

ORDINANCE NO. 03-03
CITY OF CENTERVILLE, OHIO

Sponsored by Council Member C. Mark King on the 21st day of April, 2003.

AN ORDINANCE AMENDING ORDINANCE NO. 11-86, THE ZONING ORDINANCE OF THE CITY OF CENTERVILLE, OHIO TO AMEND SECTION 23, THE SIGN SECTION OF THE ZONING ORDINANCE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 713 OF THE OHIO REVISED CODE.

PREAMBLE AND PURPOSE

WHEREAS, The City of Centerville has enacted sign regulations within the Centerville Zoning Ordinance, and

WHEREAS, The City has re-evaluated these regulations for their constitutionality and reasonableness, and

WHEREAS, Regulations that provide a business or other non-residential use greater flexibility in advertising by exchanging its permitted ground sign for additional wall signs provides reasonable opportunity to advertise.

NOW THEREFORE; The Municipality of Centerville hereby Ordains:

Section 1. Ordinance Number 11-86 passed on the 21st day of July, 1986 and as subsequently amended, be, and the same hereby is revised as follows with new language to be added in *italics* and text to be deleted in ~~strikeout~~ as provided in Section 5.02 of the Centerville Charter:

By amending Section 23, Signs, as follows:

I. Signs Permitted for Business, Industrial, or Other Non-Residential Uses (Excluding the Architectural Preservation District)

2. Ground or Projecting Signs

- ~~d. Where a property has no frontage on a thoroughfare street as defined by the Centerville Thoroughfare Plan or where practical difficulties exist on a property that deprive a property owner reasonable placement of a ground sign, a property owner may exchange the permitted ground sign for a wall sign provided:~~

- ~~1) The sign area for this wall sign shall not exceed the total sign area of the ground sign that is permitted to the property by this ordinance.~~
- ~~2) The wall sign that is exchanged for a ground sign shall be located on a building wall that is not used to generate permitted wall signage for this property.~~
- ~~3) the building wall used to locate this wall sign shall not primarily face towards a residential use.~~
- ~~4) No other ground sign shall be permitted on the premises unless otherwise permitted by this ordinance. Other ground signs permitted by this ordinance include but are not limited to temporary and directional signs.~~
- ~~5) A Department of Development Special Approval and a sign permit shall be required before a ground sign may be exchanged for a wall sign.~~

d. A property owner may exchange the permitted ground sign for a wall sign(s) provided:

- 1) The sign area for this wall sign shall not exceed the sign face area of the ground sign that is permitted to the property by this ordinance.
- 2) The wall sign that is exchanged for a ground sign shall be located on a building wall that is not used to generate permitted wall signage for this property.
- 3) The building wall used to locate this wall sign shall not primarily face towards an abutting residential use nor toward a residential use across a street having a right-of-way width less than 82 feet as defined in the Thoroughfare Plan for the City of Centerville.
- 4) No other ground sign shall be permitted on the premises unless otherwise permitted by this ordinance. Other ground signs permitted by this ordinance include but are not limited to temporary and directional signs.
- 5) A Department of Development Special Approval and a sign permit shall be required before a ground sign may be exchanged for a wall sign.

J. Signs Permitted for the Architectural Preservation District (APD)

6. General Provisions (APD)

~~_____ d. Only one permanent sign shall be permitted for any one business on a premises.~~

~~_____ e. d. No sign shall utilize changeable letters.~~

8. Signs for Business, Other Non-Residential, or Mixed Business and Residential Uses (APD)

a. Ground or Projecting Signs (APD)

4) A property owner may exchange the permitted ground sign for a wall sign provided:

a) The sign area for this wall sign shall not exceed the sign face area of the ground sign that is permitted to the property by this ordinance.


b) The wall sign that is exchanged for a ground sign shall be located on a building wall that is not used to generate permitted wall signage for this property.

c) The building wall used to locate this wall sign shall not primarily face towards an abutting residential use nor toward a residential use across a street having a right-of-way width less than 82 feet as defined in the Thoroughfare Plan for the City of Centerville.

d) No other ground sign shall be permitted on the premises unless otherwise permitted by this ordinance. Other ground signs permitted by this ordinance include but are not limited to temporary and directional signs.

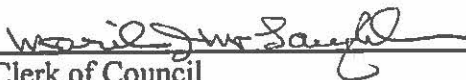
Section 2: This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 21st day of April, 2003.



Mayor of the City of Centerville, Ohio

ATTEST:



Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Ordinance No. 08-03, passed by the Council of the City of Centerville, Ohio on the 21st day of April, 2003.



Clerk of Council

Approved as to form, consistency
with existing ordinances, the charter
and constitutional provisions.

Department of Law
Robert N. Farquhar
Municipal Attorney