

ARTICLE 26

OFF-STREET PARKING AND LOADING FACILITIES

26.1 Applicability

All uses, except single-family and two-family dwellings on individual lots, shall be required to provide off-street parking facilities in compliance with this article.

26.2 Purpose

It is the express purpose of this article to implement the following objectives:

- a. To minimize the impact of vehicular traffic, entering or existing any parking lot, upon the public streets by controlling the number and location of access driveways.
- b. To facilitate and encourage safe and convenient pedestrian movement in appropriate areas of a parking lot and elsewhere.
- c. To enhance the amenity, safety and appearance of uses, viz landscaping, screening, sidewalks and other similar requirements.
- d. To maximize the safety and convenience of vehicular circulation, both within the subject property and on the village's road network.
- e. To enhance compatibility between land uses.

26.3 Off-Street Parking Design Standards

All off-street parking facilities including entrances, exits, maneuvering areas and parking spaces shall be in accordance with the following standards and specifications:

1. Parking Space Dimensions: Each off-street parking space shall have an area of not less than 180 square feet exclusive of access drives or aisles and shall be of usable shape and condition.
2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows:
 - a. For one single-, two- or three-family residential dwellings, the access drive shall be a minimum of nine (9) feet in width.
 - b. For all other residential uses and all other uses, the access drive shall be a minimum of eighteen

(18) feet in width.

- c. All parking spaces, except those required for single, two-, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion.
3. Setbacks: The location of off-street parking facilities for more than five (5) vehicles may be located in required yards as specified elsewhere in this Resolution notwithstanding the requirements specified in the Official and Supplementary Schedules of District Regulations and Dimensional Requirements. In no case, however, shall the parking area be located closer than three (3) feet to any street or alley.
4. Screening: In addition to the setback requirements specified in this Resolution for off-street parking facilities for more than five (5) vehicles, screening shall be provided on each side of a parking area that abuts any Residential District. Screening shall comply with the requirements of Section 24.18 of this Ordinance.
5. Paving: All required parking spaces, except for uses within any District if said parking area is at least seven hundred (700) feet from any Residential District, together with driveways and other circulation areas, shall be hard-surfaced with a pavement having an asphalt or concrete binder, provided, however, that variances for parking related to school auditoriums, assembly areas, sports fields and other community meeting of recreation areas may be granted, provided that paved areas shall be provided for daily use parking areas. Where paving is not required, proper dust control measures shall be undertaken and maintained.
6. Drainage: All parking spaces, together with driveways, aisles and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area and shall be designed to prevent the excess drainage of surface water onto adjacent properties, walkways or onto the public streets. Adequate arrangements shall be made to insure acceptable diversion to an adequate storm drainage system.
7. Barriers: Wherever a parking lot extends to a property line, fencing, wheel stops, curbs or other suitable barriers shall be provided in order to prevent any part of any part of a parked vehicle from extending beyond the property line.

8. Visibility: Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street or alley.
9. Marking: All parking areas for twenty (20) or more spaces shall be marked with paint lines, curb stones or in some other manner approved by the Zoning Inspector and shall be maintained in a clearly visible condition.
10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash or other debris.
11. Signs: Where necessary due to multiple curb cuts, the entrances, exits and intended circulation pattern of the parking area shall be clearly marked.
12. Lighting: Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property in any Residential District.
13. Speed Bumps
 - a. Speed bumps, constructed as part of access drives or parking lots, shall be marked with permanent, yellow diagonal stripes.
 - b. The speed bumps shall be in the form of mounds as depressions in the pavement and shall be designed to restrain motor vehicle speed.
 - c. There shall be a warning sign posted at each entrance to parking area having speed bumps.
14. Separation from Streets and Sidewalks: Parking space shall be guarded by curbs or other protective devices which are arranged so that cars cannot project into streets, sidewalks or walkways. A curb cut shall be provided for wheelchair access.

26.4 Handicapped Parking

Parking facilities serving buildings and facilities required to be accessible to the physically handicapped shall have conveniently located designated spaces provided as follows:

<u>Total Spaces in Lot/Structure</u>	<u>Number of Designated Accessible Spaces</u>
Up to 100	One space per 25 parking spaces
101 to 200	4 spaces, plus one per 50 spaces over 100

201 to 500	6 spaces, plus one per 75 spaces over 200
Over 500	10 spaces, plus one per 100 spaces over 500

26.5 Joint Parking Lots

The joint or collective provision of required off-street parking areas shall comply with the following standards:

1. All required parking spaces shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use, or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located not further than five hundred (500) feet from the building served.
2. Not more than fifty (50) percent of the parking spaces required for theaters, bowling alleys, dance halls, night clubs, taverns and similar uses and up to one hundred (100) percent of the parking spaces required for churches, schools, auditoriums and similar uses may be provided and jointly used by banks, offices, retail stores, repair shops, service establishments and similar uses that are not normally open, used or operated during the same hours as the uses with which such spaces are jointly or collectively used.
3. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by legal counsel and filed with the application for a zoning permit.

26.6 Modification of Requirements

The provisions of this article may be subject to modifications by the Board of Appeals after considering the following criteria:

- a. The location and nature of the proposed use or expansion of an existing use.
- b. The projected generation of trips to and from the use and the average length of the per unit.
- c. The impact of potential parking congestion to surrounding uses.
- d. The number of people expected to be employed in the operation or added to the operation.
- e. The area which is accessible to the public compared

- to the area used for warehousing or storage.
- f. The area available for parking expansion.
- g. The purposes listed in this article.

26.7 Prohibited Uses; Temporary Uses

Automobile parking lots are for the sole purpose of accommodating the passenger vehicles of persons associated with the use which requires them. Parking lots shall not be used for the following and/or loading purposes:

- a. The sale, display or storage of automobiles or other merchandise, except those activities typical to an automobile filling station.
- b. Parking vehicles accessory to the use.
- c. Performing services, including service to vehicles.
- d. Any other purposes except permitted as follows:
 - 1. Carnivals, circuses, fairs, exhibitions or other similar events, so long as they do not continue longer than seven (7) days.
 - 2. Sales and display of seasonal decorations (Christmas, etc.) so long as the use would be permitted by right within the underlying district, the use will not continue longer than forty-five (45) days, adequate measures have been taken to address the purposes of this article, and a temporary use permit has been obtained.
 - 3. Temporary placement of a mobile home during times of emergency, as declared by the Board of Appeals.
 - 4. The placement of donation or recycling collection facilities, provided that such collection facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, and the total size of the facility is less than two hundred (200) square feet.
 - 5. At no time shall temporary uses consume more than ten percent (10%) of the total parking lot area.

26.8 Parking of Disabled Vehicles

The parking of a disabled vehicle within a residential district for a period of more than one week shall be prohibited, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

26.9 Schedule of Required Parking Spaces

For the purposes of this Ordinance the following parking space requirements shall apply, except within the Central Business District and the number of parking spaces required for uses not specifically mentioned shall be determined by the Planning Commission.

<u>Type of Use</u>	<u>Minimum of 1 Parking Space for Each</u>
RESIDENTIAL USES	
Single-family or two-family dwelling	Two for each unit
Apartments, townhouses or multi-family dwellings	Two for each unit
Mobile homes	Two for each unit
Elderly Housing Parking	Three for every four dwelling units and one per regular shift employee

<u>Type of Use</u>	<u>Minimum of 1 Parking Space For each</u>
COMMERCIAL USES	
Animal hospitals & kennels	One for each four hundred (400) square feet of floor area and one for each two employees
Motor vehicle repair station	One for each four hundred (400) square feet of floor area and one for each employee
Motor vehicle salesroom	One for each four hundred (400) square feet of floor area and one for each employee
Car washing facilities	One for each employee
Banks, financial institutions, post offices and similar uses	One for each two hundred fifty (250) square feet of floor area and one for each employee
Barber and beauty shops	Three (3) for each barber or beauty operator
Carryout restaurants	One for each two hundred (200) square feet of floor area and one for each two employees
Drive-in restaurants	One for each one hundred twenty-five (125) square feet of floor area and one per each employee
Hotel and motels	One for each sleeping room plus one space for each two employees
Boarding, rooming, tourist, bed and breakfast	One for each sleeping room
Furniture, appliance, hardware, machinery or equipment sales and service and wholesale establishments	Two plus one additional space for each two hundred (200) square feet of floor area over 1,000 square feet
Consumer and trade service uses not otherwise specified	One for each employee

Type of Use

Minimum of 1 Parking Space
For each

COMMERCIAL USES

Funeral homes, mortuaries and
similar type uses

One for each fifty (50)
square feet of floor area
in slumber rooms, parlors
or service rooms

Laundromats

One for every two (2)
washing machines

Administrative, business and
professional office uses

One for each two hundred
(200) square feet of floor
area

Sit-down restaurants, taverns
night clubs and similar uses

One for each three persons
of capacity

Retail stores

One for each one hundred
fifty (150) square feet
of floor area

Shopping centers

One parking space per two
hundred (200) square feet
of gross floor area

All other types of business or commercial uses permitted in any
commercial district - one for each one hundred fifty (150) square
feet of floor area.

Type of Use

Minimum of 1 Parking Space For
Each

MANUFACTURING USES

All types of manufacturing,
storage and whole uses permitted
in any manufacturing district

One for every employee (on
the largest shift for which
the building is designed) and
one for each motor vehicle
used in the business

Cartage, express, parcel delivery
and freight terminals

One and one-half (1 1/2) for
every one employee (on the
largest shift for which the
building is designed).

RECREATION AND ENTERTAINMENT USES

Bowling alleys

Four for each alley or lane;
one for each three persons
of capacity of the area used
for restaurant, cocktail
lounge or similar use; and
one for each three employees

Dance halls, skating rinks

One for each one hundred
(100) square feet of floor
area used for the activity;
one for each three persons
of capacity in a restaurant,
snack bar or cocktail lounge;
and one for each three
employees

Outdoor swimming pools;
public, community or club

One for each ten persons of
capacity and one for each
three persons of capacity
for a restaurant

Auditoriums, sports arenas,
theaters and similar uses

One for each four seats

Type of Use

Minimum of 1 Parking Space
For Each

RECREATIONAL

Miniature golf courses	One for each hole and one for each employee
Private clubs and lodges	One for each ten (10) members
Tennis facilities, racquetball facilities or similar uses	Two for each playing area; one for each employee; and one for each one hundred (100) square feet of other activity area
Marina	Two spaces for every three dock slips

INSTITUTIONAL USES

Churches and other places of religious assembly	One for each eight (8) seats in main assembly room or one for each classroom, whichever is greater
Hospitals	One for each three (3) beds
Sanitariums, homes for the aged, nursing homes, rest homes, similar uses	One for each three (3) beds
Medical and dental clinics	One for every one hundred (100) square feet of floor area
Libraries, museums and art galleries	Ten, and one for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet

EDUCATIONAL INSTITUTION
(Public, Parochial or Private) Uses

Elementary schools and
kindergartens

Four for each classroom;
one for every four seats
in auditoriums or assembly
halls; and one for each
additional non-teaching
employee

High schools and middle
schools

One for every ten (10)
students or one for each
teacher and employee, or
one for every four seats
in auditoriums, assembly
areas or sports fields,
whichever is greater

Business, technical and

One for each two students

Child care centers, nursery
schools and similar uses

Four for each classroom

26.10 Off-Street Storage Areas for drive-In Services

Establishments which by their nature create lines of customers waiting to be served within automobiles shall provide off-street storage areas in accordance with the following requirements:

1. Photo pickups, restaurants, drive-thru beverage docks and other similar commercial establishments that can normally serve customers in three (3) minutes or less shall provide no less than five (5) storage spaces per window. Drive-in restaurants and other similar uses which require an additional stopping point for ordering shall provide a minimum of three (3) additional storage spaces for each such stopping point.
2. Other commercial establishments such as banks, savings and loan offices, or other similar facilities with service or money windows shall provide no less than four (4) storage spaces per window.
3. Self-serve automobile washing facilities shall provide no less than three (3) storage spaces per stall. All other automobile washing facilities shall provide a minimum of six (6) storage spaces per entrance.
4. Motor vehicle service stations shall provide no less than two (2) storage spaces for each accessible side of a gasoline pump island. Gasoline pumps shall not be located closer than fifteen (15) feet to any street right-of-way line.

26.11 Off-Street Loading Space Requirements

In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of three thousand (3,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with the building, at least one off-street loading space and one additional loading space for each ten thousand (10,000) square feet or fraction thereof of gross floor area so used in excess of three thousand (3,000) square feet.

26.12 Off-Street Loading Design Standards

All off-street loading spaces shall be in accordance with the following standards and specifications:

1. Loading Space Dimensions: Each loading space shall have

minimum dimensions not less than twelve (12) feet in width, sixty-five (65) feet in length and a vertical clearance of not less than fourteen (14) feet.

2. Setbacks: Notwithstanding other provisions of this regulation and the Official and Supplementary Schedules of Permitted Uses and Dimensional Requirements, off-street loading spaces may be located in the required rear or side yard of any district provided that not more than ninety (90) percent of the required rear or side yard is occupied and no part of any loading space shall be permitted closer than fifty (50) feet to any Residential District nor closer than five (5) feet from any street or alley.
3. Screening: In addition to the setback requirements specified above, screening shall be provided on each side of an off-street loading space that abuts any Residential District. Screening shall comply with the requirements of Section 29 of this Ordinance.
4. Access: All required off-street loading spaces shall have access from a public street or alley in such a manner that any vehicle leaving the premises shall be traveling in a forward motion.
5. Paving: All required off-street loading spaces except for uses within any District if said loading spaces are at least two hundred (200) feet from any Residential District, together with driveways, aisles and other circulation areas, shall be surfaced with an asphaltic or portland cement binder pavement in order to provide a durable or dust-free surface. Where paving is not required, proper dust control measures shall be undertaken and maintained.
6. Drainage: All loading spaces, together with driveways, aisles and other circulation areas, shall be designed to prevent the excess drainage of surface water onto adjacent properties, walkways or onto the public streets. Arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system.
7. Lighting: Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining property.

ARTICLE 27

SIGNS

27.0 General

The purpose of this Article is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs, and outdoor signs of all types. It is intended to protect property values, create a more visually attractive economic and business climate, enhance and protect the physical appearance of the community and preserve the scenic and natural beauty of designated areas. It is further intended to reduce sign or advertising clutter, distraction and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more open space, curb the deterioration of the natural environment and enhance community development by permitting signs which are compatible with their surroundings.

27.1 Governmental Signs Excluded

For the purpose of this Ordinance "sign" does not include signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance or governmental regulation.

27.2 General Requirements for All Signs and District

The regulations contained in this Section shall apply to all signs and all use districts.

1. Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises so as to use glare or reflection that may constitute a traffic hazard or nuisance;
2. No sign shall employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. Subsections (1) and (2) of this Section shall not apply to any sign performing a public service function indicating time, temperature, stock market quotations or similar services;
3. All wiring, fittings and materials used in the construc-

tion, connection and operation of electrically illuminated signs shall be in accordance with the provisions of the local electrical code in effect, if any;

4. No projecting sign shall be erected or maintained from the front or face of a building a distance of more than two (2) feet, including those projecting from the face of any theater, hotel or motel marquee;
5. No sign shall be placed on the roof of any building, except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building;
6. No portable or temporary sign shall be placed on the front or face of a building or on any premises, except as provided in Section 32.6 herein;
7. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign;
8. No sign erected or maintained in the window of a building, visible from any public or private street or highway, shall occupy more than twenty (20) percent of the window surface;
9. No sign of any classification shall be installed, erected, or attached in any form, shape or manner to a fire escape;
10. All signs hung and erected shall be plainly marked with the name and telephone number of the person, firm or corporation responsible for maintaining the sign;
11. Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the same shall, upon receipt of written notice from the Zoning Inspector, proceed at once to put such sign in a safe and secure condition or remove the sign;
12. No sign shall be placed in any public right-of-way except publicly-owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking on private property but bearing no advertising matter shall be permitted on any property;
13. All signs shall be so designed and supported as to carry the weight of the sign and shall comply with the local building code in effect;

14. All signs shall be secured in such a manner as to prevent significant movement due to wind;
15. No advertising signs shall be attached to or supported by a tree, utility pole, trash receptacle, bench, vending machine or public shelter;
16. No sign shall contain words, images or graphic illustration of an obscene or indecent nature;
17. No sign shall be attached in such manner that it may interfere with any required ventilation openings;
18. No sign shall be located on a vacant lot, except for the purpose of advertising the lot for sale or lease or for such purpose as the notification of present danger or the prohibition of trespassing;
19. No sign shall be located nearer than eight (8) feet vertically or four (4) feet horizontally from any overhead electrical wires, conductors or guy wires;
20. No vehicle or trailer may be parked on a business premises or a lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.

27.3 Permit Required

1. No person shall locate or maintain any sign, or cause a sign to be located or maintained unless all provisions of this Article have been met. To assure compliance with these regulations, a sign permit issued pursuant to this Ordinance shall be required for each sign unless specifically exempted in this Article.
2. A sign initially approved for which a permit has been issued shall not be modified, altered or replaced, nor shall design elements of any building or lot upon which such sign is maintained be modified, altered or replaced if any such design element constituted a basis for approval of such sign unless a new or amended permit is obtained consistent with these regulations.

27.4 Signs Permitted in All Districts Not Requiring a Permit

1. Signs advertising the sale, lease or rental of the premises upon which the sign is located, shall not exceed twenty (20) square feet in area, except in all residential districts where the area of the sign shall not be more than six (6) square feet;
2. Professional name plates not to exceed four (4) square feet in area;

3. Signs denoting the name and address of the occupants of the premises, not to exceed two (2) square feet in area.

27.5 Signs Permitted in Commercial and Manufacturing Districts Requiring a Permit

The regulations set forth in this Section shall apply to signs in all commercial and manufacturing districts and such signs shall require a permit.

1. In a commercial or manufacturing district, each business shall be permitted one flat or wall on-premises sign. Projection of wall signs shall not exceed two feet measured from the face of the main building. The area of all permanent on-premises signs for any single business enterprise may be an area equivalent to one and one-half (1 1/2) square feet of sign area for each lineal foot of building width, or part of a building, occupied by such enterprise but shall not exceed a maximum area of one hundred (100) square feet.
2. In a commercial or manufacturing district, two off-premises signs with a total area not exceeding six hundred (600) square feet may be permitted at a single location. No single off-premises sign shall exceed nine hundred (900) square feet, nor shall off-premises signs visible to approaching traffic have a minimum spacing of less than two hundred (200) feet. Off-premises signs shall conform to all applicable yard and height regulations for the appropriate zoning district, except that such signs intended to be viewed from an elevated highway shall be not more than twenty (20) feet above the level of the roadway at its nearest point. Off-premises wall signs shall have all structural and supporting members concealed from view.

27.6 Temporary Signs

Temporary signs not exceeding fifty (50) square feet in area, announcing special public or institutional events, the erection of a building, the architect, the builders or contractors may be erected for a period of sixty (60) days plus the construction period. Such temporary signs shall conform to the general requirements listed in Section 27.2, the setback requirements in Sections 32.12 to 27.16 and in addition, such other standards deemed necessary to accomplish the intent of this Article as stated in Section 32.

27.7 Free-Standing Signs

Free-standing on-premises signs not over thirty (30) feet in height, having a maximum total sign area of one hundred (100) square feet per display area and located not closer

than ten (10) feet to any street right-of-way line and not closer than thirty (30) feet to any adjoining lot line may be erected to serve a group of business establishments. There shall be only one free-standing sign for each building, regardless of the number of businesses conducted in said building.

27.8 Wall Signs Pertaining to Non-Conforming Uses

On-premises wall signs pertaining to a non-conforming use shall be permitted on the same premises of such use, provided the area of such sign does not exceed twelve (12) square feet.

27.9 Political Signs

No political sign shall be posted in any place or in any manner that is destructive to public property upon posting or removal. No political sign shall be posted in a public right-of-way nor shall any such sign be posted on a utility pole. No political sign shall be posted more than sixty (60) days before an election. All candidates for public office, their campaign committees, or other persons responsible for the posting on public property of campaign material shall remove such material within two weeks following election day.

27.10 Portable Signs

Any sign not permanently affixed to the ground or to a building, including any sign attached to or displayed on a vehicle that is used for the expressed purpose of advertising a business establishment, produce, service, or entertainment, when that vehicle is so parked as to attract the attention of the motoring pedestrian traffic.

27.11 Portable Sign Requirements and Guidelines

Portable signs must conform to the following requirements and guidelines:

- a) A portable sign shall not be located or parked within ten feet of any street, alley or other public right-of-way line. Nor shall any portable sign be located or parked within the designated sight triangle for any street or driveway intersection.
- b) Electrical plugs, extension cords, and other supplementary electrical illumination materials shall be weather-proofed, securely attached and conspicuously located in order not be susceptible to possible health endangering incidents. Inspection and approval by a qualified electrician is mandated.

- c) Appearance of portable signs shall conform with all other regulations set forth herein.
- d) No portable sign shall be operable after the said time of ninety days (90) is expended. In addition, no permit shall be granted if applicant has held in operation a portable sign of aforesaid time period twice within the same year.
- e) The maximum allowable size of a portable sign shall be thirty-two (32) square feet.

27.12 Sign Setback Requirements

Except as modified in Sections 32.12 to 32.16, on-premises signs where permitted shall be set back from the established right-of-way line of any thoroughfare at least ten (10) feet. No off-premises sign shall be erected in front of the required setback line for the appropriate zoning district.

27.13 Increased Setback

For every square foot by which any on-premises sign exceeds fifty (50) square feet, the setback shall be increased by one-half (1.2) foot, but need not exceed one hundred (100) feet.

27.14 Setbacks for Off-Premises Signs

If a setback line is not established for the appropriate zoning district, off-premises signs shall be set back a minimum of twenty (20) feet from the right-of-way line.

27.15 Setbacks for Public and Quasipublic Signs

Real estate signs and bulletin boards for a church, school or any other public, religious or educational institution may be erected not less than ten (10) feet from the established right-of-way line of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersections.

27.16 Sight Triangle

At the intersection of any two streets or the intersection of any private driveway and street shall be an optical triangle with respective dimensions where within no sign shall be located or parked. The dimensions of such sight triangle are as follows:

A. Street to Street Intersection:

All signs shall not be located within a triangle formed by lines drawn between points on said front line and side lot lines of a lot twenty-five (25) feet from their intersection, providing the normal site within a vertical height band of two and one-half (2 1/2) to six (6) feet above curb level is not obstructed except for poles, posts or tree trunks.

B. Driveway-to-street Intersection:

All signs shall not be located within a triangle formed by lines drawn between points on said front lot line and driveway edges of a lot fifteen (15) feet from their intersection, providing the normal within a vertical band of two and one-half (2 1/2) to six (6) feet above curb level is not obstructed except for poles, posts or tree trunks.

27.17 Special Yard Provisions

On-premises signs where permitted shall be erected or placed in conformity with the side and rear yard requirements of the district in which located, except that in any residential district, on-premises signs shall not be erected or placed within twelve (12) feet of a side or rear lot line. If the requirements for a single side yard in the appropriate zoning district is more than twelve (12) feet, the latter shall apply.

27.18 Limitation

For the purposes of this Article, outdoor advertising off-premises signs shall be classified as a business use and be permitted in all districts zoned for manufacturing or business or lands used for agricultural purposes. In addition, regulation of signs along interstate and primary highways shall conform to the requirements of Ohio Revised Code Chapter 5516 and the regulations adopted pursuant thereto.

27.19 Non-Conforming Signs and Structures

Advertising signs and structures in existence prior to the effective date of this Ordinance which violate or are otherwise not in conformance with the provisions of this Article shall be deemed non-conforming. All such legal non-conforming signs and structures shall be maintained in accordance with this Article. The burden of establishing the legal non-conforming status of any advertising sign or structure shall be upon the owner of the sign or structure.

27.20 Loss of Legal Non-Conforming Status

A legal non-conforming sign shall immediately lose its legal non-conforming status, and therefore must be brought into conformance with this Article or be removed, if the sign is altered in copy (except for changeable copy signs) or structure; or if it is enlarged, relocated or replaced; or if it is part of an establishment which discontinues operation for ninety (90) consecutive days; or if it is structurally damaged to an extent greater than one-half of its estimated replacement value. Similarly, any legal non-conforming advertising structure so damaged must be brought into compliance or be removed.

27.21 Violations

In case any sign shall be installed, erected, constructed or maintained in violation of any of the terms of this Ordinance, the Zoning Inspector shall notify in writing the owner or lessees thereof to alter such sign so as to comply with this Ordinance. Failure to comply with any of the provisions of this Article shall be deemed a violation and shall be punishable under Section 5.17 of this Ordinance. Political signs posted in violation of Section 27.9 of this Ordinance are subject to removal by the Zoning Inspector five (5) days after written notice of violation of Section 27.9 has been given.

27.22 Aesthetic Criteria

In all districts, design and representation shall be inclined to unite the foreboding characteristics of the District. Aesthetic criteria shall be as follows:

- A. Color: a. Colors used shall match the background or trim color of the principal building.
 - b. If more than one sign is permitted, colors on the signs shall be coordinated with each other to present a unified image.
- B. Materials: Materials used shall be designed so as to be compatible with the architecture of the building and character of the district.
- C. Information: Information provided on the sign shall clearly indicate the name of the business and a simple product idea.
- D. Landscaping: a. Light sources shall be concealed from view by the incorporation of shrubs or other type of sightful ground cover.
 - b. A sightful land cover shall girdle the diameter of a freestanding post.