

Sign Resolution

For

Madison Township

Adopted May 20, 1972

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ARTICLE I

TITLE

A resolution to provide for the regulation of signs in the Township of Madison, Richland County, Ohio; establish the use, area and height regulations of such signs; provide for the administration and enforcement of the Resolution; establish zoning districts in which signs are to be located; and establish procedures for amendments to the Resolution.

NOW, THEREFORE, Be it ordained by the Trustees of the Township of Madison, Richland County, Ohio:

ARTICLE II
CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Section 200.1 CONSTRUCTION OF LANGUAGE

The following rules of construction shall apply to the provisions of this Resolution:

1. The particular shall control the general.
2. In case of any difference of meaning or implications between the provisions of this Resolution and any caption of illustration, the provisions shall control.
3. The word “shall” is always mandatory and not discretionary. The word “may is permissive.
4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
5. The phrase “used for” includes “arranged for,” “intended for,” “maintained for” or “occupied for.”
6. Unless the context clearly indicates the contrary where a regulation involves two or more items, conditions, provisions or events connected by the conjunction “and,” “or,” “either or,” the conjunction shall be interpreted as follows:
 - a. “And” indicates that all connected items, conditions, provisions or events shall apply.
 - b. “Or” indicates that the connected items, conditions, provisions or events may apply.
 - c. “Either or” indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
7. Terms not herein defined shall have the meaning customarily assigned to them.

Section 200.2 DEFINITIONS

1. Approved Combustible Materials: Is wood or materials not more combustible than wood and approved plastics.

2. Approved Plastics: Includes slow burning plastics such as cellulose, acetate or other plastics of no greater combustibility as approved by the Fire Chief of Madison Township.
3. Township Administrator: Is the officer or other person authorized to administer and enforce the provisions of this Resolution.
4. Building Setback Line: Is a line defining the minimum front, side and rear yard setback requirements established in the Zoning Resolution of the Township of Madison, and in which no building or structure may be located, except as otherwise provided herein.
5. Curb line: Is a line at the face of the curb nearest to the street or roadway. In absence of a curb, the curb line shall be established by the County Engineer.
6. Display Surface: Is the area made available by the “sign structure” for the purpose of displaying the advertising message.
7. Incombustible Material: Is any material which will not ignite at or below a temperature of twelve hundred degrees Fahrenheit, during an exposure of five minutes, and which will not continue to burn or glow at that temperature.
8. Marquee: Is any board or awning of permanent construction attached to and projecting from the exterior wall of a building over public property.
9. Projection: Represents the total distance by which a sign extends over public property and beyond the face of a building or beyond the building setback line.
10. Sign: Is any card, cloth, paper, metal painted glass, wood, plaster, stone, plastic or other material of any kind of character whatsoever which shall be used to attract attention to any object, product, place, activity, person, institution, or organization or business. The term “place” shall include the erecting, construction, posting, painting, printing, tacking, nailing, glueing, stacking, carrying or fastening or making visible in any manner whatsoever. For the purpose of this Resolution the word “sign” shall not include the flag, pennant or insignia of any government, religious or educational organization. A “sign” shall include the following types:
 - a. Combination Sign: A “sign” which incorporates any combination of the features of a Pole Sign, Projecting Sign, and a Roof Sign.
 - b. Electric Sign: A “sign” containing electrical wiring which has characters, letters, figures, designs, faces or backgrounds illuminated by incandescent or fluorescent lamps or luminous tubes attached as part of the sign. For the purposes of this Resolution, “Electrical Signs” shall not include signs illuminated by an exterior

light source.

- c. Pole Sign: A “sign” wholly supported by a sign structure placed in the ground.
 - d. Projecting Sign: A “sign” other than a wall sign which projects from and is supported by a wall of a building or structure.
 - e. Pylon Sign: Any sign within an enclosed base where the base appears to be an integral part of the sign and set in concrete slab with the superstructure enclosed giving the appearance that the sign is placed upon the ground.
 - f. Roof Sign: A “sign” which is attached to roof framing, walls and/or columns of a building or structure on which the entire advertising display is above the roof level of a building or structure.
 - g. Wall Sign: A “sign” attached to or erected against the exterior wall of a building or structure, or is an integral part of the building or structure, with the exposed face of the sign in a plane parallel to the plane of said wall of the building or structure.
 - h. Signs located in a Business District, B-1, B-2 and B-3 are not to exceed 200 square feet.
11. Sign Structure: Are the supports, uprights, braces and frame work used to support any of the types of signs as defined in this Resolution. A “Sign Structure” may be a single pole and may be an integral part of a building or other structure.
12. Safety Strip: A strip of land parallel to and abutting a public dedicated street controlling the access onto the property, and located between the edge of the sidewalk and the curb.

ARTICLE III
GENERAL SIGN REGULATIONS

Section 300.1 GENERAL REGULATIONS, STANDARDS, EXEMPTIONS

No sign shall be erected, converted, enlarged, reconstructed, structurally altered or arranged for any purposes other than in accordance with the provisions of this Resolution. A sign which was erected before the adoption of this Resolution shall not be rebuilt or relocated without conforming to the provisions of this Resolution.

Normal maintenance such as repainting, cleaning or repair which does not involve any alteration or change in the structure members of the sign or any increase in the total advertising area of the sign.

Section 300.2 SIGN PERMIT REQUIRED

Before erecting, converting, enlarging, reconstructing, structurally altering or rearranging any sign, application shall be made in writing upon a form furnished by the Township Zoning Inspector of the Township of Madison. The application shall include the following information:

1. Name and address of the property owner and the licensed sign erector.
2. The location by street and number, dimensions, height and design of the sign.
3. Plans showing the definite dimensions, method of construction, installation and support.
4. Substantiating evidence that the sign erector is licensed, as defined in Article II, Section 200.2-8 of this Resolution.
5. Any other pertinent data as may be required by the Township Trustees to determine and provide for the enforcement of this Resolution.

If the Township Zoning Inspector questions the design and construction standards that apply to a specific type of sign, he shall be authorized to refer, for review and approval, such application to the County Engineer.

Section 300.3 SIGNS NOT TO CONSTITUTE A TRAFFIC OR SAFETY HAZARD

No signs shall be erected at the intersection of any street or public way in such a manner as to obstruct free and clear vision or at any location where by reason of the position, shape or color it may interfere with, obstruct the view or be confused with any authorized traffic sign, signal or device; or which makes the use of the words “stop,” “look,” “drive in,” “danger” or any other word, phrase or symbol in such a manner as to interfere with, mislead or confuse the movement or traffic on any street or public way.

Signs shall be erected, constructed or maintained so as not to obstruct any fire escape, window, door or other opening; or so as to prevent free passage from one part of a roof to any other part thereof. No sign shall be attached in any form, shape or manner to a fire escape, or shall be so placed as to interfere with an opening which is required for legal ventilation.

Section 300.4 CLEARANCE FROM HIGH VOLTAGE POWER LINES

Signs shall be located not less than six (6) feet horizontally or twelve (12) feet vertically from overhead electrical conductors which are energized in excess of seven hundred and fifty (750) volts. The term "overhead conductors" as used in this Resolution means any electrical conductor, either bare or insulated, installed above the ground except such conductors as are enclosed in iron pipe or other material covering of equal strength.

Section 300.5 SIGNS PROHIBITED ON PUBLIC PROPERTY

No sign or sign structure shall be placed or constructed directly upon a sidewalk, curb, safety strip, street, alley or any other public property.

ARTICLE IV
DISTRICT REGULATIONS GOVERNING SIGNS

Section 400.1 R-RESIDENTIAL DISTRICTS

1. Permitted Types of Signs

- a. Temporary signs as regulated in Article V, Section 500.7.
- b. Any sign denoting only the name and profession of an occupant in a commercial building, other building or structure and not exceeding three (3) total square feet in area.
- c. Projecting signs not more than one and one-half (1 ½) total square feet in area.
- d. Wall signs not more than five (5) square feet in total area.
- e. Real estate signs advertising the development of the premises upon which it stands or the opening of a new subdivision within which such sign is located; providing such sign shall not exceed eighty (80) total square feet in area nor shall it be located closer than twenty-five (25) feet from the street right-of-way line. See Appendix, Figure 1.
- f. No sign shall be located closer than twenty five (25) feet from any property line.

2. General Provisions

- a. Any of the permitted types of signs within an R-Residential District that refer directly to the sale, lease, completion or promotion of property shall be removed within thirty (30) days from the date of the sale, lease, completion or promotion.
- b. Please reference Sections 300.4, 300.5 and 300.6.

Section 400.2 B-1 BUSINESS DISTRICT

1. Permitted Types of Signs

- a. Signs as first permitted in “R” Residential Districts.
- b. Any of the following types of signs which are designed to advertise a business or service conducted on the premises or products, merchandise or commodities stocked or sold on the premises:
 - 1) Wall sign
 - 2) Electric sign
 - 3) Pylon sign
 - 4) Portable sign

2. General Provisions

- a. No signs shall be located closer than fifteen (15) feet to any lot within an “R” Residential District. See Appendix, Figure 2.
- b. If such signs are illuminated, indirect lighting shall be used, the source of light shall not be visible from any street and no flashing or intermittent illumination shall be employed.
- c. Any wall sign, electric sign, and pylon sign shall be designed in accordance with all other provisions of this Resolution governing the size, height and setback of such signs.
- d. No sign shall be located closer than fifteen (15) feet from the property line.
- e. No sign in a Business District shall exceed a total of two hundred (200) square feet in size.
- f. Please reference Sections #300.4, 300.5 and 300.6
- g. See fee schedule Section 600.5

Section 400.3 B-2 AND B-3 BUSINESS DISTRICTS AND I INDUSTRIAL DISTRICTS

1. Permitted Types of Signs

- a. Signs as first permitted in “R” Residential Districts.
- b. Any of the following types of signs which are designed to advertise a business or service conducted on the premises or products, merchandise or commodities stocked or sold on the premises:
 - 1) Wall sign
 - 2) Electric sign
 - 3) Pole sign
 - 4) Projecting sign
 - 5) Combination sign
 - 6) Pylon sign
 - 7) Portable sign

2. General Provisions

- a. No sign shall be located closer than ten (10) feet from any property line.
- b. No sign in a business District Bordering a Residential District shall be located closer than twenty-five (25) feet to any lot within a “R” Residential District. *See Appendix, Figure 3.*
- c. All signs shall be designed in accordance with all other provisions of this Resolution governing the size and height of such signs.
- d. Please reference Sections 300.4, 300.5 and 300.6.
- e. See fee schedule Section 600.5.

ARTICLE V

AREA AND HEIGHT REGULATIONS GOVERNING TYPES OF SIGNS

Section 500.1 POLE SIGNS

1. Pole signs shall not exceed a height of sixty (60) feet measured from the finished grade of the ground where the sign is placed.
2. Pole signs shall not be located closer than ten (10) feet from the street right-of-way line. See Appendix, Figure 4.

Section 500.2 WALL SIGNS

1. Wall signs shall be attached to a wall at a height not less than ten (10) feet above the sidewalk or finished grade of the ground.
2. No wall sign shall be erected so as to prevent free ingress to or egress from any door, window or fire escape. See Appendix, Figure 5.

Section 500.3 PROJECTING SIGNS

1. Projecting signs shall be at least ten (10) feet above the finished grade of the building. Projecting signs shall not be over twelve (12) feet in height measured from the bottom of the sign and shall not project beyond a point closer than ten (10) feet of the public right-of-way line. See Appendix, Figure 6.
2. Only one (1) projecting sign shall be permitted for any one business.

Section 500.4 PYLON SIGNS

1. Pylon signs shall not exceed a height of forty (40) feet measured from the finished grade of the ground where the sign is placed.
2. Pylon signs shall be located no closer than ten (10) feet from the street right-of-way line. See Appendix, Figure 7.
3. No pylon sign is to be erected until the excavation for foundation or foundations has been inspected by the County Engineer.

Section 500.5 ELECTRIC SIGNS

1. Electric signs shall be subject to the regulations of pole signs, wall signs, projecting signs or pylon signs if features of these signs are included in such electric signs.

2. Electric signs shall be constructed in accordance with the Standards for Electrical Signs of the National Electrical Code, Section 69-1.

Section 500.6 COMBINATION SIGN

1. If a combination sign includes any of the features of a pole sign, pylon sign or projecting sign, then each part of a combination sign shall be subject to the regulations for that type of sign.

Section 500.7 TEMPORARY & PORTABLE SIGNS

1. Temporary Signs

The following are considered Temporary Signs and are permitted in any zoning district:

- A. Signs not over two (2) square feet.
- B. Flags, pennants or insignia of any government, religious, charitable, non-profit, political, educational organization, posters and garage sale signs.
- C. Signs incidental to legal processes and necessary to the public safety and welfare.
- D. Real Estate signs not to exceed eight (8) square feet.
- E. Signs denoting the architect, engineer or contractor of a pending project not to exceed twenty (20) square feet and be removed upon completion of the project.
- F. Banners or flags promoting a special event weekend in Richland County.

2. Portable signs

Signs, not otherwise considered Temporary Signs and which are not permanently affixed to buildings or mounted on permanent foundations or structures are considered portable signs.

3. General Sign Provisions

The following General Provisions apply only signs under Section 500.7 of these regulations:

- A. Temporary signs shall be removed within thirty (30) days from the date of the sales, lease, completion or promotion. The seller or promoter shall be responsible for the removal of the temporary sign.
- B. All temporary signs shall further comply with the provisions of Article VI, Section 600.2, entitled Abandonment of Signs.

- C. All temporary and portable signs over two (2) square feet must meet a ten (10) foot setback from property lines.
- D. Banners or flags promoting a special event weekend in Richland County may be displayed. The banners or flags should be immediately removed following the date of the event.
- E. Portable sign fees shall be subject to fees as specified in Section 600.5, Sign Fee Schedule.
- F. Portable sign fees shall be waived for businesses under the following conditions:
 - 1. The business must contact the Madison Township Zoning Inspector and provide information regarding the intended action.
 - 2. The Zoning Inspector will issue a free permit for the following periods:
 - a. Ninety (90) days free use of a banner in one calendar year.
 - b. Thirty (30) days free use of a sunflower (changeable letter) sign in one calendar year. Two (2) small signs (no larger than 18" x 18") may be added to the side of the building.
 - 3. If the signs are not removed following the 30-90 day period the normal fee is specified in Section 600.5 Sign Fee Schedule for portable signs shall be instituted and non-compliance will result in the forfeiture of the next years free 30-90 day period.

ARTICLE VI

ADMINISTRATION AND ENFORCEMENT

Section 600.1 SCOPE

No sign or sign structure, shall be erected, converted, enlarged or structurally altered except in conformity with the provisions of this Resolution.

Section 600.2 ABANDONMENT OF SIGNS

Any firm, business or person who discontinues a business, vacates the premises or moves his place of business to a new location shall be required to remove all signs and any other advertising media from the premises within thirty (30) days from the date said premises is to be vacated.

If the Township Zoning Inspector finds that any firm, business or person has failed to comply with the provisions of this section, he shall give immediate written notice to the firm, business or person for whom the sign was erected or to the property owner of the vacated premises upon which sign is located. If the firm, business or person fails to remove or dismantle the sign so as to comply with the provisions of this section within ten (10) days after such notice, such sign may be removed by the Township at the expense of that person.

Section 600.3 REMOVAL OF UNSAFE AND UNLAWFUL SIGNS

If the Township Zoning Inspector finds that any sign is unsafe or hazardous, or has been constructed or is unsafe or hazardous, or has been constructed or is being maintained in violation of the provisions of this Resolution, he shall give immediate written notice to the person for whom or by whom the sign is erected or to the owner of the property upon which the sign is located. If the person fails to remove, repair or alter the sign so as to comply with the provisions of this Resolution within ten (10) days after such notice, such sign may be removed, repaired or altered by the Township Zoning Inspector at the expense of that person. The Township Zoning Inspector may cause any sign which is of immediate peril to persons, property or erected or placed in violation with the provisions of this Resolution to be summarily removed without notice.

Section 600.4 ENFORCEMENT

1. Non-conforming Signs

The provisions of Section 600.1 through 600.3 shall be applicable to all signs and provided further, that any sign which is at any time found to be unsafe or insecure or which is an immediate peril to persons or property shall be removed, repaired or altered in accordance with Section 600.2 and 600.3; provided, however, that if a non-conforming sign is replaced by another sign, such replacement sign must conform with the provisions

of this Resolution; likewise, a non-conforming sign which is altered so as to substantially change the size, appearance or nature of the sign, must conform to the provisions of this Resolution.

Section 600.5 SIGN FEE SCHEDULE

Fees for the issuance of permits for signs as provided for in Section 600.3 shall be collected by the Township Zoning Inspector in advance of issuing a permit. The amount of such fees shall be as follows:

1. All signs up to 90 sq ft are \$50.00.
2. All signs from 91 sq ft up to 149 sq ft are \$100.00.
3. All signs from 150 sq ft up to 200 sq ft are \$200.00.
4. All 2-sided signs are double the price.
5. All signs over 200 sq ft per side require a variance. If granted sign will be \$200.00 plus \$1.00 per sq ft over 200 sq ft.
6. No sign poles over 60 ft without a variance.
7. All portable signs, not subject to fee waivers, will have a permit fee of \$30.00 for 3 months, or \$100.00 per year or a one-time fee of \$500.00. All portable signs with electric shall have an additional fee of \$20.00.

ARTICLE VII

EFFECTIVE DATE

This Resolution shall take effect and be in full force and effect from and after the earliest period allowed by law.

Adopted by the Madison Township
(Richland County) Trustees

Date: _____

Attest. By Township Clerk

Clerk

APPENDIX

APPLICATION FOR
SIGN PERMIT
TOWNSHIP OF MADISON

No. _____

Date _____

Name of Property Owner: _____

Address: _____

Name of Licensed Sign Erector: _____

Location of Sign:

Street Name and Number: _____

Height of Sign: _____ feet.

Area of Display Surface: _____ square feet.

Sketch location or attach Plot Plan showing location of sign in relation to street right-of-way, property lines, intersections of streets, etc. Use appropriate diagram on the following page.

Attach plans showing the definite dimensions, method of construction, installation and support.

Paid: Cash () Check () Date _____

The undersigned hereby applies for a Sign Permit to be issued on the basis of the information contained herein, all of which the applicant swears to be true.

NOTICE: It should be understood that approval of this application shall not excuse the applicant from complying with all building regulations of the State of Ohio, Richland County, and the Health Department.

Applicant

Date

Upon the basis of the information in the above Application, a Sign Permit is:

Approved: ()

Refused: ()

Zoning Inspector

Date

Reason For Refusal: _____

APPENDIX B

Figure 1 R-Residential

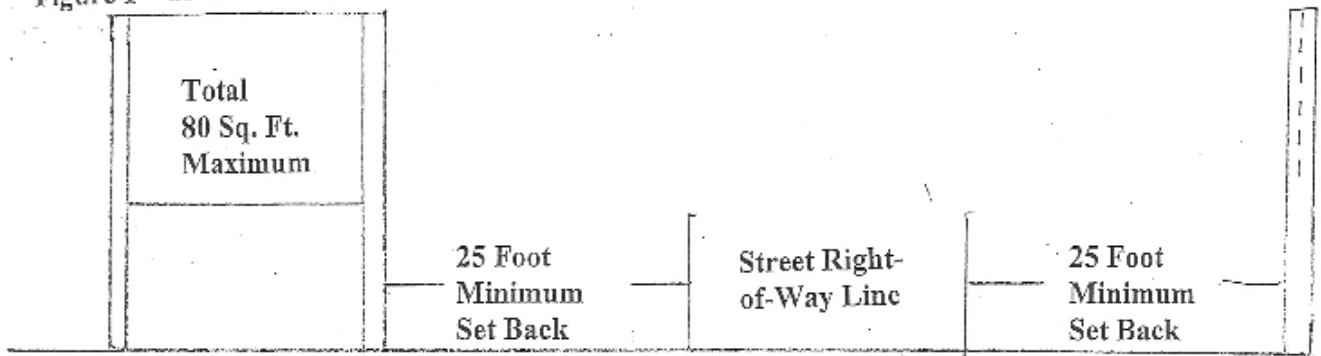


Figure 2
B-1 Business District

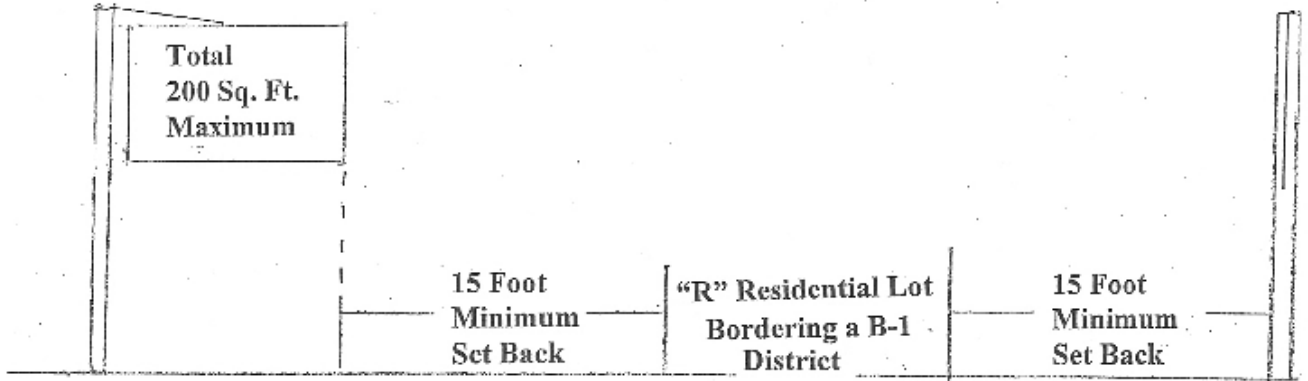


Figure 3
B-2 & B-3 Business District

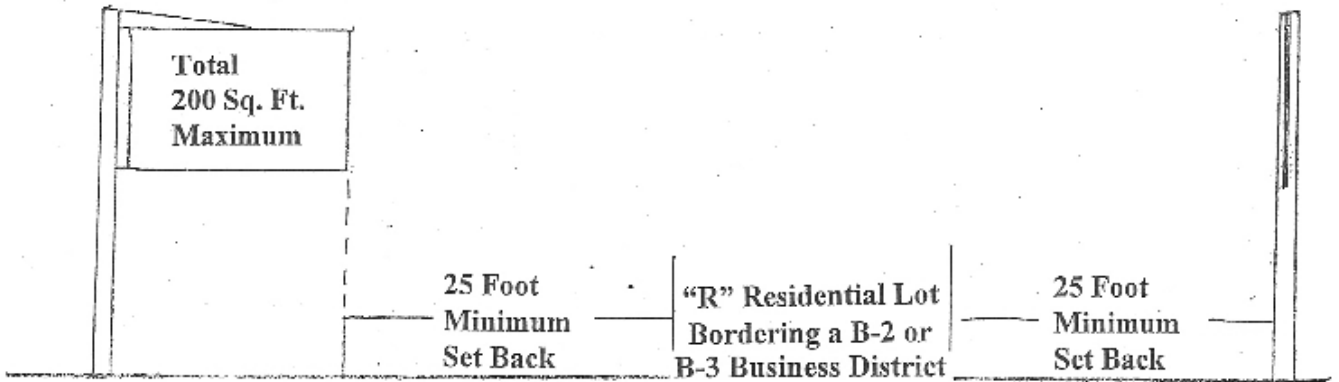


Figure 4 - Pole Sign

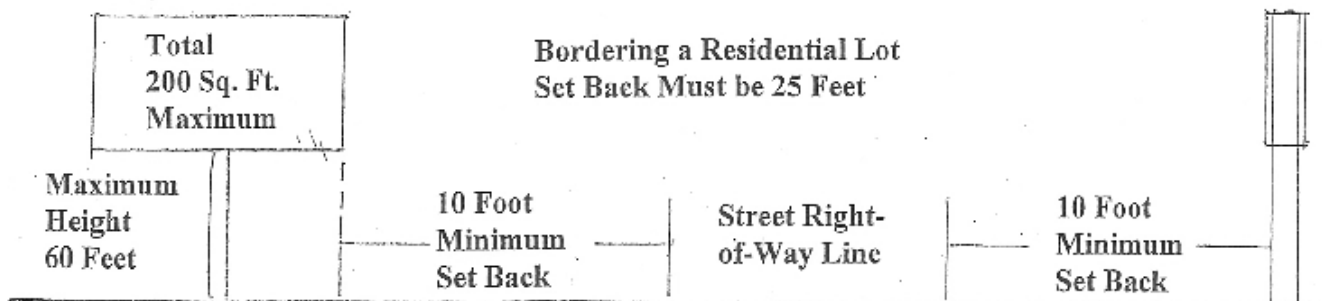


Figure 5 - Wall Sign

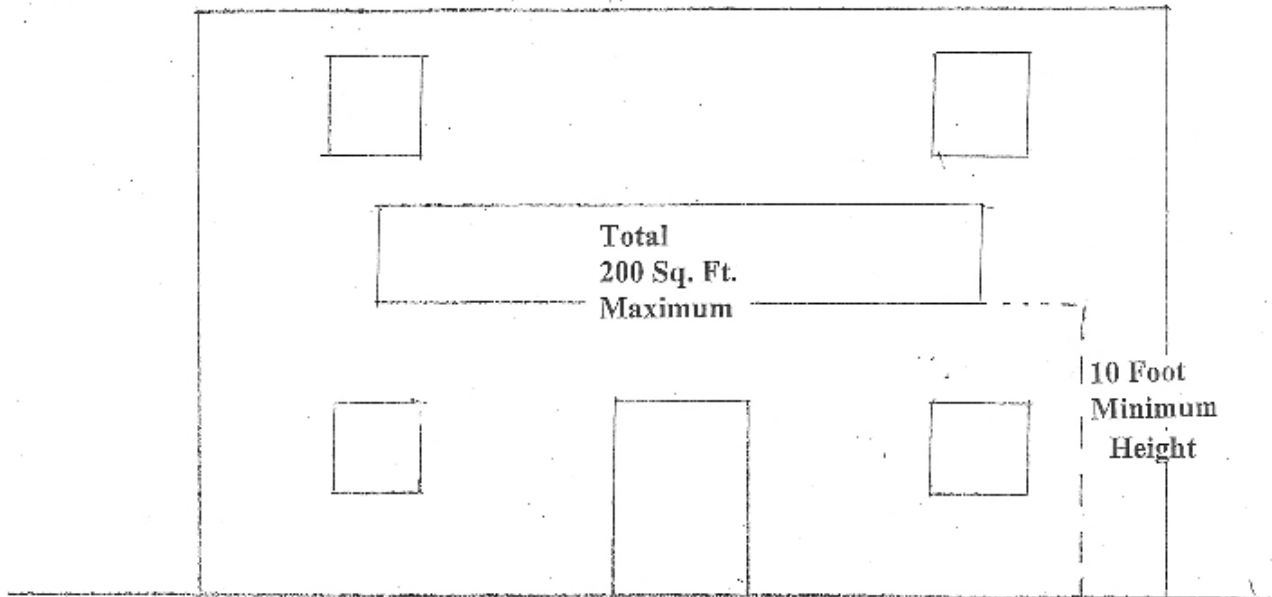


Figure 6 - Projecting Sign

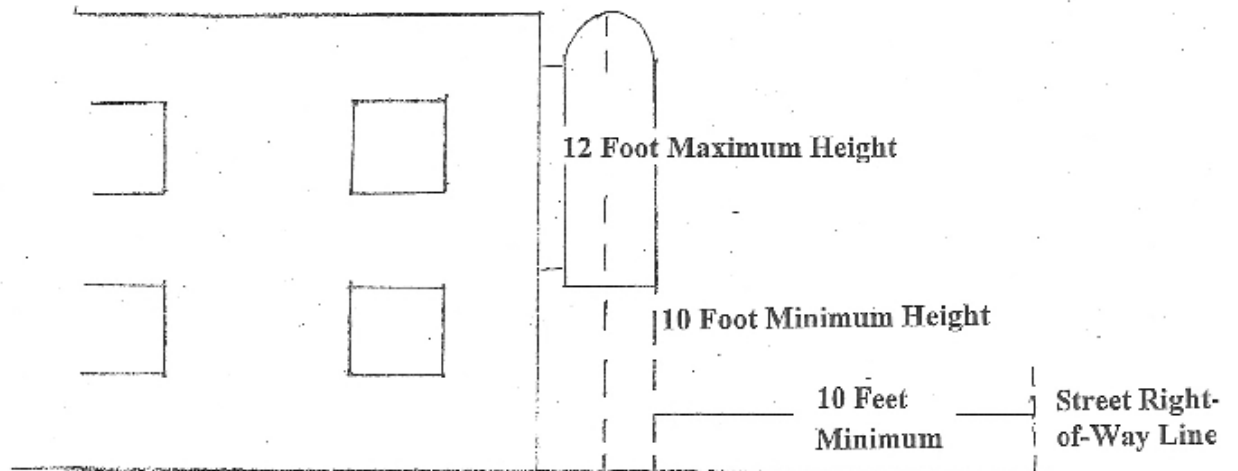


Figure 7 - Pylon Sign

