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ATTACHMENT “A”

**CHAPTER 1280
SIGN REGULATIONS**

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1280.01 PURPOSE, OBJECTIVES AND FINDINGS

A) Purpose: The purpose of this section is to promote and protect the public health, safety and general welfare by providing for the regulation of the “use”, location and size of “signs” within the Village of Westfield Center. This section is intended to provide for: the protection of property values; to maintain and enhance the Village of Westfield Center’s natural and manmade environment; to encourage an attractive and healthy economic environment; to minimize the confusion, unsightliness, and self-defeating consequences of the “use” of an excessive number of “signs” or “signs” of excessive size; and, to enable the fair and consistent enforcement of these “sign” regulations. It is further intended to reduce “sign” or advertising distractions and obstructions that may contribute to traffic accidents.

B) Objectives: It is further the purpose of this Chapter to achieve the following signage objectives:

- 1) To promote clarity and effectiveness in “sign” communications, by encouraging “signs” of high quality graphic design that are visible, legible and readable in the circumstances in which they are seen; and

- 2) To ensure among businesses an equitable distribution of the right to identify a place or activity with a visible on-premises sign by preventing “*signs*” which block other “*signs*” and cause confusing visual clutter.
- 3) To protect the general public from damage and injury caused by the distractions, hazards and obstructions caused by “*signs*” of excessive size or number.
- 4) To preserve the value of property by assuring the compatibility of “*signs*” with surrounding land “*uses*”.

C) Findings: The purposes and objectives stated above are based on the following findings concerning “*signs*”:

- 1) That businesses and other “*institutions*” located along public and private “*streets*” have a need to identify themselves and their activities to motorists and pedestrians by means of “*signs*”; and,
- 2) That excessive “*signs*” with respect to size and number, create dangerous traffic conditions, intrude on motorist and pedestrian enjoyment of the natural and manmade beauty of the Village of Westfield Center, and as such, are detrimental to the public health, safety and general welfare of the Village of Westfield Center.

1280.02 LIMITATIONS

A) Official “*Signs*” Excluded from Regulations: All signs erected and maintained pursuant to any governmental function and necessary to the public safety and welfare are exempt from regulation under this section.

B) ODOT “*Permits*”: All “*signs*” within six hundred sixty feet (660’) of the “*rights-of-way*” of Route 224 are subject to regulation by the Ohio Department of Transportation (ODOT) under Ohio Revised Code. “*Zoning Permits*” for “*signs*” within six hundred sixty feet (660’) of the edge of the right-of-way shall not be issued without evidence that a “*permit*” has first been issued by ODOT or notice from ODOT that a state is not necessary.

1280.03 DEFINITIONS

In addition to the general definitions in Section 1240, the following definitions apply specifically to this section:

A) **"SIGN"**: Any display figure, painting, drawing, banner, flag, placard, pennant, poster or other device intended to be read from a dedicated ***"right-of-way"***, which is designed, intended or used to convey a message, advertise, inform or direct attention to a person, ***"institution"***, organization, activity, place, object or product. A ***"sign"*** may be a message painted or placed on, or attached directly or indirectly to a ***"structure"***, natural object or vehicle. For the purpose of construction and ***"Zoning"*** Regulations, including abandonment and removal of ***"signs"***, ***"sign"*** includes ***"sign"*** ***"structure"***.

B) **CLASSIFICATION BY "USE"**: (Refer to Chapter 1280.07)

GARAGE SALE "SIGN": A ***"sign"*** used by the occupant of a ***"dwelling"*** unit in any ***"Zoning District"*** to advertise a temporary sale of goods belonging to the owner or the ***"tenant"*** and conducted on the premises of the ***"dwelling"*** unit.

IDENTIFICATION "SIGN": A sign in a Residential ***"Zoning District"*** indicating the name of a ***"building"*** such as a ***"church"***, school, governmental facility or recreational facility on the ***"lot"*** on which the ***"sign"*** is located.

NAMEPLATE: A sign indicating the name, address or profession of a person occupying a ***"lot"*** or part of a ***"building"***.

OFF-PREMISES "SIGN": A ***"sign"*** that is unrelated, either to a business or profession conducted, or to a commodity or service sold, on the premises where such sign is located.

POLITICAL "SIGN": A ***"sign"*** advocating action on a public issue or recommending a candidate for public office.

PROJECT "SIGN": A ***"sign"*** which directs attention to the promotion, development and construction of the property on which it is located and which identifies the architects, engineers, contractors and other individuals or firms involved with the construction.

REAL ESTATE "SIGN": A ***"sign"*** advertising the sale, rental or lease of the premises or part thereof on which the sign is displayed.

SHOPPING CENTER OR BUSINESS AND PROFESSIONAL OFFICE PARK "SIGN": A free standing ***"sign"*** advertising the name and/or logo of an integrated grouping of retail, personal service or business and professional office park ***"uses"***. The center includes common architecture, parking areas, access drives and related design features and may include lesser amounts of offices and other kinds of non-retail commercial ***"uses"***.

TEMPORARY "SIGN": A "sign" of any type, announcing special events or sales announcing the sale, lease or rental of property and designed to be used for a limited period of time.

TRAFFIC DIRECTION "SIGN": A "sign" used to assist drivers in entering or exiting a property such as "In" or "Enter" "signs".

C) **CLASSIFICATION BY STRUCTURAL TYPE:**

AWNING, CANOPY OR MARQUEE "SIGN": A "sign" that is mounted, painted, or attached to an "awning", canopy or marquee.

CHANGEABLE COPY "SIGN": A "sign" utilizing letters or pictorial panels which are readily changeable, which are not bolted or otherwise fastened to the "sign" panel and which can be changed without the use of tools.

FREE STANDING "SIGN": Any non-moveable "sign" which is not attached to a "building", "fence" or similar "structure" and which is erected on a free standing frame, mast or pole.

GROUND "SIGN": A free standing "sign" which has its supporting base designed as an integral part of the "sign" and which rests totally or primarily on the ground.

ILLUMINATED "SIGN": A "sign" which transmits light, either by means of either exposed tubing or lamps on its surface or internal light transmitted through "sign" faces.

INDIRECTLY ILLUMINATED "SIGN": A "sign" which reflects light from an external source intentionally directed on it.

INFLATABLE "SIGN": Any display capable of being expanded by air or other gas and used on a temporary or permanent basis to advertise a product or event.

PORTABLE "SIGN": A "sign" not permanently attached to the ground or a "structure".

PROJECTING "SIGN": A "sign", other than a wall "sign", projects and is attached to a "structure" or "building" face.

ROOF "SIGN": A "sign" which has its principal support on the roof or walls of a "building" and which has more than one-half (1/2) of its vertical dimension above the roof peak or above an extension of the "building" façade.

WALL "SIGN": A "sign" painted on or attached to the exterior face of an exterior wall of a "building", parallel with the wall and projecting not more than twelve inches (12") there from.

WINDOW "SIGN": A "*sign*" that is applied or attached to the interior of a window or located in such a manner that it can be seen from the exterior of the "*structure*" through a window.

SUSPENDED "SIGN": The "*sign*" hangs down from a marquee, "*awning*" or porch ("*structure*" would exist without sign).

D) **OTHER SIGN DEFINITIONS:**

ABANDONED "SIGN": A "*sign*" which no longer correctly identifies any person or advertises a bona fide business or activity conducted or product available on the premises where such "*sign*" is displayed.

FLASHING "SIGN": A direct or an indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever.

ITEM OF INFORMATION: As it pertains to "*sign*" graphics means a word, an abbreviation, a number or price, a symbol or logo or a sign with a geometric shape other than a rectangle, square, circle or triangle.

NON-CONFORMING "SIGN": An advertising "*structure*" or "*sign*" which was lawfully erected and maintained prior to the enactment of this section and any amendment thereto and which fails to conform to all applicable regulations and restrictions of this section.

"SIGN" AREA: The entire face of a "*sign*" including the advertising surface and any framing, trim, or molding but not including the supporting "*structure*".

"SIGN" FACE: The area or display surface used for the message.

"SIGN" "STRUCTURE": A "*structure*" which supports, has supported, or is capable of supporting a "*sign*".

1280.04 GENERAL PROVISIONS

The following regulations shall apply to all "*signs*" in the Village of Westfield Center:

- A) No "*sign*" shall be erected unless it is in compliance with the regulations of this section and the Medina County Building Code.

B) No **“sign”** shall obstruct or interfere with traffic or traffic visibility, or resemble or imitate **“signs”** or signals erected by the Village of Westfield Center or other governmental agency for the regulation of traffic or parking.

C) No **“sign”**, whether free standing, ground, mounted or attached to a **“building”** or other **“structure”**, may project over any public **“street”**, sidewalk or other public **“right-of-way”**, except as expressly permitted in this section.

D) Any **“sign”** in excess of thirty-two (32) square feet, which is permanently mounted, shall bear, in a prominent position, a clearly legible identification plate stating the name and address of the owner of the **“sign”** and the person, firm or corporation responsible for its construction and the date of erection.

E) No **“sign”** shall be permitted as the principal **“use”** on any premises.

F) No **“sign”** shall contain any pictures or written language that is indecent or pictures that are not in keeping with community standards.

1280.05 “SIGN” MEASUREMENT STANDARDS

The area of a **“sign”** shall be determined as follows:

A) Free Standing: The area of a free standing **“sign”** includes all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but does not include any supporting framework, bracing or other **“structure”** incidental to the display. When a **“sign”** has two (2) identical sides, back-to-back, the area shall be calculated for one (1) side only. When a **“sign”** has more than two (2) sides, the total area of all sides of the **“sign”** shall not exceed twice the maximum area for a two (2) sided **“sign”**.

B) Wall “Signs” and “Awning” “Signs”: For a wall **“sign”**, the **“sign”** area is considered to include all lettering, wording, accompanying designs or symbols and background material, but does not include any supporting framework and bracing which are incidental to the display. Where the **“sign”** consists of individual letters or symbols attached to, or painted on, a **“building”** surface, **“awning”**, canopy, marquee or window, the area shall be considered to be only the rectangular area of the letters or symbols.

C) Maximum Area: For wall **“signs”**, the maximum area is based on the horizontal width of the wall on which the sign is attached.

1280.06 GENERAL DESIGN CRITERIA

A “sign” as permitted in various “Zoning Districts” in the Village of Westfield Center, and as described in the Schedules 1280.07.A through 1280.07.C, Basic Design and Regulatory Elements, shall be designed, constructed and maintained to conform to the purposes and objectives of this Chapter, as well as the following general design criteria:

A) Items of Information: Permanent “signs” intended for viewing from a “street” shall not contain more than eight (8) items of information, except as herein provided. Where a “sign” has more than one (1) side, the maximum number of items shall apply to each side. This provision does not apply to temporary “signs” or to letters less than three inches (3”) in height. The maximum number of items of information is further regulated by Section 1280.12.

B) Flashing Light and Movement: No “sign” shall have animation, moving parts, flashing lights or changing colors, except part of a “sign”, which by means of changes in copy or moving parts, indicates time or temperature. “Signs” may be illuminated by either external or internal sources of light. However, no illuminated “sign” shall be permitted where any part of such “sign” flashes on or off or displays changing degrees of intensity. This regulation applies to “signs” located outside “buildings”, and to window “signs” inside “buildings” which can be observed from the outside.

C) Visibility at Intersections: No temporary or permanent “sign” over three and three – fourths feet (3.75’) in height shall be erected or maintained within fifty feet (50’) of an intersection, as measured from the point of intersection of the “right-of-way” lines.

D) Horizontal Dimensions: Required setbacks from property or “right-of-way” lines shall be the horizontal distance between the “sign” “structure” and the property or “right-of-way” line. No portion of the “sign” shall extend across a “right-of-way” or property line.

E) Number of “Signs”: Except as otherwise permitted in this section, any activity or group of activities on a unified site may display one (1) free standing “sign”, regardless of the number of activities on the site or parcel. A single “use” on a large parcel may have more than one (1) freestanding sign if the site has “frontage” on more than one (1) dedicated “right-of-way” and if the “signs” are at least five hundred feet (500’) apart, measure directly from “sign” to “sign”.

F) Compatibility and Continuity: The design and placement of “*signs*” should be complimentary to and compatible with the architecture of the “*building*” or “*buildings*” on the site, which it is placed as well as adjacent “*buildings*” and sites. “*Signs*” should also have a continuity of design, which means the font type, size and color; background “*sign*” color; and materials used should be consistent and harmonious to other “*signs*” on the site and surrounding sites.

1280.07 SCHEDULES OF BASIC DESIGN AND REGULATORY ELEMENTS

All “*signs*” are subject to Schedules 1280.07.A. and 1280.07.B, Basic Design and Regulatory Elements:

SCHEDULE 1280.07.A – BASIC DESIGN AND REGULATORY ELEMENTS FO RESIDENTIAL “DISTRICT” “SIGNS”

TYPE OF “SIGN” PERMITTED	NUMBER OF “SIGNS” PERMITTED	MAXIMUM “SIGN” FACE (SQ. FEET)	MINIMUM R.O.W. SETBACK (FEET)	SIDELINE SETBACK (FEET)	MAXIMUM HEIGHT	“PERMIT” REQUIRED	LIGHTING PERMITTED	OTHER SPECIAL REQUIREMENTS
IDENTIFICATION (GROUND ONLY)	1	25 SQ. FEET	20 FEET	20 FEET	6 FEET	YES	INDIRECT ONLY	LIMITED TO CONDITIONALLY PERMITTED & MULTI FAMILY USES IN RESIDENTIAL ZONES.
RESIDENCE “SIGN”	1	2 SQ. FEET	“BUILDING”	“BUILDING”		NO	YES	
WALL	1 PER R.O.W. FACING	*24 SQ. FEET OR 10% OF WALL AREA	“BUILDING”	“BUILDING”		YES	YES	LIMITED TO CONDITIONALLY PERMITTED & MULTI FAMILY USES IN RESIDENTIAL ZONES
TRAFFIC DIRECTIONAL	2 SITE/“STREET”	2 SQ. FEET	1 FOOT	5 FEET	3 FEET	YES	YES	NO ADVERTISING PERMITTED ON “SIGN”.
TEMPORARY POLITICAL	1-PER-ISSUE OR CANDIDATE	6-SQ.-FEET	1-FOOT	20-FEET	3-FEET	NO	NO	
TEMPORARY “SUBDIVISION”	1	24 SQ. FEET	25 FEET	20 FEET	10 FEET	YES	NO	RENEWABLE TEMPORARY “PERMIT” ISSUED FOR 6 MOS. EXPIRATION – “SIGN” TO BE REMOVED.
“SUBDIVISION” IDENTIFICATION	1	24 SQ. FEET	25 FEET	20 FEET	6 FEET	YES	INDIRECT ONLY	GROUND “SIGN” ONLY.
TEMPORARY REAL ESTATE	1	6 SQ. FEET	1 FOOT	20 FEET	3 FEET	NO	NO	
TEMPORARY GARAGE SALE	1	6 SQ. FEET	1 FOOT	20 FEET	3 FEET	YES	NO	ONLY 1 “PERMIT” IN ANY 6 MONTH PERIOD. (7 DAYS MAX DISPLAY)
TEMPORARY SPECIAL EVENT	1	18 INCHES BY 18 INCHES	1 FOOT		6 FEET	NO	NO	7 DAYS MAXIMUM DISPLAY
HOME OCCUPATION	1 NAMEPLATE	2 SQ. FEET	10 FEET	20 FEET	6 FEET	YES	NO	
FARM/HOME IDENTIFICATION	1 (GROUND ONLY)	8 SQ. FEET	20 FEET	20 FEET	6 FEET	YES	INDIRECT ONLY	
TEMPORARY PROJECT	1	12 SQ. FEET	1 FOOT	20 FEET	5 FEET	NO	NO	MUST BE REMOVED WITH 1 WEEK UPON COMPLETION OF CONSTRUCTION
ROADSIDE STAND	1	16 SQ. FEET	20 FEET	20 FEET	6 FEET	YES	NO	ADVERTISE PRODUCTS PRODUCED ON PREMISES; REMOVE END OF SEASON.

SCHEDULE 1280.07.B – BASIC DESIGN AND REGULATORY ELEMENTS FOR COMMERCIAL “DISTRICT” “SIGNS”

TYPE OF “SIGN” PERMITTED	NUMBER OF “SIGNS” PERMITTED	MAXIMUM “SIGN” FACE (SQ. FEET)	MINIM R.O.W. SETBACK (FEET)	SIDELINE SETBACK (FEET)	MAXIMUM HEIGHT	“PERMIT” REQUIRED	LIGHTING PERMITTED	OTHER SPECIAL REQUIREMENTS
WALL (EITHER WALL OR FREESTANDING, NOT BOTH)	1 PER “BUILDING”	24 SQ. FEET OR 10% OF “BUILDING” WALL	“BUILDING”	“BUILDING”	NOT TO EXCEED HEIGHT OF WALL	YES	YES	SHALL NOT PROJECT MORE THAN 18 INCHES FROM “BUILDING” WALL.
FREESTANDING (EITHER FREESTANDING OR WALL, NOT BOTH)	1 PER “STREET” FRONTAGE	32 SQ. FEET	2 FEET	25 FEET	8 FEET	YES	YES	GROUND SIGN ONLY. MINIMUM DISTANCE SEPARATION OF ADJACENT “SIGNS” ON SAME SITE IS 500 FEET.
SHOPPING CENTER OR BUSINESS & PROFESSIONAL PARK “SIGN”	1 PER “STREET” FRONTAGE	24 SQ. FEET	75 FEET	75 FEET	6 FEET	YES	YES	GROUND “SIGN” ONLY. MINIMUM DISTANCE SEPARATION OF ADJACENT “SIGNS” ON SAME SITE IS 500 FEET. MAXIMUM LETTER SIZE IS 6 INCHES. DESIGNED TO BE READ FROM ONLY WITHIN SITE.
TRAFFIC DIRECTIONAL	2 SITE/“STREET”	2 SQ. FEET	1 FOOT	5 FEET	3 FEET	YES	YES	NO ADVERTISING PERMITTED ON “SIGN”.
TEMPORARY SPECIAL EVENT						YES	NO	ONLY 1 “PERMIT” IN ANY 6 MONTH PERIOD, 7 DAYS MAX DISPLAY.
TEMPORARY POLITICAL	1-PER-ISSUE OR CANDIDATE	6-SQ.-FEET	1-FOOT	20-FEET	3-FEET	NO	NO	
TEMPORARY “SUBDIVISION” PROJECT	1	24 SQ. FEET	25 FEET	20 FEET	10 FEET	YES	NO	RENEWABLE TEMPORARY “PERMIT” ISSUED FOR 6 MONTHS. EXPIRES, “SIGN” MUST BE REMOVED.
TEMPORARY REAL ESTATE	1	24 SQ. FEET	1 FOOT	20 FEET	6 FEET	NO	NO	
FARM/HOME IDENTIFICATION	1 (GROUND ONLY)	8 SQ. FEET	20 FEET	20 FEET	6 FEET	YES	INDIRECT ONLY	
TEMPORARY PROJECT	1	12 SQ. FEET	1 FOOT	20 FEET	5 FEET	NO	NO	MUST BE REMOVED WITHIN 1 WEEK UPON COMPLETION OF CONSTRUCTION.
ROADSIDE STAND	1	16 SQ. FEET	20 FEET	20 FEET	6 FEET	YES	NO	ADVERTISE PRODUCTS PRODUCED ON PREMISES. REMOVE SEASON’S END.

1280.08 SHOPPING CENTER OR BUSINESS AND PROFESSIONAL OFFICE PARK “SIGNS”

Shopping Center “signs” shall comply with the following standards:

A) General: A shopping center or business and professional office park shall display only one (1) freestanding shopping center “**sign**”, as defined in Section 1280.03.B. If the shopping center has “**frontage**” on more than one (1) dedicated “**right-of-way**”, one (1) freestanding “**sign**” may be placed adjacent to each “**right-of-way**”, provided that such “**sign**” is at least five hundred feet (500’) from other shopping center “**signs**” in the same shopping center.

B) Contents: A shopping center or business and professional office park sign may include the name and logo for the shopping center and the logo for up to five (5) shopping center “**tenants**”, notwithstanding the limitations of Section 1280.06.A. As used in this subsection, “logo” shall include only the distinctive, commonly recognized company signature, trademark or identifying symbol as used in company advertising, letterheads or other signage. Changeable copy portions of such “**signs**” shall be further regulated by Section 1280.10.

C) Directory “Signs”: In addition to a free standing identification shopping center or business and professional office park “**sign(s)**” a shopping center or business and professional office park may display “**signs**” listing names of businesses or services in the shopping center or business and professional office park. Such “**signs**” shall be adjacent to major entrances to the site, shall be a minimum of seventy-five feet (75’) from a dedicated “**right-of-way**” and shall use a maximum letter size of six inches (6”) for the directory listings. Such “**signs**” shall be located within curbed, “**landscaped areas**” and shall be placed to allow drivers to safely pull off the access “**street**” to read the directory so as not to interfere with traffic movement on the site and shall be designed and located to be read only from within the site. Such “**signs**” shall not exceed six feet (6’) in height or forty-eight (48) square feet in area.

1280.09 WALL “SIGNS”

All wall “signs” shall comply with the following standards:

A) General: All wall “**signs**” are subject to the requirements of Schedules 1280.07.A and 1280.07.B, Basic Design and Regulatory Elements. Wall “**signs**” may be attached flat to, or pinned away from, the wall, but shall not project from the wall more than eighteen (18) inches and shall not extend above or beyond the “**building**” wall.

B) Multiple “Signs”: Where an activity or “use” has “frontage” on more than one (1) dedicated “right-of-way”, such activity or “use” may display one (1) wall sign oriented to each “right-of-way”. Where a “building” has multiple “tenants” or occupants, each “tenant” may display an individual wall “sign”. The maximum sign face for each “tenant” shall be determined by the horizontal width of the space occupied by the “tenant”.

1280.10 CHANGEABLE COPY BOARDS

Changeable copy boards may be included as an integral part of a permanent freestanding or wall “sign”, provided that the changeable copy portion does not exceed fifty percent (50%) of the total area of the “sign”. The items of permanent information as established in Section 1280.06.A or Section 1280.08.B shall be modified according to the following schedule:

CHANGEABLE COPY AREA AS A PERCENTAGE OF TOTAL “SIGN” AREA	MAXIMUM NUMBER OF PERMANENT ITEMS OF INFORMATION	MAXIMUM NUMBER OF ITEMS FOR SHOPPING CENTER “SIGNS”
NO CHANGEABLE COPY	8	6
UP TO 25%	7	5
26% TO 50%	6	4

1280.11 TEMPORARY “SIGNS” AND TEMPORARY SPECIAL EVENT “SIGNS”

Temporary “signs” and temporary special event “signs” shall comply with the following standards:

A) Temporary “signs” and temporary special event “signs” are permitted in Residential “Zoning” “Districts” and Commercial “Zoning” “Districts” as provided in Schedules 1280.07.A and 1280.07.B, respectively. Such “signs” shall be subject to all permitting and requirements of this section; the Ohio Basic “Building” Code, including the National Electrical Code; and shall be located, used and maintained so as not to result in a hazard or nuisance for motorists or adjacent property owners.;

B) Temporary “signs” and temporary special event “signs” on a given premises shall be permitted for a period of time not to exceed seven (7) consecutive days;

C) Notwithstanding the “signs” prohibited in Section 1280.12, the following types of signs are permitted as temporary “signs” or temporary special event “signs”:

- 1) Pennants, banners or streamers;
- 2) A-frame or sandwich board **“signs”**;
- 3) **“Signs”** constructed of non-durable material;
- 4) Any other type of **“sign”** that is not expressly prohibited by this section.

D) The above provisions on temporary or special event **“signs”** shall also apply to institutional **“uses”**, such as schools and **“churches”**, located in Residential **“Districts”**.

1280.12 PROHIBITED “SIGNS”

The following types of **“signs”** are prohibited in the Village of Westfield Center:

- A) Portable **“signs”** or trailer **“signs”**;
- B) Roof **“signs”**;
- C) Projecting **“signs”** that project more than eighteen (18) inches from the surface of a **“building”** wall;
- D) **“Signs”** using flashing lights or moving messages other than time or temperature **“signs”** which are permitted to use moving messages;
- E) Pennants or banners, except for temporary special event **“signs”** and for events sponsored by nonprofit organizations;
- F) A-frame or sandwich board **“signs”**;
- G) **“Signs”** resembling traffic control devices or **“signs”**;
- H) **“Signs”**: on vehicles parked on any premises which vehicles are utilized for advertising rather than for the regular delivery of goods or services;
- I) Abandoned **“signs”**;
- J) Miscellaneous **“signs”** or posters tacked or posted on poles, walls, **“fences”** or other **“structures”**;
- K) Off-premises **“signs”**;

- L) **“Signs”** constructed of non-durable materials such as paper or cloth, except for temporary **“signs”** as specifically authorized by this section;
- M) Inflatable, lighter than air, or tethered balloon **“signs”**;
- N) Merchandise, equipment, products or other items that are placed for attention getting, advertising or identification purposes; and,
- O) Suspended **“signs”**.

P) No person shall place, or have placed, any sign in, over, or across any public right of way, or, in, over or upon public property, except for traffic control or other official public notice placed by a public official or employee in lawful performance of their duty. Any sign placed in violation of this section is subject to immediate removal. Notwithstanding the foregoing, for special, public events organized by the Village of Westfield Center for general public participation within the jurisdiction of the Village, and which are held within 90 days before a primary, special or general election, the Village will designate an area in which campaign/issue signs may be posted by candidates, supporters or opponents of candidates or issues, or the general public, in a manner which clearly indicates that there is no endorsement of the candidate/issue by the Village or any entity thereof.

1280.13 “SIGNS” NOT REQUIRING “ZONING PERMITS”

The following **“signs”** do not require **“Zoning Permits”** from the Village of Westfield Center under this section, but shall meet all other applicable requirements of this section:

- A) Nameplates and house numbers;
- B) Traffic direction **“signs”**;
- C) Flags of a nation or political **“subdivision”** and flags of similar size, shape and symbolic meaning;
- D) Public regulatory and safety **“signs”**;
- E) Holiday decorations;
- F) **“No Trespassing”** or similar **“signs”**;
- G) Real estate or real estate open house **“signs”**; and

H) Political and campaign signs ~~subject to the following requirements:~~

- ~~1) Political and/or campaign “signs” shall be permitted in Residential “Districts”, provided such “signs” do not exceed six (6) square feet in area per surface~~
- ~~2) Political and/or campaign “signs” may be placed in other “districts” provided such signs do not exceed six (6) square feet in area;~~
- ~~3) Political and/or campaign “signs” shall not be posted on any public “right-of-way” or public property;~~
- ~~4) Campaign “signs” shall not be attached to a tree or utility pole, whether on private property or public property;~~
- ~~5) No person shall post or attempt to post a campaign sign on private property without the express consent of the owner or occupant of such property;~~
- ~~6) Not to be erected more than thirty (30) days prior to the day of election;~~
- ~~7) Must be removed within seven (7) days after the election.~~

I) Special event “signs” in residential areas.

1280.14 “NON-CONFORMING” “SIGNS”

A) Generally: In addition to providing specific standards for every new sign, this section is intended to cause every sign in violation of any provision of this section to eventually be removed, altered or replaced so as to conform to this section. This section shall be used in the regulation of “*non-conforming*” “signs” in addition to the requirements for “*non-conformities*” in Section 1272.02.

B) Authority to Continue Existing Non-conformities: A permanent “sign” which is “non-conforming”, which was erected pursuant to a Village of Westfield Center “Zoning Permit”, which was in place on the effective date of this section and which remains or becomes “non-conforming” upon the adoption of this section, or any subsequent amendment thereto, may be continued only in accordance with the following regulations:

- 1) Repairs: Ordinary repairs and “*nonstructural alterations*” may be made to a “*non-conforming*” “sign”. No structural alteration shall be made in, to or upon such “*non-conforming*” “sign”, except those required by law to make the “sign” conform to this section.

- 2) Additions and Enlargements: A ***“non-conforming” “sign”*** shall not be added to or enlarged in any manner, except to make the ***“sign”*** conform to this section.
- 3) Moving: A ***“non-conforming” “sign”*** shall not be moved in whole or in part to any other location unless such ***“sign”*** and the ***“use”*** thereof is made to conform to this section.
- 4) Restoration of Damaged ***“Signs”***: A ***“non-conforming” “sign”***, which is destroyed or damaged by fire or other cause to the extent that the cost of restoration thereof exceeds fifty percent (50%) of the replacement cost of such ***“sign”***, shall not be restored unless it is made to conform to this section. If such damage or destruction is less than fifty percent (50%) of the replacement cost, no repair or construction shall be done unless restoration is started within six (6) months from the date of the partial destruction and is diligently pursued to completion.
- 5) Discontinuance of ***“Use”***: A ***“non-conforming” “sign”***, the ***“use”*** of which is discontinued for thirty (30) days, shall thereafter conform to this section.
- 6) Change of ***“Use”***: Where a business ***“use”*** or identity associated with a ***“non-conforming” “sign”*** at the time of the adoption of this section thereafter terminates or changes, such termination or change of ***“use”*** shall require termination of the ***“non-conforming” “sign”***, and such ***“sign”*** shall thereafter conform to this section.

1280.15 ADMINISTRATION

- A) ***“Zoning Permit”*** Required: Except as otherwise provided in this ***“Zoning”*** Code, no person shall erect, construct, enlarge, move or convert a ***“sign”*** in the Village of Westfield Center without first obtaining a ***“Zoning Permit”*** for such ***“sign”*** from the ***“Zoning Inspector”***. A fee, as established by the Village of Westfield Center Council, shall accompany an application for such ***“Zoning Permit”***.
- B) ***“Zoning Permit”*** Exceptions: The actions in Subsections 1-3 below do not require a ***“Zoning Permit”*** for an existing conforming ***“sign”***. Requirements for changes to ***“non-conforming” “signs”*** are set forth in Section 1280.14.
 - 1) Changing of the advertising copy or message on an existing changeable copy ***“sign”*** or a similar approved ***“sign”***, whether illuminated or non-illuminated;
 - 2) Painting, repainting, cleaning or other normal maintenance and repair of a ***“sign”*** not involving structural changes; and,

3) Any other operation which does not modify the sign or **“sign” “structure”** for any existing conforming **“sign”**.

C) Planning Commission Review: The Planning Commission shall review, as part of a Site Plan Review, all **“signs”** proposed for the site.

D) Maintenance: Every **“sign”** in the Village of Westfield Center, including **“signs”** for which a **“Zoning Permit”** is not required, shall be maintained in good structural condition at all times. The **“Zoning Inspector”** shall inspect and have the authority to order the repair, alteration or removal of **“sign”**, which become dilapidated.

E) Dangerous “Signs”: The Village of Westfield Center may declare a sign unlawful and order its removal if it endangers public safety by reasons of inadequate maintenance, dilapidation or abandonment. Any such declaration shall state the reasons of the Village of Westfield Center for stating that the sign constitutes a safety hazard to the general public.

F) Removal by the Village of Westfield Center: In emergency cases, the Village of Westfield Center may instigate the immediate removal of a dangerous or defective sign without notice. The cost of removal of the **“sign”** by the Village of Westfield Center shall be considered a debt owed to the Village of Westfield Center by the owner of the **“sign”** and the owner of the property and may be recovered in an appropriate court action by the Village of Westfield Center or by assessment against the property. The cost of removal shall include any incidental expense incurred by the Village of Westfield Center in connection with the **“sign”** removal.

G) Abandoned “Signs”: Except as otherwise provided in this **“Zoning Ordinance”**, a **“sign”** which is located on property which becomes vacant and unoccupied for a period of two (2) months or more, or a **“sign”** which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned and must be removed. All abandoned **“signs”** are prohibited and shall be removed by the owners of the **“signs”** or the owners of the premises at such owner’s expense.

H) Building Code Review: All **“signs”** shall be subject to the applicable requirements of the Ohio Basic Code. In case of a conflict between any provision of this section and a provision of such Code, the more restrictive requirement shall apply.

I) Violations: In case any **“sign”** is erected or maintained in violation of this section, the **“Zoning Inspector”** shall notify, in writing, the owner or lessee of the property on which said **“sign”** is located to alter the **“sign”** so as to comply with this Code. Failure to comply with the written order of the **“Zoning Inspector”** shall be punishable as stated in Section 1260.15 of this **“Zoning Ordinance”**.