

**CHAPTER 1147
Sign Regulations**

1147.01	Intent and Purposes	1147.13	Supplemental Sign Regulations
1147.03	Definitions.	1147.15	Prohibited Signs.
1147.05	Application of Sign Regulations.	1147.17	Design and Location Criteria
1147.07	Permanent Signs Permitted	1147.19	Non-conforming Signs.
1147.09	Temporary Signs Permitted	1147.21	Violations
1147.11	Administrative Procedures		

1147.01 INTENT AND PURPOSES.

The purpose of this Chapter is to promote the public health, safety, and welfare through the provision of standards for existing and proposed signs in Waite Hill. More specifically, this Chapter is intended to:

- (a) Maintain the quality of residential environment so it remains an attractive, pleasant place in which to live.
- (b) Maintain residential property values
- (c) Ensure that signs are located and designed to reduce distraction and confusion that may be contributing factors in traffic congestion and accidents, and maintain a safe and orderly pedestrian and vehicular environment.
- (d) Prevent the erection of poorly constructed and unsafely located, posted, or painted signs.
- (e) Prohibit all signs not expressly permitted by this Chapter

1147.03 DEFINITIONS.

- (a) "Billboard" means any permanent sign advertising an establishment, merchandise, event, service, or entertainment that is not sold, produced, manufactured or furnished at the property on which the sign is located.
- (b) "Sign" means a structure or part thereof, or any device attached to a structure or painted or represented directly or indirectly on a structure, which shall display or include any letter, logo, insignia, picture, banner,

EXHIBIT A

pennant, device or representation used as, or which is in the nature of, an announcement, direction or advertisement.

- (1) "Construction sign" means any temporary sign relating to the construction of a project during the time of its construction. Such signs typically include the name of an architect, engineer and/or contractor for a building.
 - (2) "Development Sign" means a permanent sign near the entrance of a residential development and intended to identify such development.
 - (3) "Free-standing Sign" means any permanent sign supported from the ground by a solid base and not attached to any building and the size of which shall be determined by measuring the area of one side of the sign.
 - (4) "Permanent sign" means a sign that is to be erected or constructed for a period of longer than one (1) year.
 - (5) "Temporary sign" means a sign that is of a non-permanent nature, constructed of cloth, paper, wood, fabric, or other temporary material, with or without a structural frame, intended or designed for a limited period of display.
 - (6) "Wall sign" means a permanent sign affixed or attached to the exterior wall of a building and projecting not more than twelve (12) inches from the face of the wall.
- (f) "Sign Area" is determined by measuring the total area of the sign, including the background, using not more than three (3) geometric shapes and including all borders and frames. For a sign comprised of individual letters, figures or elements on a wall or similar surface of the building or structure, the area and dimensions of the sign shall encompass a regular geometric shape (rectangle, circle, or triangle), or a combination of three (3) regular geometric shapes, which form, or approximate, the perimeter of all elements in the display.

1147.05 APPLICATION OF SIGN REGULATIONS.

- (a) The regulations contained in this Chapter shall apply to all signs in the Village of Waite Hill that are outside of the public right-of-way.

- (b) A sign shall only be erected, established, painted, created, or maintained in the Village in conformance with the standards, procedures, and other requirements of this Chapter.

1147.07 PERMANENT SIGNS PERMITTED.

- (a) Each residential development may have one (1) development sign erected at the main entrance to such development. It shall be located at least 100 feet from the nearest residential dwelling, and may not exceed twenty-four (24) square feet in total area.
- (b) Each property devoted to a single family home is permitted one street address sign and up to two (2) permanent signs with each sign being no larger than two (2) square feet.
- (c) For the non-single family uses permitted in the Single Family Residence Districts (which are civic center, library, place of worship/church, public safety facility and public service facility) the total area for all signs shall not exceed one-half (1/2) square foot for each lineal foot of building frontage up to a maximum total area of 100 square feet. A portion of the permitted area may be placed on one (1) freestanding sign with a maximum height of five (5) feet and a maximum area of twenty-four (24) square feet.
- (d) Property in an Open Space Natural Area Preservation District may have one free-standing sign with a maximum area of twenty-four (24) sq. ft.
- (e) The number and area of signs permitted pursuant to Sub-sections "(b)," "(c)," and "(d)" above may be increased by the Planning and Zoning Commission when the Commission determines that such additional signs will not be visible from the public street, and that such signs provide needed educational and/or instructive messages and have no adverse impact on adjacent properties and/or the public street.

1147.09 TEMPORARY SIGNS PERMITTED.

- (a) One temporary sign is permitted on a lot, in addition to construction signs permitted pursuant to Sub-Section "(b)" below, not to exceed six (6) square feet.

- (b) Additional temporary signs, not to exceed six (6) square feet each, may be placed on any property for up to sixty (60) days prior to and no longer than five (5) days after any general, primary or special election.
- (c) One (1) construction sign, up to a maximum sign area of sixteen (16) square feet, shall be permitted on any lot on which construction is occurring and such sign shall be located a minimum of fifteen (15) feet from any public street right-of-way. Such sign is permitted only for the period that construction is being diligently pursued.

1147.11 ADMINISTRATIVE PROCEDURES.

- (a) A Zoning Certificate shall be required for:
 - (1) All permanent signs, except those permitted on a single family lot; and
 - (2) Temporary construction signs

The Zoning Certificate for a sign shall only be issued by the Zoning Administrator upon the filing of an application and payment of the required fees, on forms provided by the Village, and only after the application has been approved by the Planning and Zoning Commission and the Architectural board of Review according to the procedures in Chapter 1127, Site Plan Review Procedures.

- (b) A Zoning Certificate or fee shall not be required for:
 - (1) All temporary signs, except for construction signs pursuant to Section "(a)" above; and
 - (2) The permanent signs permitted on any residential lot that are two (2) sq. ft. or less.

1147.13 SUPPLEMENTAL SIGN REGULATIONS.

- (a) Construction Standards for Permanent Signs:
 - (1) The construction, erection, safety, and maintenance shall comply with all applicable building codes and all permanent signs involving the structural requirements of the building code shall be installed,

repaired, altered and serviced only by a contractor licensed to perform such tasks.

- (2) All signs shall be constructed in a professional manner in conformance with the appropriate building code and other applicable requirements of the Village and shall be structurally sound to withstand wind pressures of at least thirty (30) pounds per square foot of surface area.
- (3) All signs shall be located and secured so as to pose no threat to pedestrian or vehicular traffic.
- (4) Permanent signs shall be fabricated on and of materials that are of good quality and good durability.
- (5) No sign shall be attached to a utility pole, tree, trash receptacle, bench or other structure not intended or approved as a sign support.

(b) Maintenance.

- (1) The property owner, occupant, or other person responsible for the sign shall maintain the sign in a condition fit for the intended use and he/she shall have a continuing obligation to comply with all building code requirements.
- (2) The Zoning Administrator may order any sign to be painted or refurbished whenever needed to keep the sign in a neat and safe condition. All supporters, guys, braces and anchors for such signs shall be maintained in a safe condition.
- (3) If the face of any permanent sign which fails to serve the purposes for which it was intended, or evidences a lack of maintenance, it shall be removed by the owner, agent, or person having the beneficial use of the building, structure, or land upon which such sign is located, within ten (10) days after written notice by the Zoning Administrator. The area of the former sign shall be repaired by a neutral, single background color panel or similar cover to match the building.
- (4) If the Zoning Administrator finds that any sign is unsafe, insecure, or a public nuisance, the property owner and/or occupant shall be given written notice by the Zoning Administrator. Within forty-eight (48) hours of such notification, the violation shall be corrected or the sign removed. If the violation is not remedied within forty-eight (48) hours, the sign may be removed by the Village to comply

with these regulations at the expense of the owner and/or occupant of the property upon which the sign is located.

(c) Temporary Signs:

- (1) Shall not be placed or located in a manner that prevents free ingress to or egress from, any roadway, driveway, access drive, or parking area, or to or from, any door, window, fire escape or ventilating equipment or obstructs the view of vehicular traffic.
- (2) Shall be durable and weather-resistant and fastened or anchored sufficiently, whether attached to the building or positioned in the ground.
- (3) The Zoning Administrator may order any temporary sign to be painted, refurbished, or replaced to keep the sign in a neat and safe condition.
- (4) Any temporary sign not in compliance with this sub-section shall be brought into compliance with forty-eight (48) hours of notification by the Zoning Administrator or otherwise the sign may be removed by the Village.

- (d) Illumination: Signs may only be illuminated by exterior light sources which shall be shielded and not be of excessive brightness or cause a glare hazardous to pedestrians or auto drivers, or objectionable in any adjacent residential district. Such exterior light shall only be white. Flashing, moving, or intermittent light sources are prohibited.

1147.15 PROHIBITED SIGNS.

The following signs shall be prohibited within the Village:

- (a) Billboards
- (b) Signs placed within any public right-of-way or on any public property, utility poles or bridges or bridge abutments
- (c) Signs that project over or obstruct the required windows or doors of any building, or attach to or obstruct a fire escape.

- (d) Signs erected so as to obstruct traffic sight lines or traffic control lights at street intersections, or traffic sight lines or signals at a railroad grade crossing. Signs visible from a street shall not contain an arrow or words such as "stop", "go", "slow", and so forth, or otherwise resemble highway traffic or directional signals.

1147.17 DESIGN AND LOCATION CRITERIA.

In addition to ensuring compliance with the numerical standards of these regulations, when reviewing an application the Planning and Zoning Commission and the Architectural Board of Review shall consider the following:

- (a) The lettering shall be large enough to be easily read but not overly large or out of scale with the building or site.
- (b) The sign should be consolidated into a minimum number of elements.
- (c) The ratio between the message and the background shall permit easy recognition of the message.
- (d) The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture of the building.
- (e) The proposed signs are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings.

1147.19 NON-CONFORMING SIGNS.

Any sign now existing within the Village and which could not now or in the future be erected or constructed under the provisions of the Planning and Zoning Code shall not be extended or enlarged and in the event of removal shall not be replaced by any sign except in conformity with the provisions of the Planning and Zoning Code. All alterations or changes to any such sign now existing shall be confined to the repair thereof and maintenance in a safe condition.

1147.21 VIOLATIONS.

- (a) Whoever violates any provision of this chapter shall be subject to the penalties provided in Section 1123.
- (b) In the event of any violation of this Chapter results in an imminent threat to health and/or safety the Village, in addition to any other remedies provided by law, may institute a suit for injunction to prevent or terminate such violation.

