

ORDINANCE NO. 11-00
CITY OF CENTERVILLE, OHIO

Sponsored by Councilmember Roger Krass on the 21st day of August, 2000.

**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 Centerville City Council has reviewed the current sign regulations and have determined that certain standards be changed to either clarify their intent or expand their requirements to provide additional sign opportunities, and

WHEREAS, The City of Centerville also recognizes that identification of new and established single-family neighborhoods is important in promoting a sense of community among neighbors, and the expansion of said sign regulations would provide similar identification opportunities to single-family neighborhoods, and

WHEREAS, Non-residential uses such as churches, libraries and schools that are located in a residential zoning district should be afforded the same advertising opportunities as similarly situated uses in other zoning districts, and

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, by, 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:

F. General Provisions

15. Temporary Signs

b. Temporary Real Estate Signs

In addition to any other temporary sign permitted elsewhere in this Ordinance on a premises, one (1) additional temporary sign per lot frontage shall be permitted which complies with the following requirements:

1) Conveys information which pertains only to the for sale, for lease, or for rent status of the premises on which the sign is located such as but not limited to, "Sold", "leased", or "rented" information shall not be permitted on a sign under this provision.

~~2) The sign area shall not exceed twelve (12) square feet and the sign face area shall not exceed six (6) square feet:~~

~~3) Sign height shall not exceed four (4) feet:~~

~~4) The sign shall be either a ground or a wall sign:~~

~~5) The sign area for undeveloped, multi-family zoned land or undeveloped, non-residentially zoned land or agriculturally zoned land with a lot frontage greater than 150 feet:~~

~~a) Shall not exceed 32 square feet in sign face area and 64 square feet in total sign area~~

~~b) Shall not exceed 6 feet in height.~~

2) *Single-family and Two-family Residential Uses*

a) *The sign area shall not exceed twelve (12) square feet and the sign face area shall not exceed six (6) square feet.*

b) *Sign height shall not exceed four (4) feet.*

c) *The sign shall be either a ground or a wall sign.*

d) *A sign permit shall not be required.*

3) *Non-residential, Multi-family, and Undeveloped Land Uses*

a) *The sign area shall not exceed twelve (12) square feet and the sign face area shall not exceed six (6) square feet for properties with a frontage of 100 linear feet or less.*

b) *The sign area shall not exceed thirty two (32) square feet and the sign face area shall not exceed sixteen (16) square feet for properties with a frontage greater than 100 linear feet.*

c) *The sign area shall not exceed sixty four (64) square feet and the sign face area shall not exceed thirty two (32) square feet for properties with a frontage of 200 linear feet or greater.*

- d) *A sign shall not exceed 6 feet in height.*
- e) *A sign permit shall be required for a temporary sign.*

H. Signs Permitted for Residential Uses

~~1. Single or Two-Family Residential Use~~

~~a. General~~

- ~~1) A sign permit for any permanent or temporary sign in this Section (Section 23) shall not be required.~~
- ~~2) No sign may be illuminated.~~
- ~~3) Projecting signs shall be prohibited.~~

~~b. Ground Signs (Temporary)~~

- ~~1) Only temporary ground signs shall be permitted. Permanent ground signs shall be prohibited.~~
- ~~2) A temporary ground sign advertising a garage sale to be held on the premises shall be displayed for a period of time not to exceed three (3) days maximum in any one (1) evenly divided quarter (1/4) of a calendar year for that premises.~~
- ~~3) The sign face shall not exceed six (6) square feet in area and the sign area shall not exceed twelve (12) square feet.~~
- ~~4) The sign height shall not exceed four (4) feet.~~
- ~~5) The sign shall be located outside any public right-of-way, but shall not be subject to the general ground sign setback provision.~~

~~c. Wall Signs~~

- ~~1) Only one (1) wall sign shall be permitted on each dwelling unit and each sign shall not exceed two (2) square feet in sign area.~~

1. Single or Two-Family Residential Use

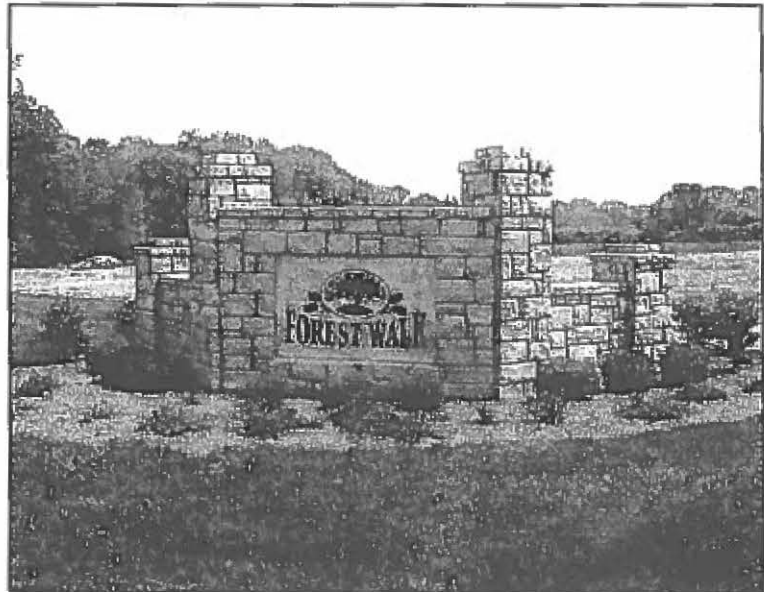
a. General

- 1) A sign permit for a temporary sign shall not be required.*

- 2) *No sign may be illuminated.*
- 3) *Projecting signs shall be prohibited.*

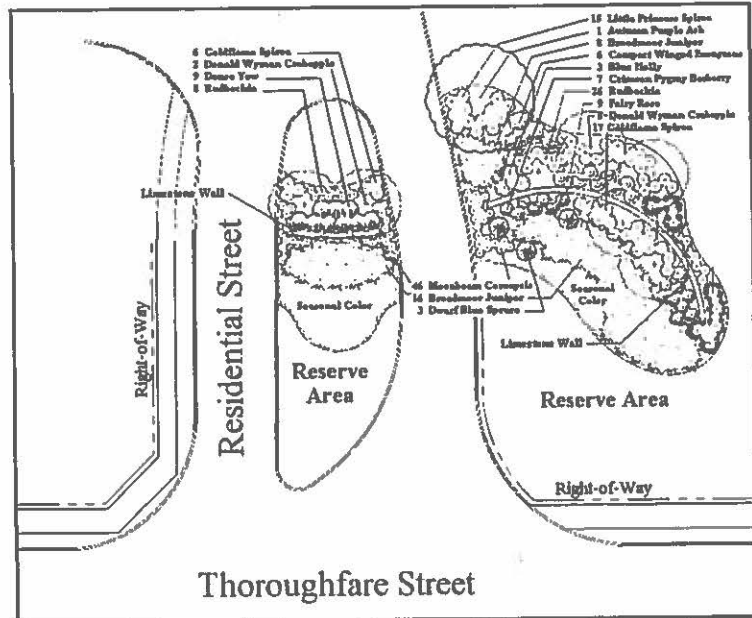
b. *Ground Signs*

- 1) *Permanent ground signs shall be prohibited on any individual lot as defined by this ordinance.*
- 2) *A permanent ground sign may be permitted on a reserve parcel or other lands owned in common by residents living within a specific neighborhood, a neighborhood group or association for the purpose of identifying their neighborhood.*
 - a) *A neighborhood identification sign must be located at the entrance to a neighborhood and fronting on a thoroughfare street as defined on the official Thoroughfare Plan.*
 - b) *A maximum of one, single-face sign shall be permitted at each neighborhood entrance.*
 - c) *A sign shall have a maximum area of 15 square feet.*
 - d) *A sign shall have a maximum height of 6 feet.*



- e) *A sign shall be mounted onto a brick, stone, or keystone wall, wood or wrought iron fence, or earthen mound and the entire area shall be landscaped.*

- f) *A Department of Development Special Approval and a sign permit shall be required before a ground sign may be constructed. Plans for all signs including location, fences, walls or earth mounds and landscaping shall submitted for approval.*



c. *Wall Signs*

- 1) *Only one (1) wall sign shall be permitted on each dwelling unit and each sign shall not exceed two (2) square feet in sign area.*

d. *Temporary Signs*

- 1) *Only temporary ground signs shall be permitted.*
- 2) *A temporary ground sign advertising a garage sale to be held on the premises shall be displayed for a period of time not to exceed three (3) days maximum in any one (1) evenly divided quarter (1/4) of a calendar year for that premises.*
- 3) *The sign face shall not exceed six (6) square feet in area and the sign area shall not exceed twelve (12) square feet.*
- 4) *The sign height shall not exceed four (4) feet.*
- 5) *The sign shall be located outside any public right-of-way, but shall not be subject to the general ground sign setback provision.*

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

1. General Provisions

~~a. All permanent signs may be illuminated. Temporary signs shall not be illuminated:~~

~~b. No sign shall be located in such a manner as to be primarily viewed from residential property:~~

~~c. Signs for business, industrial, or other nonresidential uses which are located in a residential zoning district and require a Special Approval in the zoning district where they are located, shall be subject to all the requirements that apply to signs located within the Architectural Preservation District with the exception of any procedural requirements that apply only to signs located within the Architectural Preservation District:~~

a. No sign shall be located in such a manner as to be primarily viewed from residential property.

b. Sign Illumination

1) A permanent sign may be illuminated.

2) A permanent sign for a business, industrial, or non-residential use where such use is located in a residential zoning district and the parcel where the use is situated does not have frontage to a thoroughfare street as defined by the Centerville Thoroughfare Plan shall not be internally illuminated.

3) A temporary sign shall not be illuminated.

2. Wall Signs

c. No more than three signs may be displayed on a building frontage. The total sign area of all signs displayed shall not exceed the maximum sign area permitted by this ordinance. (For multi-tenant buildings, a building frontage is the individual tenant space as defined by this ordinance.)

3. 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 the 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.*

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

2. Variances (APD)

~~The Board of Architectural Review (BAR) may grant variances from any of the provisions contained in this Sign Section (Section 23) of the Zoning Ordinance applicable to signs in the APD. The BAR shall serve in the place of the Planning Commission and are subject to the procedures and requirements of the Variance Section (Section 32) of this Zoning Ordinance.~~

The City may grant variances in accordance to the provisions contained in the Variance Section (Section 32) of this Zoning Ordinance.

6. General Provisions (APD)

- a. Color schemes used on all ground, projecting, and wall signs shall comply with the "BAR Sign Color Chart".
- b. ~~All signs shall be constructed of solid opaque materials such as wood or metal. The use of plastic shall not be permitted.~~
- c. ~~No sign shall be internally illuminated. Only external artificial light sources directing light to the sign face shall be permitted. The color of any artificial lights used shall be white or yellow.~~

b. *The sign face may be constructed using rigid and opaque materials such as wood, composition wood, metal or MDO board. The use of translucent materials such as certain types of plastics, vinyl, glass, fiberglass, or the use of plastics or other material that have a high gloss surface, corrugated plastic or paper, cardboard, or foam shall be prohibited. Other materials that are rigid and opaque that not specifically prohibited by this ordinance may be approved by the BAR on a case by case basis.*

c. *No sign shall be internally illuminated. Only external artificial light sources directing light to the sign face shall be permitted.*

1) *The color of any artificial lights used shall be white or yellow.*

2) *Light fixtures shall be positioned in a manner that focuses light onto the sign face to prevent glare to persons off-premises and the fixture lens or bulb shielded from public view.*


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

c. **Temporary Signs**

5) *In addition to other sign face materials permitted by this ordinance, a temporary sign may utilize flexible and opaque materials such as canvas, cloth or vinyl.*

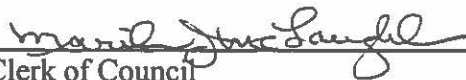
Section 2: This Ordinance shall become effective at the earliest date allowed by law.

PASSED THIS 21st day of August, 2000.



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. 7-00, passed by the Council of the City of Centerville, Ohio on the 21st day of August, 2000.



Clerk of Council

Approved as to form, consistency
with existing ordinances, the charter
and constitutional provisions.
Department of Law
Robert N. Farquhar
Municipal Attorney