination/Other
Office Districts/Parks and Recreation District	The area of all canopy/marquee/awning signs shall be included in the overall calculation of allowable wall signage.	Internally or externally illumination permitted
Commercial Districts	The area of all canopy/marquee/awning signs shall be included in the overall calculation of allowable wall signage.	Internally or externally illumination permitted
Industrial Districts	The area of all canopy/marquee/awning signs shall be included in the overall calculation of allowable wall signage.	Internally or externally illumination permitted

Downtown Districts (Downtown Core, Mixed Use, Riverfront Mixed Use)	The area of all canopy/marque/awning signs shall be included in the overall calculation of allowable wall signage.	Internally or externally illumination permitted. Cabinet wall signs are prohibited.
Downtown Districts (Civic)	The area of all canopy/marque/awning signs shall be included in the overall calculation of allowable wall signage.	Internally or externally illumination permitted
**In the Transitional Neighborhood Downtown District canopy/marquee/awning signs are not permitted		

6) Window Signs. ~~The cumulative maximum area of all permanent window signs shall be included in the overall calculation of allowable wall signage and are limited to windows on the ground or first floor. A maximum of 25% of each window may be covered by window signs. Political jurisdictions and educational facilities are exempted from this maximum area and their window signage does not count towards the overall calculation of allowable wall signage. Window signs shall not be lighted or illuminated. Permanent window signs shall be limited to signs denoting the identification of the occupant, the address of the premises and its use. Except for within the Downtown Districts where a business does not occupy first floor space, such signs shall be limited to use solely on the ground or first floor.~~

12) Projecting Nameplate Signs.

- ~~7) One projecting sign is permitted per parcel. Projecting nameplate signs shall not exceed twelve square feet (12 sq. ft.) in size, shall be placed not less than eight feet (8') above the sidewalk or ground level, and shall not project more than four feet (4') outward from the building face. Projecting signs shall be externally illuminated only. Projecting nameplate signs shall be limited to Business signs and Identification signs.~~
- 8) Directional Signs.** ~~On-site directional signs indicating points of entry or exit for a facility, off-street parking areas, circulation patterns, business or building locations, or for other similar purposes are permitted subject to the following:~~
- ~~A. Directional signs are limited to a maximum are of nine (9) square feet and five (5) feet in height.~~
 - ~~A.B. Directional signs shall not contain advertising or commercial messaging, including logos.~~

Directional Sign Regulations					
District/Use	Quantity	Maximum Area	Maximum Height	Minimum Setbacks	Illumination/ Other
See Table XXXX	N/A	9 square feet	5 feet	5 feet from the public right-of-way and all property lines	Illumination is not permitted

~~13~~9) **Murals.** Murals that contain no advertising or commercial messaging may be permitted on any blank wall or portion of a wall per the approval of the City Manager. Murals that contain advertising or commercial messaging may be permitted per the approval of the Planning Commission.

10) **Manual Changeable Copy.** The following regulations apply to all manual changeable copy:

- A. Manual changeable copy shall be permitted on ground signs.
- B. Manual changeable copy signs shall comprise no more than two-thirds (2/3) of the total area of the sign per side.
- C. Ground signs containing manual changeable copy are subject to the maximum height and sign area requirements of ground signs for the zoning district in which they are located.
- D. In residential districts and the Downtown Districts, manual changeable copy signs shall not be internally illuminated. In these three districts, the manual changeable copy signs may be externally illuminated only between 8:00 a.m. and 8:00 p.m., unless otherwise permitted by Planning Commission.

11) **Electronic Message Centers.** The following regulations apply to all electronic message centers:

- A. Electronic message centers may be incorporated into ground signs subject to the approval of a conditional use permit per Section 1115.09(b).
- B. Ground signs containing electronic message centers are subject to the maximum height and sign area requirements of ground signs for the zoning district in which they are located.
- C. Electronic message centers shall be located a minimum of 250 feet from any residential use.
- D. Electronic message centers shall only be located on ground mounted signs and shall not exceed two-thirds (2/3) of the size of the total sign area to ensure that the electronic component is subordinate to the principal sign face in size.
- E. A maximum of one electronic message center is permitted per parcel or development.

- F. Each message on an electronic message center shall be displayed for no less than eight seconds before transitioning.
- G. The use of streaming or full-motion video on any electronic message center is prohibited.
- H. The lighting within an electronic message center shall not be permitted to strobe, flash on or off, change the intensity of illumination, or illustrate movement.
- I. Electronic message centers shall be equipped with automatic dimmer controls to produce a distinct illumination change from a higher illumination level to a lower illumination level between one-half hour before sunset (dusk) and one-half hour after sunrise (dawn).
- J. Electronic message centers shall not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk and dawn. The applicant shall provide a certificate of maximum illumination before a sign permit application is approved.
- K. Electronic message centers are prohibited in the Downtown Districts.

f)i) Requirements Applicable to All Permanent Signs. The following general requirements shall apply for characteristics of permanent signs.

- 1) **illumination.** Illumination of signs shall be permitted in all districts, except residential districts, or as otherwise provided in this Section. Illumination shall be from a concealed or indirect light source and shall not flash, blink, fluctuate, travel, revolve, 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 movement on any street from which the sign may be viewed. 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) **Construction.** The construction of all signs, including any electrical wiring necessary for the operation of illuminated signs shall conform to the specifications of the Ohio Building Code.

3) Maintenance

- A. Signs shall be maintained in a safe and good condition at all times by the owner of the sign. Regular maintenance includes the repair and replacement of damaged or malfunctioning parts, repainting, cleaning, and other acts required to keep the sign in good condition.
- B. Property surrounding any ground mounted sign shall be maintained in a clean and sanitary condition and shall be free from weeds, rubbish, and flammable material.

3)4) Location. All permanent signs shall be located on the site being promoted, identified or advertised. Off premise signs are prohibited. In no case shall any part of a sign be placed in, over, or extend onto any public right-of-way, except for projecting nameplate

signs on lots where no front yard exists and 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.

~~4)5)~~ **Maximum Number, Height and Area of Signs.** In addition to placement of signs, the heights, area and number of permitted signs allowed per use or lot shall be regulated by districts and uses as listed under the regulations of this Section. The height of ~~monument signs and~~ ground signs shall be measured from the established grade, and no mounding shall be used to increase the height of a sign.

~~5)6)~~ **Joint Identification Signs**

- A. Joint identification signs shall be limited to wall signs or monument signs, and to premises where there are two or more uses located on a property having frontage on at least one public street.
- B. If the property fronts on one street, only one joint identification sign is permitted.
- C. A second joint identification sign is permitted if the property fronts on two streets, provided that the frontage for each street is not less than two hundred lineal feet (200'). Additionally, a second joint identification sign may be permitted in the Downtown Districts if the premises has pedestrian access open to the public from parking facilities both in the front and in the rear of the property.
- D. The size of a joint identification sign shall meet the size and location requirements for a commercial center sign under Table 24.

~~6)7)~~ **Off-Premises Signs for Industrial and Commercial Lots with No Street Frontage.**

Notwithstanding any other provision of these sign regulations, a lot or parcel with an Industrial or Commercial zoning designation that has no frontage on a public street, as determined by the Zoning Official, may apply for a sign permit to erect a ~~groundmonument~~ sign on an adjacent lot with street frontage, with the permission of the owner of the adjacent lot. The ~~groundmonument~~ sign shall meet the size and setback requirements for the lot upon which the sign is to be erected. The off-premise sign shall not be counted toward the total allowable signage for the lot upon which it is erected.

- j) **Street Numbers Required.** An owner, occupant or person having control of a residential, industrial, commercial or public building shall display the numerical address of the building in Arabic numbers not less than four inches ~~(4")~~ in height. Other street numbering guidelines include:
 - 1) The color of the numbers shall contrast to the color of the surface on which they are ~~mountedmounted~~, and the numbers shall be clearly visible from the street on which the building is numbered.
 - 2) The numbers shall be placed on the front of the building facing the street on which the building is numbered.

- 3) For buildings not having entrance doors facing the street on which the buildings are numbered, numbers of all units within such building shall be placed either on the wall of the building facing the street on which the building is numbered or on a sign in compliance with this Section.
- 4) The owner of a residential building may post additional sets of address numbers provided that one set complies with the provision of this Section.
- 5) Whoever violates this Section or any part thereof, upon being notified in writing of such violation by the City Engineer, shall have thirty (30) days in which to comply with the provisions of this Section. Upon expiration of the thirty (30) days and failure to comply with the provisions of this Section within that period the owner, occupant or person having control of a building shall be deemed in violation. Each subsequent day shall constitute a separate violation.

k) Lighting. LED, neon tubing, and string lights that are being used as building accent lighting or window trimming are prohibited. String lights may be used as decoration around outdoor eating and drinking areas, parks, public spaces, or gathering areas.

k) Temporary Signs and Temporary Sign Permits.

- 1) **Temporary Sign Permits.** A temporary sign permit is required for all temporary signs, unless specifically stated otherwise.
- 2) **Single-Family Residential Temporary Signs.** Each single-family residential property may display temporary signs per the following regulations:
 - A. Each parcel is limited to a maximum of three signs at any one time.
 - B. The maximum size of each sign is six square feet.
 - C. The maximum sign height is four feet.
 - D. Signs shall not be illuminated.
- ~~1) **Garage Sale Signs.** 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 (4 sq. ft.) in size and which sign is located on the sale premises for a time period not greater than two (2) consecutive days. Such signs shall not be located in a public right-of-way.~~
- 3) **Real Estate Signs.** Property or buildings for sale, rental, or lease are permitted to have a temporary sign subject to the following:
 - A. The maximum sign area is 32 square feet.
 - B. The maximum sign height is six feet.
 - C. One sign is permitted per street frontage.

D. Such signs may be temporary ground, wall, or window signs. Ground signs must be located a minimum of 10 feet from any public right-of-way.

E. Signs shall not be illuminated.

A.F. Signs shall be removed following the sale, rental, or lease of the building or property.

~~B.—Signs that indicate the sale, rental or lease of a particular residential structure or single- or two-family residential land area, to be limited in size to six square feet (6), with one sign allowed per street front, except that a corner lot may have one such real estate sign per street front. Such signs shall not be located in a public right-of-way, and shall not be illuminated. Signs advertising a single- or two-family residential structure or land area must be removed within fourteen (14) days after the sale, rental, or lease has occurred.~~

~~C.—Signs that indicate the sale, rental, or lease of a particular residential or non-residential undeveloped parcel over three (3) acres in area, multi-family, commercial structure or industrial land area, to be limited in size to thirty-two square feet (32 sq. ft.) in area and six feet (6') in height, with one sign allowed per street front. They shall be placed at least ten feet (10') from any public right-of-way, and shall not be illuminated. Individual tenant spaces within a parcel are allowed a window or wall sign.~~

~~D.—**Property Signs.** No trespassing signs or other such signs regulating the use of property, such as "Beware of Dog," or "No Hunting," etc., of no more than two square feet (2 sq. ft.) in size.~~

~~2)—**Security Signs.** A sign indicating that the property is protected by a security surveillance system of any nature.~~

4) **Community Events.** Signs for community events and programs which last for a time period of 30 days or less and which are sponsored by nonprofit, public, educational, religious and charitable organizations are subject to the following:

~~3)—~~

A. Signs for community events and programs which last for a time period of 30 days or less and which are sponsored by nonprofit, public, educational, religious and charitable organizations are subject to the following:

i. Signs may be displayed during the event for a period of ~~thirty (30)~~ days immediately preceding the commencement of the event.

ii. One sign may be located at the site of the event, provided it does not exceed 32 square feet in size and six feet in height.

iii. All off-site signs must be located on private property with the permission of the property ~~owner, and owner and~~ may not exceed ~~16 sixteen~~ square feet (~~16 sq. ft.~~) nor six feet (~~6'~~) in height.

iv. Signs shall not be illuminated, and shall not create a safety or visibility hazard, nor be affixed to any public utility pole or tree or be located within a public right-of-way.

i.v. Each sign shall be placed at a different site and shall be removed not later than ~~forty-eight (48)~~ hours after the scheduled activity.

- B. If the program or event is for a continuing period of time in excess of ~~thirty (30)~~ days, only one sign, not larger than ~~ten (10)~~ square feet (~~10 sq. ft.~~), 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, unless otherwise approved by the Zoning Official.

5) Construction Signs. ~~Properties or buildings that are under construction may have temporary signs that are subject to the following:~~

~~A. Construction signs which display the identification of the contractors, architects and other construction principals and temporary development signs which shall include signs indicating or promoting the development of land, facilities, or structures. Construction and/or development signs shall not be illuminated. One sign is permitted. No more than one such sign shall be permitted per street frontage and such signs shall be installed on the property to which they refer. For sites having at least one hundred feet (100') of frontage on each of two public rights-of-way, a second sign may be permitted facing the second right-of-way if both signs comply with UDO requirements. The two signs shall be no closer than seventy five feet (75'). The distance shall be measured by drawing two straight lines from the edge of each sign, forming a 90-degree (90°) angle.~~

~~B. Such signs shall be limited to thirty-two (32) square feet (32 sq. ft.) and six feet (6') in height and. They shall be placed at least ten (10) feet (10') from any public right-of-way.~~

~~C. In residential subdivisions that are under construction, development signs must be removed when seventy five (75) percent (75%) of the lots in the first subdivision phase have received any certificate of occupancy or the permanent subdivision sign has been erected.~~

~~D. For multi-family and non-residential developments, signs. For other than single-family residential development, development signs must be removed when more than fifty (50) percent (50%) of the space is rented, sold or leased.~~

~~E. Signs shall not be illuminated.~~

~~t) For construction signs in developed residential neighborhoods, such sign shall be limited to six square feet (6') and must be removed upon completion of construction or the commencement of occupancy, whichever event occurs first.~~

~~1)6) Temporary Holiday Signs/Decorations.~~ Signs clearly in the nature of decorations customarily associated with any national, local, or religious holiday, ~~shall to~~ be limited to ~~sixty (60)~~ days in any one ~~(1)~~ year and to be displayed not more than ~~sixty (60)~~ consecutive days. Such signs must meet the sign area limitations of the applicable zoning district. Such signs may be illuminated provided that safety and visibility hazards are not created.

~~7) Banners. Professionally printed advertising banners that are a maximum size of 150 square feet are permitted provided that they are attached at each corner, point, and/or end so as to~~

prevent movement. Banners may be attached to ground signs within the frame, provided that they are attached at each corner, point and/or end so as to prevent movement. Only one banner is permitted per establishment. No business shall display such signs for more than 60 days within one calendar year per location. 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. The area of each banner shall not count toward the maximum sign area as specified in this Section.

~~2)8)~~ **Temporary Window Signs.** Temporary window signs that are limited in size to ~~twenty-five~~ 25 percent (25%) of the window area in which it is placed, and which are not illuminated. Such signs may be placed only in ground floor windows where no other temporary signs are placed and be limited to only one sign per window. Such signs may be displayed not more than ~~one hundred twenty~~ (120) days per calendar year. ~~if they indicate or promote special sales or special occasions. The date upon which a temporary window sign is first displayed shall be legibly marked on the sign. It will be assumed that a sign has been displayed continuously from the date marked.~~ Merchandise ~~may be~~ displayed within individual store display windows does not count as signage.

~~3)9)~~ **Other Types of Temporary Signs.** Up to two temporary signs, which do not fall within any other category under this Section 1111.08(f) and which are not greater than eight square feet ~~(8 sq. ft.)~~ in size, may be displayed on private property, with the permission of the property owner; provided any such sign shall not be displayed for longer than ~~thirty~~ 30(30) days in a given year. Temporary signs shall not be illuminated; and shall not create a safety or visibility hazard.

~~4) —~~

~~5)10)~~ **General Restrictions for Temporary Signs:**

- A. No temporary sign shall be mounted, attached, affixed, installed or otherwise secured by any permanent means to any land, structure or other improvement.
- B. Subject to the exemptions set forth in Section 1111.08(f) above, all temporary signs must be issued permits, in accordance with this Chapter, before they may be installed, erected, constructed or otherwise displayed.
- C. Subject to the other provisions of this Chapter, temporary signs advertising or otherwise directing viewers to a particular event shall be located at the site or location of the event being promoted or at the headquarters of an event sponsor.
- D. The date upon which a temporary sign is first displayed shall be legibly and permanently marked on the sign.

11) Prohibited Temporary Signs. The following types of temporary signs and advertising devices are prohibited.

A. Flutter flags

B. The use of any inflatable signs, air activated attraction devices, beacons and searchlights ~~is prohibited~~, except by special permit for specific events not to exceed ten (10) days in any twelve-month period.

C. ~~Portable signs, "A" or "T" frame signs, swinger message board signs, windblown signs, or any other type of sign which can be moved from one location to another without any change in its structural components or members, including trailer signs. Portable "A" frame (also known as sandwich board) signs, and swinger message board signs are permitted to be used with non-residential uses within the Downtown Districts; provided, however that such signs shall not exceed twenty-four inches by thirty-six inches (24" x 36").~~

D. Human signs

E. Snipe signs

F. Vehicle signs

6)12) **Signs in the Public Right-of-Way.** No temporary signage shall be placed in the public right-of-way, unless specifically approved by the City Manager (regardless of whether such sign is exempt from sign permitting requirements under Section 1111.08(f) above). Temporary signs placed in the public right-of-way present an immediate distraction and hazard to traveling vehicles and pedestrians, and contribute to visual clutter, blight and litter throughout the community. In addition to other available enforcement action and penalties set forth in this Chapter, the following enforcement action and penalties shall apply to violations of this Section 1111.08(g)(5):

- A. The Zoning Official shall cause prompt removal of the prohibited sign from the public right-of-way. Temporary signs removed from the public right-of-way may be disposed of in the City's discretion.
- B. Any person responsible for placing or maintaining a temporary sign in the public right-of-way shall be subject to the following graduated civil fines:
 - i. For the first offense, a fine of \$50.00;
 - ii. For the second offense, a fine of \$100.00;
 - iii. For the third offense, a fine of \$250.00; and
 - iv. For any subsequent offense, a fine of \$500.00.
- C. Each temporary sign placed in the public right-of-way in violation of this section shall be considered a separate offense.

m) Nonconforming Signs and Illegal Signs. The continuance of an existing sign that does not meet the regulations and requirements of this Section shall be deemed a nonconforming sign that shall terminate by abandonment, discontinuance, damage or destruction in accordance with this Section.

1) **Termination by Abandonment or Discontinuance.**

A. A sign shall be considered abandoned or discontinued:

- i. When the sign is associated with an abandoned or discontinued use.
- ii. When the sign remains after the termination of a business. A business has ceased operations and terminated if it is closed to the public for at least ninety (90) consecutive days and no active building permit is on file for remodeling or reconstruction. Seasonal businesses are exempt from this determination.

B. Abandonment shall be determined, based upon the above definitions, by the Zoning Official. When the Zoning Official finds, upon investigation, that a sign has been abandoned, he shall notify the owner of said sign, together with the owner of the land on which the sign is located, by certified mail, of ~~their~~^{his} findings. Such notice shall advise the owner(s) that the sign has been declared abandoned and must be removed within ~~thirty (30)~~ days. The owner may appeal such decision by the Zoning Official to the Appeals Board within ~~twenty (20)~~ days of receipt of the notice.

C. If the abandoned sign is not removed as ordered and the owner has not filed an appeal within ~~twenty (20)~~ days to the Appeals Board, or if the sign is not removed within ~~ten (10)~~ days of notice to the owner of the Appeals Board's denial of the owner's appeal, the sign may be removed at the expense of the property owner. If the City is not reimbursed for such costs within ~~thirty (30)~~ days, the amount thereof shall be certified to the County Auditor for collection as a special assessment against the property on which the sign is located.

D. Upon a finding that the signage is abandoned, the right to maintain and use such sign shall terminate immediately.

2) **Termination Due to Damage, Destruction, or Relocation**

- A. A sign which is damaged or destroyed, by any means, to the extent of more than ~~fifty~~⁵⁰ percent ~~(50%)~~ of the cost of replacement of such sign, it shall not be reconstructed except in conformity within the provisions of this UDO.
- B. A nonconforming sign shall not be structurally relocated unless it is brought into compliance with the provisions of the sign requirements and standards of this UDO. Should any relocation take place without being brought into compliance, the sign shall be deemed an illegal sign.

3) **Maintenance of Nonconforming Signs.** A nonconforming sign shall be maintained as required in accordance with the following provisions:

- 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.

- C. Should any sign be or become unsafe or in danger of falling, the owner thereof and/or the owner of the land on which such sign is located shall proceed at once to put such sign in a safe and secure condition or shall remove the sign.
- D. When the Zoning Official or ~~their~~his designee finds, upon investigation, that a sign is unsafe or unsound structurally, he shall notify the owner of said sign, together with the owner of the land on which the sign is located, by certified mail of ~~their~~his findings. Such notice shall advise the owner that the sign has been declared unsafe and/or structurally unsound, and must either be repaired or removed (as determined by the Zoning Official in ~~their~~his discretion) with ~~ten~~(10) days. The owner may appeal such decision by the Zoning Official to the Appeals Board within ~~ten~~(10) days of receipt of the notice.
- E. If an unsafe, or structurally unsound sign is not repaired or removed as ordered by the Zoning Official, and the owner has filed an appeal within ~~ten~~(10) days to the Appeals Board, or if the sign is not repaired or removed within ~~ten~~(10) days of the Appeals Board's decision denying the owner's appeal, the sign may be removed by the City at the expense of the sign owner and/or underlying property owner. If the City is not immediately reimbursed for such sign removal costs, the City may pursue collection of its costs in any lawful manner.

n) Enforcement

- 1) If any sign is installed, erected, constructed or maintained in violation of any provision of this section, except for nonconforming signs in compliance, the Zoning Official or ~~their~~his designee shall notify the owner or user thereof to comply with the provisions of this section by certified mail, personal service, or as otherwise allowed by law.
- 2) If the owner or user fails to comply with such notice, and the owner has not requested an opinion as to the existence of the violation from the Appeals Board, or, if after a reasonable search, the owner cannot be found, the Zoning Official or ~~their~~his designee shall cause such graphic or such portion thereof as is constructed or maintained in violation of this Section to be taken down, the expense of which shall be paid by the owner or user.
- 3) Unless clearly specified otherwise, the property owner will be considered to be the presumptive owner of said sign. However, nothing herein contained shall prevent the Zoning Official or his designee from adopting such precautionary measures as may seem to him necessary or advisable in case of imminent danger to place the graphic in safe condition, the expense of which shall be paid by the owner of the premises or recovered against him in the manner as further described in this section.
- 4) No owner or person in charge, possession or control of the sign(s) shall fail to comply with the notices provided in within five ~~(5)~~ days of mailing of the notice. No owner or person in charge, possession or control of permanent signs shall fail to comply with the notices provided within ~~twenty-one~~(21) days of mailing of the notice.
- 5) If a violation of a provision of this section is repeated within ~~ninety~~(90) days of a previous violation of the same provision of this Section by the owner or user subject of the previous violation on the same property as the previous violation, such sign may be seized immediately and a charge assessed for removal without additional notification.

- 6) Fees for removal shall be immediately due and payable to the City. Notice of such assessment shall be given to the owner or user by mailing such notice to the address utilized by the County Treasurer for tax billing purposes. All assessments not paid within ~~ten~~ ~~(10)~~ days after such mailing shall be subject to collection by the City in any lawful manner
- 7) The City may also collect such costs together with interest through a civil action in the appropriate court of law having jurisdiction thereof and seek such additional orders from a court of competent jurisdiction as may be necessary from time to time in order to enforce the provisions of this section.

o) Penalties

- 1) Any person, firm, corporation, partnership, or association violating any provision of this Section or failing to obey any lawful order issued pursuant to its terms shall be charged with a minor misdemeanor offense and fined not less than \$75.00. Each day during which such violation continues may be deemed a separate offense.
- 2) An organization may be charged and found guilty of a violation of a provision of this Section under any of the following circumstances:
 - A. The offense is committed by an officer, agent or employee of the organization acting in or on its behalf and within the scope of ~~their~~~~his~~ office or employment.
 - B. The offense consists of an omission to discharge a specific duty imposed by law on the organization.
 - C. If, acting with the kind of culpability otherwise required for the commission of the offense, its commission was authorized, requested, commanded, tolerated or performed by the board of trustees, partners or by a high managerial officer, agent or employee acting in behalf of the organization and within the scope of ~~their~~~~his~~ office or employment.



PLANNING COMMISSION STAFF REPORT

To: Planning Commission Members

From: Liz Fields, AICP, Planner

Meeting Date: November 13, 2024

Discussion Item - Amendments to the Municipal Code

Project Overview: The City of Franklin is proposing amendments to the City’s Municipal Code Chapter 1103 of the Municipal Code. At this time the item is being brought forward for discussion to share the proposed changes with the Planning Commission. The City is not requesting that the Planning Commission approve a motion to initiate a text amendment to the City’s Unified Development Ordinance (UDO) under Section 1115.04 of the Unified Development Ordinance at this time.

In addition to the amendments to Section 1111.08 of the Municipal Code, it is also contemplated that the definitions pertaining to signs in Chapter 1103 will need to be updated as well in order to properly define the new sign types and ensure that the existing definitions are not in conflict with the proposed regulations. Thus, a list of the sign definitions is provided below along with a visual reference of each sign type.

New sign types and definitions will be in red while existing sign types and definitions will be in black. If text is struck through, that means that the language is proposed to be removed from the UDO.



Awning Sign. A sign that is mounted on or painted on an awning.



Banner Sign. A sign on a lightweight fabric, or similar non-rigid material that is attached by at least two corners of such sign, to a building or structure. Flags of any country, state, unit of local government, institution of higher learning, or similar institution area not considered to be banners. A non-rigid cloth, plastic, or canvas SIGN typically related to a special event or promotion. National FLAGS, state or municipal FLAGS shall not be considered banners, nor shall the official FLAG of any institution or business be considered a banner.



Bench Sign. Any sign painted on, located on, or attached to any part of a surface of a bench, seat, or chair placed on or adjacent to a public roadway.



Billboard Sign. An off-premise, outdoor ~~SIGN~~ sign exceeding 50 square feet in area. Billboards are prohibited under this UDO.

~~**Business Sign.** A SIGN directing attention to a business, product, service or activity conducted or sold on the LOT where the SIGN is displayed.~~



Canopy Sign. A sign that is mounted on or painted on an attached canopy. A SIGN directing attention to a business, product, service or activity conducted or sold on the LOT where the SIGN is displayed that is mounted on a MARQUEE, attached to or printed on the fascia or valence of a CANOPY or MARQUEE, or hanging from the soffit (i.e. underside) of such structure.

~~Changeable Copy Sign (mechanical or electronic). A SIGN, or portion thereof, on which characters, letters, or illustrations are changed mechanically or electronically in the field without altering the face or surface of the SIGN, including without limitation, an electronic or mechanical message center.~~



Construction Sign. A sign that is located on a lot that has active construction. A SIGN directing attention to CONSTRUCTION upon property where the SIGN is displayed, and bearing the name, address, sub lot number or other identifier of the contractor.



Directional Sign. A SIGN sign intending to direct the safe flow of vehicular and pedestrian traffic, including, but not limited to, "enter," "exit," "one way" and "narrow" signs.



Electronic Message Center. A sign that is capable of displaying words, symbols, figures, or images that can be electronically changed by remote or automatic means. May also be known as a variable message sign or a LED sign.



Flutter Flag. A tall, narrow, vertical flag that is designed to flutter in the wind and attract attention.



Governmental Flags. Flags of any country, state, or unit of local government.



Ground Sign. A ~~PERMANENT SIGN~~ supported by one or more poles, posts or braces permanently anchored or secured to the ground. Such ~~SIGNS~~ shall be flush with the base, which shall be brick or concrete, and shall not exceed four feet (4') in height from the ground to the top of the SIGN, as measured from the GRADE. ~~PERMANENT RESIDENTIAL SUBDIVISION OR PLANNED UNIT DEVELOPMENT IDENTIFICATION SIGNS shall be ground signs.~~

A sign supported by one or more uprights, posts, or bases, in or upon the ground and not attached to any part of a building.



Human Sign. A sign that is worn (including costumes) or held by a human for temporary commercial advertising or other promotional purposes.



Identification Sign. A **sign** SIGN, other than a NAMEPLATE SIGN, indicating the identity or name, whether through logo, type, graphics or other symbols, address and activity occupying the **building** BUILDING, store, service or establishment.



Inflatable Sign. Any sign or device that is capable of being expanded.

Informational Sign. A ~~SIGN~~ conveying a message relative to a danger or hazard existing on the property, or indicating a condition on the property that requires the exercise of ordinary due care, or providing public safety information, or other public information.

~~**Informational Window Sign.** Window signage with a total area of four square feet (4 sq. ft.) or less and bearing only information about entry and exit, business hours, authorized service representative information and/or discount and credit systems accepted in that establishment.~~



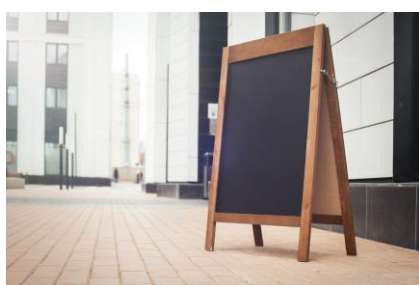
Manual Changeable Copy Sign. A SIGN, or portion thereof, on which characters, letters, or illustrations are changed manually in the field without altering the face or surface of the SIGN, including without limitation, a reader board with changeable letters.



~~**Marquee Sign.** A sign SIGN attached to or constructed in a marquee MARQUEE.~~

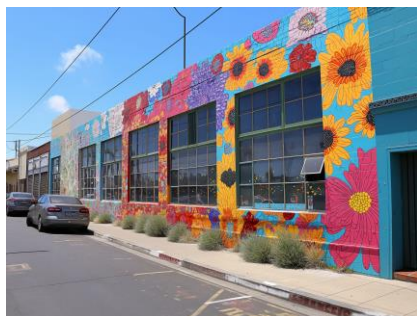


~~**Menu Board.** Any signage pertaining to items, goods, or services offered by a drive-through business. A permanently mounted SIGN displaying the bill of fare for a RESTAURANT, FAST FOOD RESTAURANT or instructions or services for other drive thru or drive-in establishments.~~



~~**Mobile or Portable Sign.** Any sign which is not permanently affixed to the ground or a building in accordance with the provisions of the building code of the city or any sign which is intended to be moveable or capable of being moved from place to place, whether or not wheels or other special supports are provided. Mobile or portable signs include but are not limited to "A" or "T" frame signs, swinger message board signs, windblown signs, trailer signs or any other type of sign which can be moved from one location to another.~~

~~**Monument Sign.** A PERMANENT SIGN supported by one or more poles, posts or braces permanently anchored or secured to the ground. Such signs shall be flush with the base, which shall be brick or concrete, and shall not exceed six feet (6') in height from the ground to the top of the sign. Such signs shall be measured from the GRADE, not any mounding.~~



Mural. Any mosaic, painting, or graphic art or combination thereof which is professionally applied to a building.

~~**Nameplate Sign.** A SIGN indicating the name, address and profession of the individual or individuals residing on the premises, or legally occupying the premises, or indicating a HOME OCCUPATION legally existing on the premises in a residential ZONING DISTRICT.~~



Organizational Flags. Flag for private or non-profit organizations.

~~**Permanent Residential Subdivision or Planned Unit Development Identification Signage.** Those signage features specifically relating to the denotation of a major entrance or entrances to a residential SUBDIVISION (See also GROUND SIGN).~~

Permanent Sign. A SIGN designed or intended to be used indefinitely, or used indefinitely without change in the same state or place, and includes canopy/marquee/awning signs, directional signs, electronic message centers, ground signs, manual changeable copy signs, menu boards, murals, projecting signs, residential development identification signs, wall signs, and window signs. ~~BUSINESS SIGNS, CANOPY/MARQUEE SIGNS, CHANGEABLE COPY SIGNS, DIRECTIONAL SIGNS, GROUND SIGNS, ILLUMINATED SIGNS, IDENTIFICATION SIGNS, MEMORIAL SIGNS, MONUMENT SIGNS, PROJECTING NAMEPLATE SIGNS, SHINGLE SIGNS, WALL SIGNS and certain WINDOW SIGNS.~~

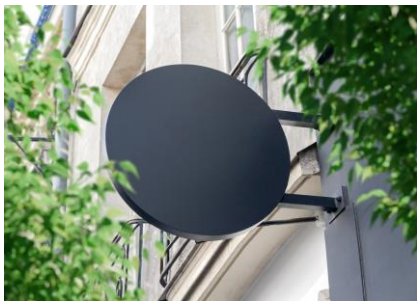


Pole Sign. A ~~sign~~ SIGN supported by one or more poles, posts or braces permanently mounted on or in the ground that exceeds six feet ~~(6')~~ in height. Pole signs are not permitted under this UDO, except when approved in the Highway Sign Overlay District.



Public Sign. 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, and any identification of display of any official court or public office notices thereof, or any flag, emblem, or insignia of a nation, political unit, school or religious group.

Political Sign. A SIGN that advocates for or against the election of a candidate, recall or retention of an officeholder, passage or defeat of a ballot measure, or that solicits signatures for initiative, referendum or recall petitions.



Projecting Nameplate Sign. A sign affixed to any party of a building or structure which extends beyond the building or structure by more than 10 inches. A SIGN indicating only the name and/or address of a business or occupant(s) that extends outward, perpendicular to the BUILDING face, not more than four feet (4') beyond the BUILDING and not less than eight feet (8') above the sidewalk or ground level.



Real Estate Sign. A ~~sign~~ SIGN announcing the sale, rental or lease of the ~~lot~~ LOT where the sign is displayed, or announcing the sale, rental or lease of one or more ~~structures~~ STRUCTURES, or a portion thereof, located on such ~~lot~~ LOT, and indicating the owner, realty agent, telephone number or "open house" information.



Residential Development Identification Sign. A sign at the entrance of a residential neighborhood identifying the neighborhood.



Revolving Sign. A sign which in its entirety or in part moves in a revolving manner. A SIGN that revolves three hundred sixty degrees (360°) but does not exceed eight (8) revolutions per minute.



Roof Sign. A sign erected upon or above a roof or parapet wall of a building, which sign is wholly or partially supported by such building. Roof signs are prohibited under this UDO.

Security Sign. A SIGN indicating that the property is protected by a security surveillance system of any nature.

Shingle Sign. A SIGN supported by one or two poles, measuring not more than four feet (4') from the ground to the top of the sign or STRUCTURE. The shingle is a small IDENTIFICATION SIGN, exceeding not more than two square feet (2 sq. ft.) in area, and shall denote only the name, occupation of the professional occupant of the BUILDING, and shall not be illuminated.



Snipe Sign. A sign that is posted, tacked, nailed, pasted, glued, or otherwise attached to trees, utility poles or structures, street lights, fences, or any other object on public property or within the public right-of-way.



Streamer. Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, string or cord, usually in series, designed to move in the wind. A streamer may have pennants PENNANTS and/or banners BANNERS attached.



Temporary Sign. A sign that is neither permanently anchored to the ground, nor permanently affixed to a structure, or mounted on a chassis, and/or is intended for a limited period of display. A SIGN announcing or advertising special events or sales, intended to be used and in fact used for a time period of sixty (60) days or less within one calendar year per location.



Vehicle Sign. Advertisements or graphics that are affixed to a vehicle or are attached to a trailer and which are intended to advertise a business, but does not include license plates, license plate frames, or vehicle brand.



Wall Sign. 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.



Window Sign. A SIGN, graphic, poster, symbol or other identification or information about the use or premises which is physically affixed to or painted on the glass or other structural component of the window or a SIGN, graphic, poster, symbols, or other identification or information about the use or premises erected on the inside of the BUILDING within two feet (2') of the window and intended to be viewed through the window from the exterior of the premises.