

ARTICLE 20 SIGNS

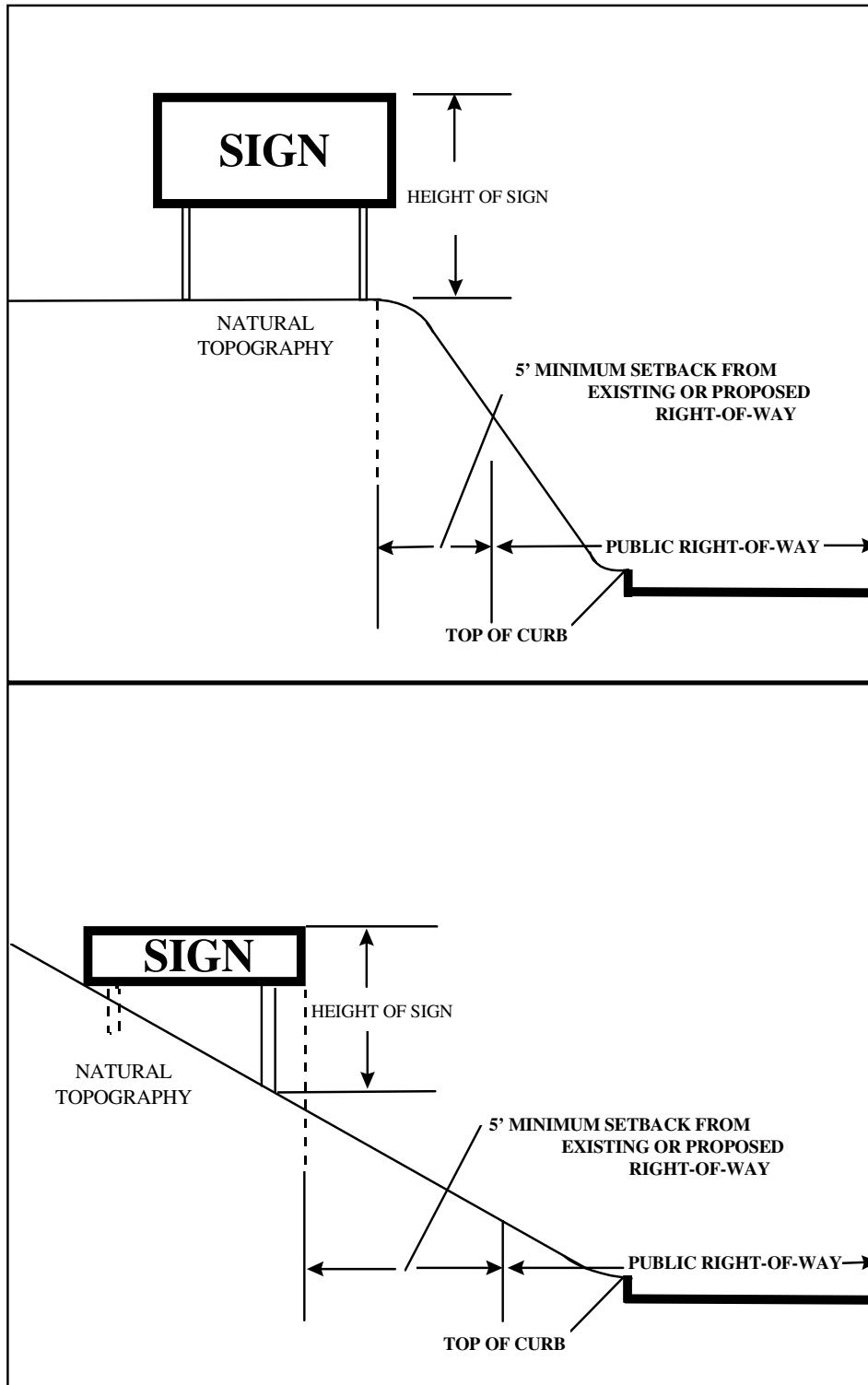
20.01 DEFINITIONS

1. Abandoned Sign: A sign or sign structure which no longer correctly directs any activity conducted or product available on the premises where such sign is displayed.
2. Animated or Moving Sign: Any sign or part of a sign which changes physical position by any movement or rotation or which gives visual impression of such movement or rotation.
3. Awning: A roof-like cover that is temporary or permanent in nature and that projects from the wall of a building for the purpose of shielding an area of a structure and constructed of a rigid supporting framework with a canvas, vinyl or fabric covering.
4. Awning Sign: A permanent sign that is mounted or painted on or attached to a seasonal or permanent awning structure.
5. Building Frontage: The maximum horizontal width of the ground floor of a building that approximately parallels and faces an adjacent public right-of-way.
6. Canopy: A free standing permanent roof-like shelter not attached to or requiring support from an adjacent structure.
7. Canopy Sign: Any permanent sign attached to or constructed in or on a canopy.
8. Changeable Copy Sign: Permanent or temporary sign on which copy is changed manually in the field.
9. Code: This Article 20, sometimes referred to as the sign code or the code.
10. Directional Sign: Any sign which serves solely to designate the location or direction of any place or area.
11. Earthen Mound: A mound or berm formed as a result of man made grading and/or excavation.
12. Electronic Copy Sign: A permanent sign where different copy changes are shown on the same lamp bank.
13. Exempt Sign: Signs exempted from normal permit requirements.

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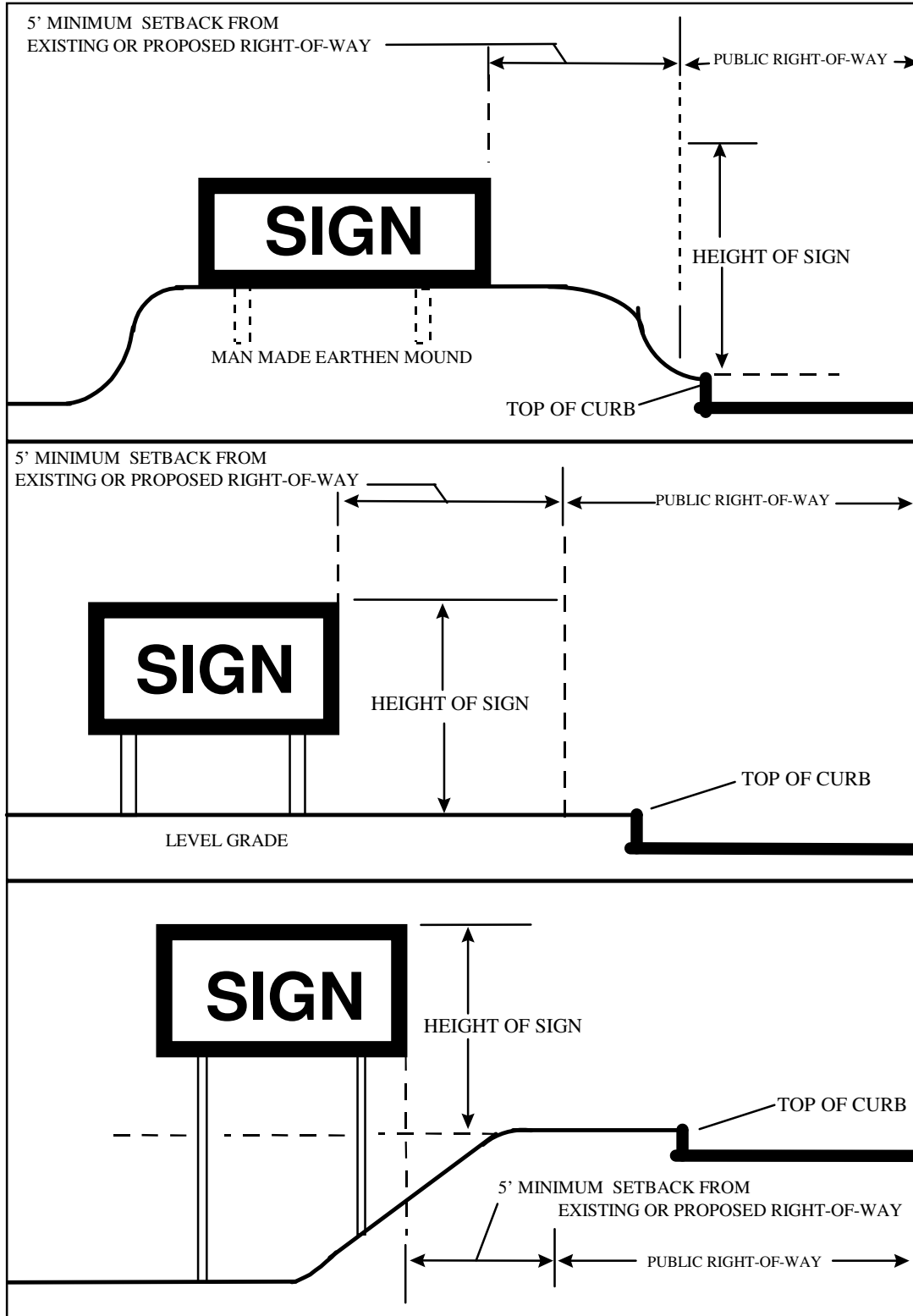
14. Flashing Sign: Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation or any externally mounted intermittent light source.
15. Ground Sign: Any permanent or temporary sign six (6) feet in height or less placed upon the ground or attached to a supporting structure not attached to any building.
16. Governmental Sign: A sign erected and maintained pursuant to and in discharge of any governmental functions, or required by law, ordinance, resolution or other governmental regulation.
17. Height of Sign: The vertical distance to top of sign structure measured from the adjacent street grade or upper surface of the nearest street curb excluding any elevated roadway. In cases where the site is elevated above an adjacent roadway on natural topography, sign height shall be determined from the lowest ground elevation point where sign is mounted, to top of sign structure. If sign is located on man made earthen mound, mounding shall be considered part of sign height. If the earthen mound is mandated by the Township for the purpose of screening or landscaping and meets or exceeds the district height requirement, a sign may be erected on top of such earthen mound with height of sign not to exceed two (2) feet. Any visible material whose major function is providing structural support for the sign shall be considered part of the overall sign height. (See Figures 2 and 3.)
18. Illegal Sign: Any sign which is contrary to the requirements of this Resolution and which does not satisfy the non-conforming specifications stated in this Resolution.
19. Illuminated Sign: A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.
20. Individual Establishment: A separate and distinct operation.
21. Marquee: Any permanent structure which projects from a wall of a building over a walkway or entrance way to a shopping center and plaza generally 10 (ten) feet or more above a walkway.
22. Marquee Sign: Any permanent sign attached to or constructed in or on a marquee.
23. Neon Sign: A sign formed from neon lamps containing neon gas.
24. Non-conforming Sign: Any sign lawfully existing on the effective date of an resolution, which does not conform to all the standards and regulations of the current resolution.

FIGURE 2



HEIGHT OF SIGN DETERMINATION PERMANENT GROUND SIGNS

FIGURE 3



HEIGHT OF SIGN DETERMINATION

PERMANENT GROUND SIGNS

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25. Parcel: A distinct portion or tract of land as is recorded and distinguished in the Greene County Auditor's Property Tax Atlas.
26. Permanent Sign: A sign permitted by this code to be located on a premises for an unlimited period of time.
27. Premise: A building together with its ground or other appurtenances.
28. Pylon sign: A permanent sign that is mounted on a free-standing pole or other support in which the sign exceeds six (6) feet in height.
29. Portable Sign: A sign intended to be movable and not permanently affixed to a building, structure, vehicle or the ground.
30. Projecting Sign: A sign that is wholly or partly dependent upon a building for support and which projects more than eighteen (18) inches from the face of the building at right angles.
31. Roof Sign: A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the eave line of a building.
32. Sign: Any object, device, display or structure or part thereof situated outdoors or adjacent the interior of a window or doorway which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, pictures, logos, figures, designs, symbols, fixtures, colors, illumination or projected images.
33. Sign Area: The entire display area of a sign including the advertising surface located on one or more sign faces and any framing, trim and molding, but not including the supporting structure. The area of individual elements of a sign placed against a non-localized background (such as letters placed against an awning, canopy, wall or window) shall be measured by calculating the area of the smallest single rectangle which would completely enclose all elements of the sign.
34. Sign Code: This Article 20, sometimes referred to as the sign code or the code.
35. Street Frontage: The maximum horizontal width of a parcel of land that parallels and abuts an adjacent right-of-way.
36. Temporary Sign: A sign permitted by this sign code to be located on a premises for a limited period of time.

37. Under Marquee Sign: Any sign attached to the underside of a marquee.
38. Wall Sign: A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for or forms the background surface of the sign and which does not project more than eighteen (18) inches from such building or structure.
39. Window Sign: A sign that is applied or attached to the interior or exterior of a window or located in such manner within a building that it conveys a message to the exterior of the structure through a window.

20.02

EXEMPT SIGNS

These signs shall be exempt on the basis that they implement a compelling government interest in protecting the health and safety of persons and property in the Township.

The following signs are exempt from this resolution and shall not require permits:

1. Temporary or permanent signs erected and maintained by the City, Township, County, State or Federal Government for traffic direction or for direction to or identification of a governmental facility or community event as declared by the Township Trustees.
2. Directional ground signs not to exceed two signs per driveway indicating entrance and exit locations with size not to exceed three (3) square feet per sign face and four (4) feet in height.
3. Flags, emblems and insignias of national, state or local political subdivisions.
4. Signs that do not exceed eight (8) square feet in sign area and six (6) feet in height that give notice of Neighborhood Crime Watch Programs being in effect.
5. Name and/or address descriptions mounted to the front wall of a building or to a lamp post in the front yard not to exceed two (2) square feet in sign area.

20.03

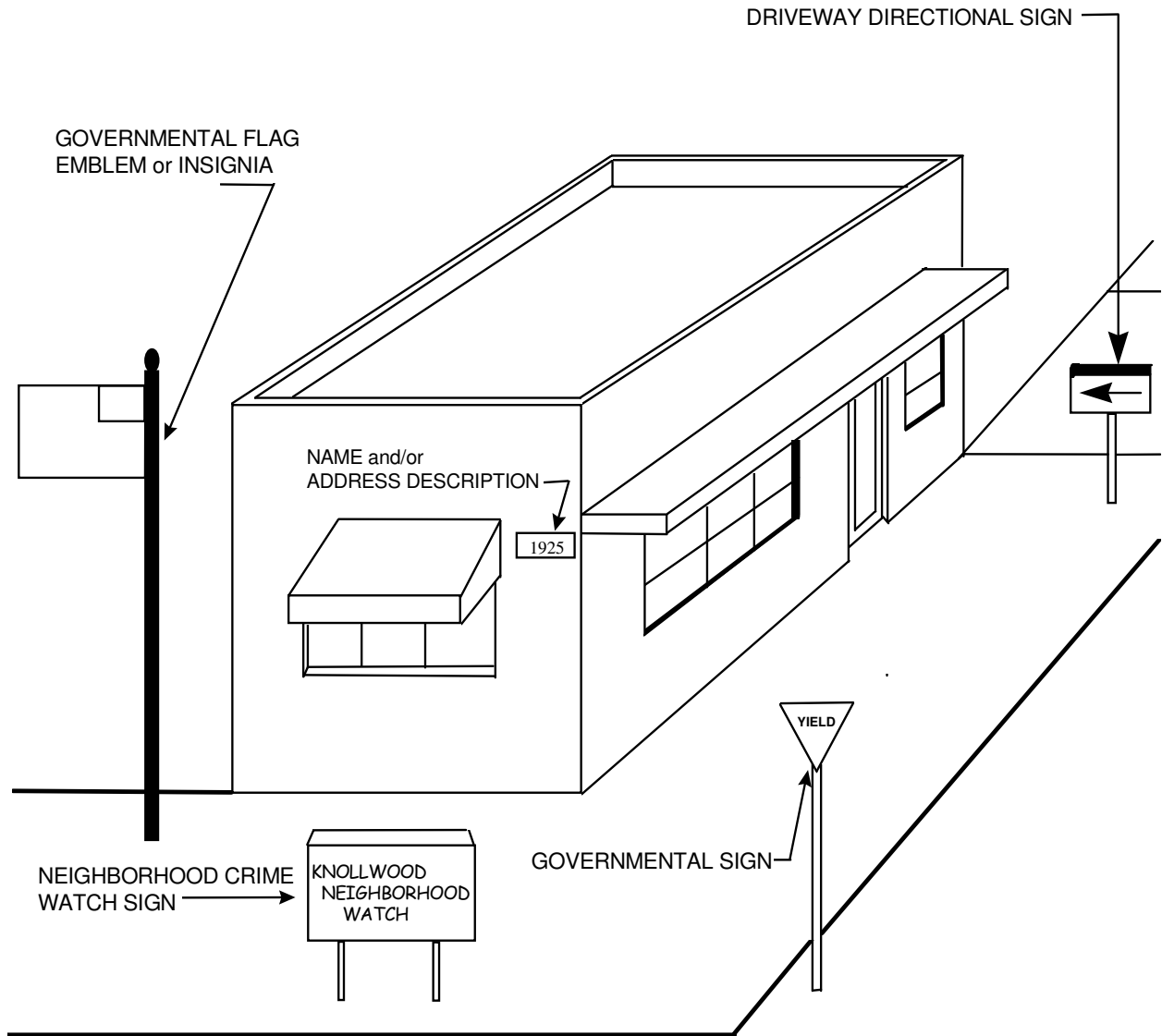
PROHIBITED PERMANENT AND TEMPORARY SIGNS

All signs not expressly permitted under this article or exempt from regulation under the previous section are prohibited in the Township; such signs include but are not limited to:

Beavercreek Township Zoning Resolution

1. Abandoned signs.
2. Beacons and searchlights except for emergency, health or safety purposes.
3. Billboards or other off-premise signs.

FIGURE 4



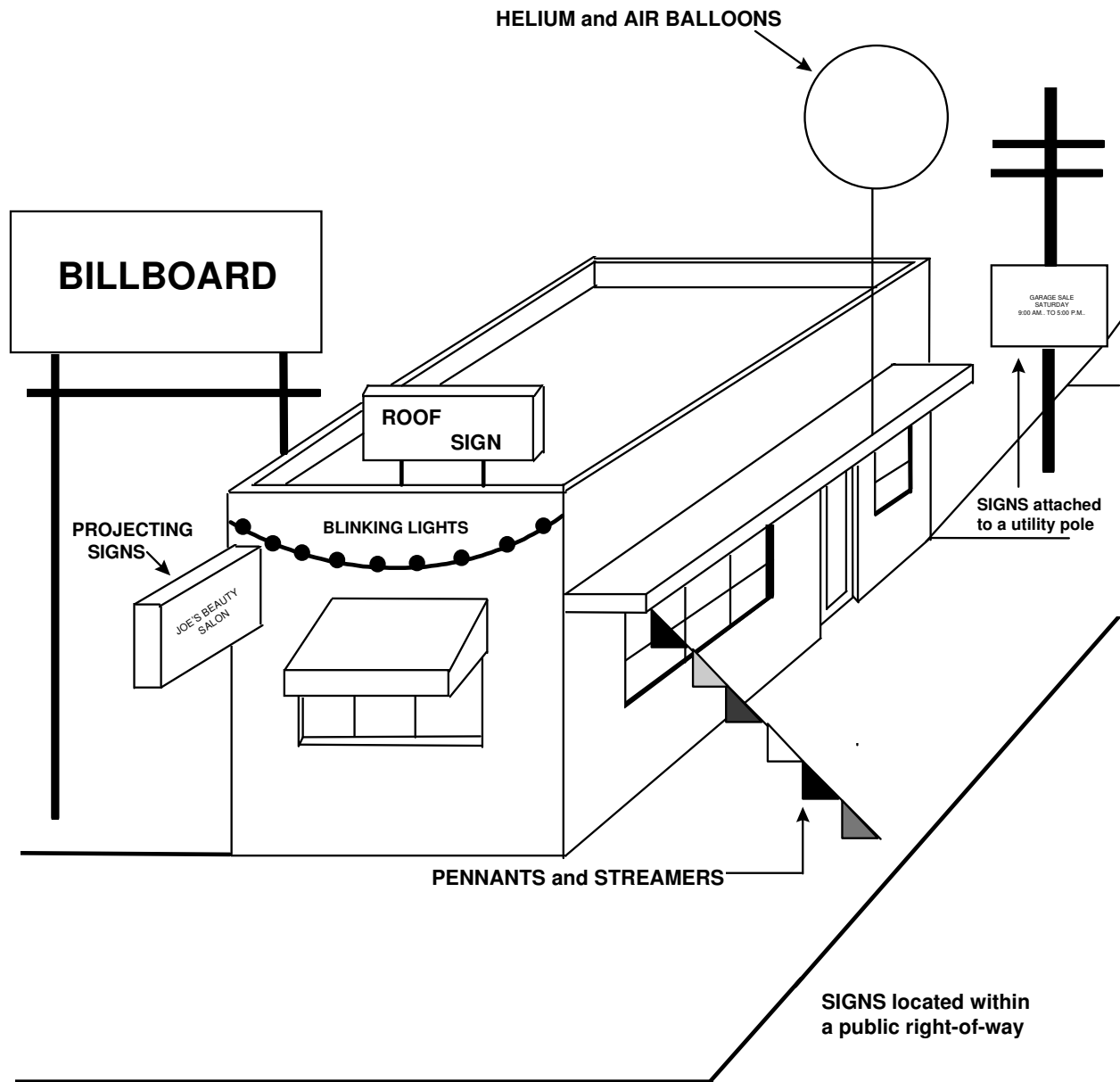
EXEMPT SIGNS

This illustration represents a general graphic depiction of signs contained within this category, it should not be construed to include all possible design solutions for the signs indicated above.

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4. Blinking, flashing or intermittent lighting, except those permitted under electronic copy signs in "B" Districts.
5. Moving, animated or rotating signs.
6. Pennants, streamers, and similar devices.
7. All helium, gas and air balloons located on or anchored to structures, vehicles, the ground, or to anything connected to or on the ground.
8. Portable signs except as authorized under temporary signs.
9. Projecting signs.
10. Roof signs.
11. Signs attached to any tree, utility pole, fence, bench, trash receptacle, or newspaper vending machine.
12. Signs for which a permit has not been issued by the Beavercreek Township or which are not exempt under 20.02.
13. Signs attached to or painted on the face of accessory buildings except those attached to automatic teller machines or similar structures.
14. Any signs which, by reason of its size, shape, location, content, coloring or manner of illumination:
 - (a) Constitute a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers or by obstructing or detracting from the visibility of any traffic sign or control device on public streets and roads.
 - (b) May be confused with a traffic control sign, signal or device or the light of an emergency or road equipment vehicle.
15. Signs which make use of words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.
16. Signs which obstruct free ingress and egress from a required door, window, fire escape, or other required exit way.
17. Signs or parts thereof which are erected within or above a public right-of-way.
18. Signs which convey visual information that may be prohibited under the obscenity statutes of Ohio.

FIGURE 5



PROHIBITED SIGNS

This illustration represents a general graphic depiction of signs contained within this category, it should not be construed to include all possible design solutions for the signs indicated above.

19. Spinning devices or strings of spinning devices.
20. Window signs in any district which cover more than fifty (50) percent of total window area.

20.04 GENERAL PROVISIONS

Every sign shall be designed, erected, altered, reconstructed, moved and maintained in accordance with the provisions of this section unless specifically modified by another section of Article 20.

1. Automatic Teller Machine Signs - (ATMs):
Automatic Teller Machines or similar devices either attached to a primary structure or enclosed within an independent free standing structure shall be permitted two (2) square feet of sign area for every one (1) foot width of the ATM structure not to exceed twenty (20) square feet of total sign area.
2. Awning Signs:
 - (a) Awning signs may be displayed in lieu of but not in addition to a wall sign for an individual establishment.
 - (b) If illuminated, such awning shall have lighting concealed from view.
 - (c) An awning sign shall not project higher than the top of the awning to which sign text is affixed.
3. Changeable copy Area:
 - (a) Permanent ground signs located in "B" Districts as well as permitted conditional uses in Agricultural and Residential Districts may incorporate up to 50% of total sign area for changeable copy.
 - (b) Changeable copy may be used in lieu of but not in addition to electronic copy.
 - (c) All changeable copy signs must be enclosed and locked securely in a clear glass or plastic casing.
4. Commercial Messages:
All commercial information conveyed by any sign permitted under this article must pertain to the premises on which the sign is located.
5. Dangerous or Defective Signs Not Permitted:
A sign in dangerous or defective condition shall not be permitted on any premises. Any such sign constitutes a nuisance and shall be removed or repaired as required under Section 20.12.

6. Electronic Copy Signs:

- (a) Free standing permanent ground signs located in "B" Districts may incorporate twenty-five (25%) percent of total sign area for electronic copy with a maximum letter copy of eighteen (18) inches in height.
- (b) Electronic copy may be used in lieu of but not in addition to changeable copy.
- (c) Electronic display shall remain constant for a period not less than two (2) and not more than ten (10) seconds per message.

7. Ground Signs:

(a) General:

Any temporary ground sign or any part thereof shall be set back a minimum distance of fifteen (15) feet from the edge of an adjacent roadway pavement. Additional setback may be required to avoid placement within the public right-of-way.

A permanent ground sign or any part thereof shall be set back a minimum distance of five (5) feet from any right-of-way or from any proposed right-of-way or as otherwise required in this article. Greater setbacks for temporary or permanent signs may be required to improve sight distances at intersections. All ground signs must be located only in the front yard unless otherwise expressly permitted by this article. In no instance may a ground sign be located closer than fifteen (15) feet from the edge of roadway pavement.

The Zoning Administrator may permit slight variation from the minimum street frontage spacing requirements for ground signs applicable in individual zoning districts if conflict with driveways, natural barriers, trees, and utility equipment is unavoidable.

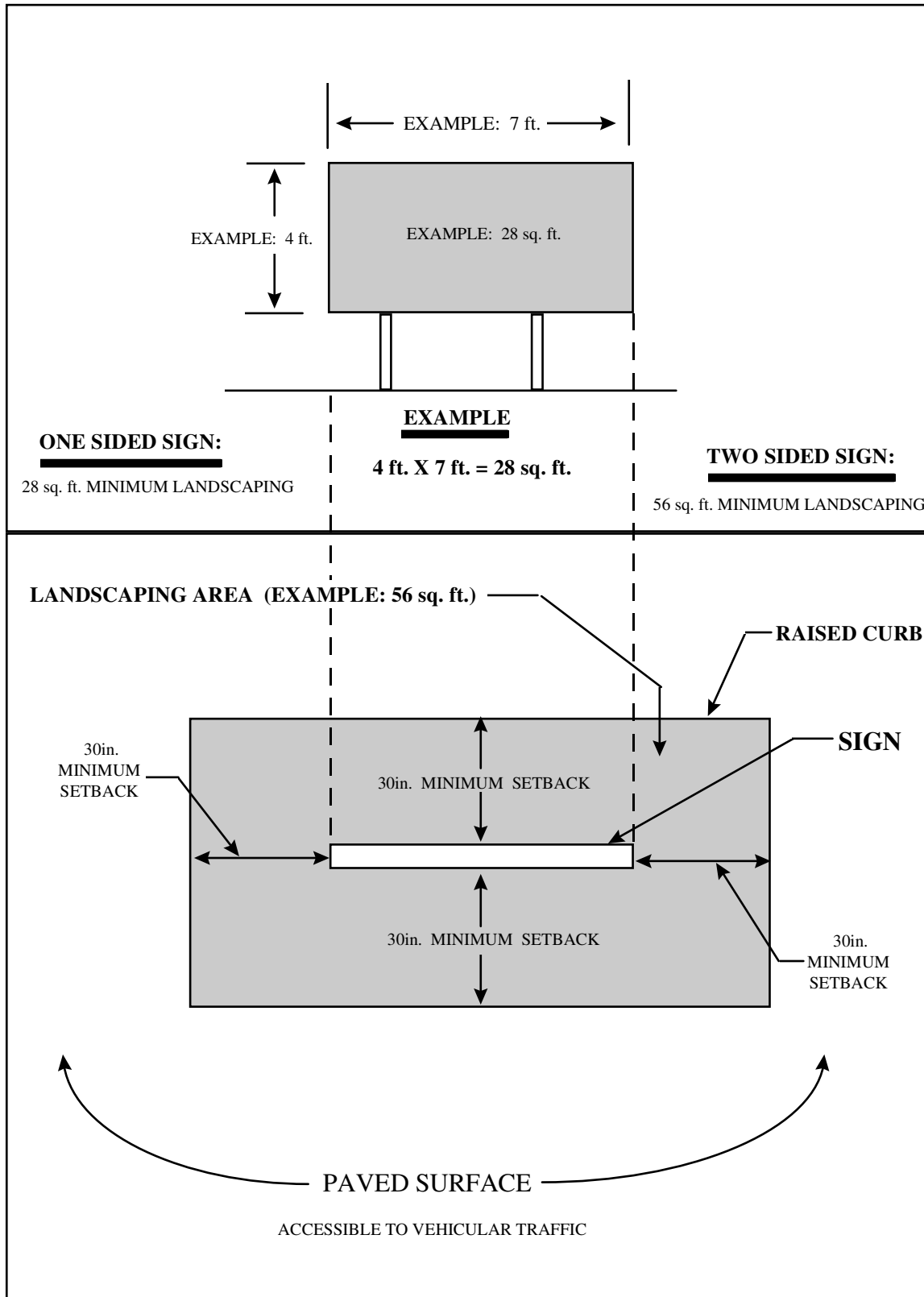
(b) Minimum Street Frontage:

Permanent ground signs shall be prohibited on parcels with street frontage less than fifty (50) feet in width at the right-of-way line unless otherwise expressly permitted in this sign code.

(c) Landscaping Requirements: A permanent ground sign shall require a single continuous landscaped area to be maintained around the base of the sign in accordance with the following standards:

- (i) The minimum landscaped area shall be equal to the total sign area of the sign. (See Figure 6).

- (ii) The landscaped area shall include all points where sign structural supports attach to the ground and are visible.
 - (iii) Where the required landscaped area is adjacent to a paved surface accessible to vehicular traffic, a raised non-mountable curb suitable to prevent the encroachment of vehicles into the landscaped area shall be required. The minimum distance between the face of any such required curb and any part of the sign shall be thirty (30) inches.
 - (iv) The landscaped area shall include one or more of the following plant materials: shrubs, trees, grass and/or seasonal varieties permanently located and properly maintained with dead vegetation replaced as soon as weather permits. The use of exposed concrete, asphalt, or any other paved surface inside the required landscaped area beneath the sign is prohibited.
8. Major Development Signs:
Developments in excess of ten (10) acres in area, and shopping centers of more than five (5) acres in area located in B, O, and I Districts, fronting on an expressway, principal arterial, major arterial, arterial or thoroughfare roadway-shall be permitted one permanent freestanding pylon sign per street frontage up to a maximum of two permanent pylon signs per development. Any such major development sign should be located at or adjacent to the primary access street to the development and must comply with the following:
- (a) Shall not exceed one hundred (100) square feet of sign area per face with a maximum of two sign faces permitted per sign. A second major development sign where permitted may not exceed seventy-five (75) square feet of sign area per sign face.
 - (b) Shall not exceed twenty (20) feet in height.
 - (c) Shall be set back a minimum of twenty (20) feet from the right-of-way.
 - (d) Shall be an on-premise sign only.
 - (e) Shall have the area of a pylon sign based on one-fifth (1/5) square foot of sign area for each linear foot of highway, arterial, major arterial or thoroughfare frontage.



LANDSCAPING REQUIREMENTS PERMANENT GROUND SIGNS

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- (f) Shall not be located nearer than one hundred (100) feet to an adjoining development or unrelated premise or property line on same side of street.
- (g) Shall have landscaping conforming with requirements of 20.04 (7) dealing with ground signs.

9. Marquee Signs:

- (a) Marquee signs may be displayed in lieu of but not in addition to any other form of permanent sign identification with the exception of under marquee signs for an individual business establishment.
- (b) If illuminated, such marquee signs shall have lighting concealed from view.

10. Neon Signs:

- (a) Neon signs shall be permitted in business districts only.
- (b) Neon signs may be displayed in lieu of, but not in addition to, a wall sign for an individual establishment.

11. Number of Signs Permitted: An individual establishment shall be permitted a maximum of two types of permanent sign identification unless otherwise permitted or prohibited in this article.

12. Planned Unit Development Sign Programs:

Signs which have been approved as part of a planned unit development sign program may vary from the requirements stated within this article. Variations permitted through a PUD sign program may include but are not limited to the following: total number of signs permitted, sign size, sign setback, sign height, material composition of sign and percentage of sign area devoted to changeable copy or electronic copy. Such deviations are recognized to be primarily for safety or unique parcel configuration circumstances and are not intended to circumvent the intent of the sign code.

13. Sign Location with Respect to Street and Building Frontages:

All signs permitted by virtue of a premises having street frontage or building frontage shall be located only along the front of the structure or property visible from the fronting roadway or from the adjacent parking lot.

In the case where an individual occupant would have no building frontage, the maximum horizontal width of the portion of the building where that occupant's main entrance is located shall be considered that occupant's separate and distinct building frontage. In the case where the ground floor of a building is occupied by two (2) or more different tenants, the portion of the building frontage occupied by each tenant shall be considered a separate and distinct building frontage.

14. Temporary Sign Illumination:

Illumination of a temporary sign shall be prohibited.

15. Temporary Signs (Additional permitted):

In addition to temporary signs permitted in the specific district requirements of this article, temporary signs shall also be permitted which comply with the following requirements:

1. (a) One (1) real estate sales sign per parcel shall be permitted which is constructed of metal, wood and/or a rigid plastic material for facing and framing.
- (b) Sign height shall not exceed four (4) feet.
- (c) Total sign area shall not exceed six (6) square feet per sign face or twelve (12) square feet in total sign area.
- (d) Any sign or any part thereof shall be set back a minimum of fifteen (15) feet from the edge of an adjacent roadway pavement. Additional setback may be required to avoid placement within the public right-of-way.
- (e) A sign permit shall not be required for display of this sign.
2. (a) One or more temporary ground signs per parcel shall be permitted which are constructed of poster board, cardboard, masonite, plywood or plastic material and mounted to wood, plastic, metal, or wire frames or supports.
- (b) Sign height shall not exceed four (4) feet.
- (c) Total sign area shall not exceed six (6) square feet per sign face or twelve (12) square feet in total sign area.
- (d) Display shall be limited to one (1) continuous thirty (30) day period in any one-half calendar year per parcel for all signs of this nature.

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- (e) Any sign or any part thereof shall be set back a minimum of fifteen (15) feet from the edge of an adjacent roadway pavement. Additional setback may be required to avoid placement within the public right-of-way.
 - (f) A sign permit & fee is required for display of this sign.
3. (a) Any permit issued by the Township for erecting, installing or having in place a temporary sign as defined in Article 20.04 (15)(2)(a) during the period of time extending from thirty- one days before any scheduled primary, general, local and/or special election through five days after any scheduled primary, general, local and/or special election may include the installation, erection or placement of such temporary signs at one or more locations, providing that any and all signs approved by such permit are of the same information content.
- (b) The duration of time for which any such temporary sign is erected and in place during the period of time delineated in (a) above shall not be counted against or included in the limitation of one thirty day continuous period, as such limitation is set forth in Article 20.04 (15)(2)(d).
 - (c) The requirements of Article 20.04 (15)(2)(b)(c)(e) shall also apply.
 - (d) A temporary sign permit fee is not required to accompany permit application.
 - (e) Property owner permission required prior to placement of sign.
4. (a) One commercial/business/industrial real estate “For Sale” or “For Lease” sign per parcel or one residential development sign per subdivision plat shall be permitted.
- (b) Total area shall not exceed 32 square feet per sign face or 64 square feet total sign area.
 - (c) Sign height shall not exceed six (6) feet.
 - (d) Any sign or any part thereof shall be set back a minimum of twenty (20) feet from the edge of an adjacent roadway pavement. Additional setback may be required to avoid placement within the public right-of-way.

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- (e) The sign shall be removed when the property is sold, leased or when seventy percent of the developable lots are sold in a subdivision plat.
- (f) A sign permit & fee is required for display of this sign.
- (g) Information displayed on sign shall be limited to intent information, salesperson and company name, address, phone number, logo, diagram of lots, acreage, development name, zoning district, and utility information.
- (h) Signs shall be constructed of wood, metal or of a ridged plastic material and shall be kept in a safe and aesthetically presentable condition.

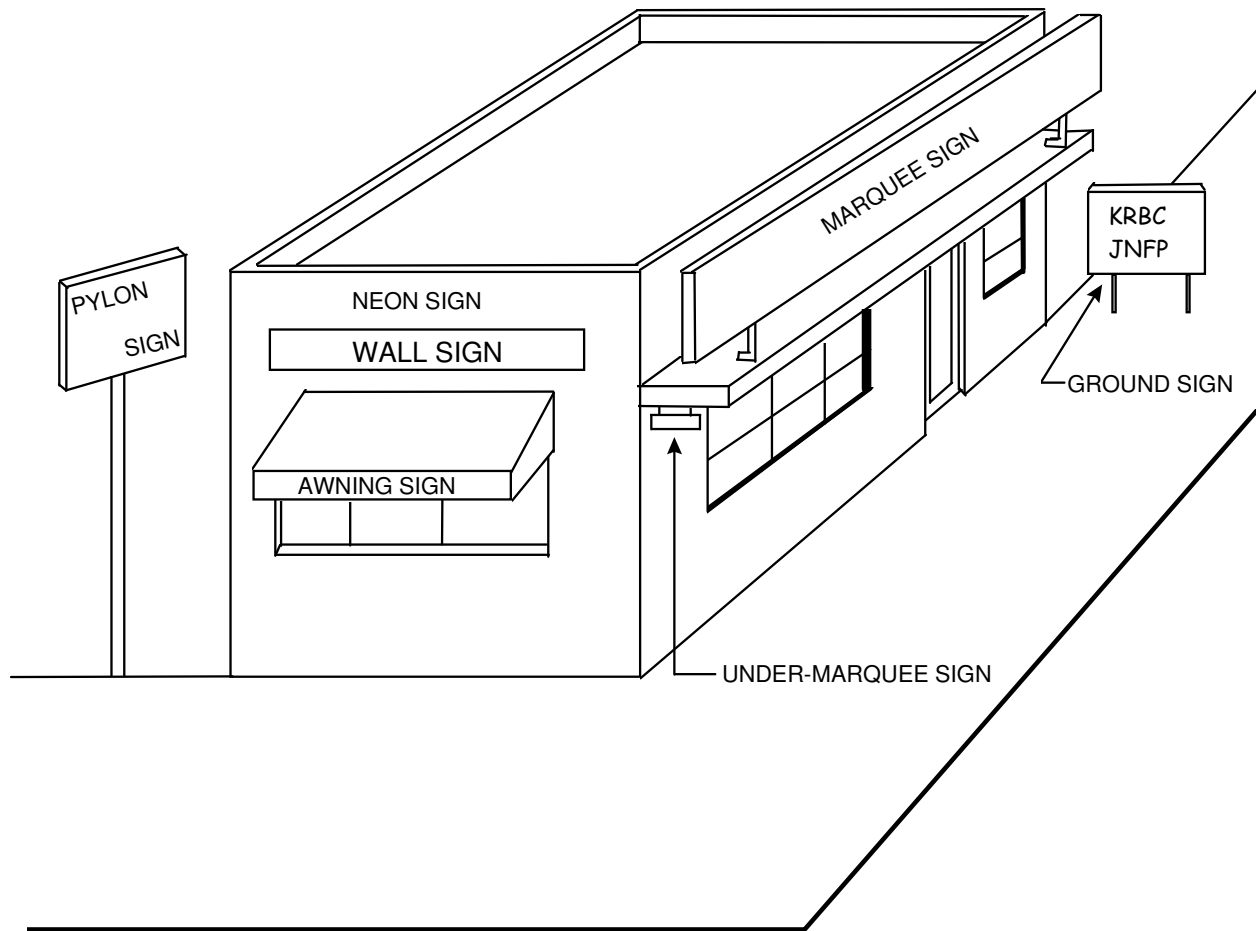
	R - DISTRICTS	R-O DISTRICTS	B-1, B-2 DISTRICTS	B-3, B-4 DISTRICTS	O-1, RP-1, ORP-1 DISTRICTS	I-1, I-2 DISTRICTS	A-1 DISTRICTS
PERMANENT GROUND	X	X	X	X	X	X	X
PERMANENT AWNING				X	X	X	X
PERMANENT NEON				X	X		
PERMANENT WALL			X	X	X	X	X
PERMANENT CANOPY					X		
PERMANENT MARQUEE					X		
PERMANENT UNDER MARQUEE				X	X		
* TEMPORARY GROUND	X	X	X	X	X	X	X
* MAJOR DEVELOPMENT				X	X	X	X
* SEE 20.04 GENERAL PROVISIONS FOR REQUIREMENTS AND RESTRICTIONS							

**PERMITTED PERMANENT AND TEMPORARY SIGNS
BY DISTRICT**

	TOTAL SIGN FACE (SQ. FT.)	TOTAL SIGN AREA (SQ. FT.)	MAXIMUM SIGN HEIGHT (FT.)	MINIMUM SIGN SETBACK (FT.)
* R- DISTRICTS	24	48	4	5
R-O DISTRICTS	6	12	3	5
B-1, B-2 DISTRICTS	25	50	5	5
B-3, B-4 DISTRICTS	50	100	6	5
O-1, RP-1 ORP-1 DISTRICTS	25	50	5	5
I-1, I-2 DISTRICTS	50	100	6	5
A-1 DISTRICTS	24	48	4	5
* PERTAINS ONLY TO SIGNS UTILIZED TO IDENTIFY SUBDIVISION, NEIGHBORHOOD, MULTI-FAMILY DEVELOPMENT COMPLEX, OR PERMITTED CONDITIONAL USES (See Section 20.05)				

**PERMANENT GROUND SIGN SIZE, HEIGHT,
SETBACK DETERMINATION BY DISTRICTS**

FIGURE 7



PERMITTED PERMANENT SIGNS

This illustration represents a general graphic depiction of signs contained within this category, it should not be construed to include all possible design solutions for the signs indicated above.

16. Under Marquee Signs: Under marquee signs shall be mounted as nearly as possible to right angles of the building face.
17. Wall Signs:
 - (a) A wall sign may be displayed in lieu of, but not in addition to, an awning sign or neon sign for an individual establishment.
 - (b) A wall sign shall not project more than eighteen (18) inches from the wall of the building upon which it is mounted.
 - (c) A wall sign shall be inclined from the vertical only to the extent necessary for conformity to the general contour of the wall to which the sign is mounted.
 - (d) A wall sign shall not extend above the top of the wall and shall not extend beyond the limits of any wall to which they are attached.
 - (e) A wall sign shall not mask or interrupt a major architectural feature (such as, but not limited to, doors, windows, or trim).
 - (f) A wall sign shall have hidden structural supports and shall be mounted in such a way as to not allow movement by atmospheric conditions.
 - (g) If illuminated, such lighting shall not produce glare and all lighting elements, including wiring, shall be concealed from view.

20.05

SIGNS PERMITTED IN "R" DISTRICTS

Sign requirements for "R" Districts area as follows:

1. Permanent Ground Signs:
 - (a) One permanent ground sign shall be permitted to identify an approved subdivision, neighborhood, multi-family development complex, or permitted conditional use. These signs shall be permitted so as to implement a compelling government interest in protecting the health and safety of persons and property in the Township through proper identification of subdivisions, neighborhoods, multi-family developments and conditional uses. A larger number of ground signs may be approved through the PUD or Conditional Use process.

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- (b) Ground signs must be located along a principal arterial, major arterial or visually definable entryway to a residential subdivision or permitted conditional use.
 - (c) The total sign area of such a ground sign shall not exceed forty-eight (48) square feet. The sign shall not exceed twenty-four (24) square feet per face.
 - (d) Such ground signs shall not exceed four (4) feet in height from the established grade to top of the sign structure.
2. Temporary Ground Signs:
- (a) Only one (1) temporary A-frame ground sign constructed of fiberboard, wood or plastic shall be permitted on an individual residential parcel for a period of time not to exceed one (1) continuous seven (7) day period in any one calendar year.
 - (b) The sign height shall not exceed four (4) feet.
 - (c) Total sign area for a temporary A-frame ground sign shall be based on one (1) square foot of sign area for every ten (10) linear foot of street frontage. The total sign area shall not exceed ten (10) square feet per sign face or twenty (20) square feet in total sign area.
 - (d) See also: Temporary Signs (additional permitted) 20.04.15.

20.07

SIGNS PERMITTED IN “B-2” DISTRICTS

Sign requirements for “B-2” Districts are as follows:

1. Total Sign Area Allowed:

Total sign area for a permanent ground sign for each developed parcel shall be based on one-half (1/2) square foot of sign area for each linear foot of street frontage. Sign area for permanent awning, wall, neon and under marquee signs shall be based on one (1) square foot of sign area for each linear foot of building frontage.

2. Permanent Ground Signs:

- (a) One ground sign shall be permitted for each developed parcel.

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- (b) Where a developed parcel has street frontage in excess of two hundred fifty (250) feet, one additional ground sign may be permitted for additional occupants of a parcel provided that the distance between the ground signs is not less than one hundred fifty (150) feet and are not located closer than fifty (50) feet to any adjoining side property line.
 - (c) The total sign area of a ground sign shall not exceed twenty-five (25) square feet per sign face or fifty (50) square feet in total sign area.
 - (d) No ground sign shall exceed five (5) feet in height from established grade to top of sign structure.
 - (e) No ground sign shall be located within five (5) feet of any public right-of-way. Greater setbacks may be required to improve sight distances at intersections.
3. Permanent Awning Signs:
One (1) or more awning signs per building frontage shall be permitted for an individual establishment.
4. Permanent Neon Signs:
One (1) or more neon signs per individual establishment shall be permitted.
5. Permanent Wall Signs:
- (a) No more than one (1) wall sign per building frontage shall be permitted for an individual establishment.
 - (b) Premises fronting on more than one public right-of-way shall not combine permissible sign area for two or more building frontages for the purpose of placing the combined area of the signs on one building frontage.
 - (c) A wall sign shall not project above the top of the wall to which attached or be more than 15 feet in height, whichever is less.
6. Permanent Under Marquee Signs:
- (a) No more than one (1) under marquee sign is permitted for an individual establishment.
 - (b) Signs attached to the underside of a marquee shall have a sign area no greater than four (4) square feet per sign face.

- (c) Such signs shall have a minimum clearance of nine (9) feet from the bottom of the sign to the sidewalk.

7. Temporary Ground Signs:

- (a) Only one (1) temporary portable wheeled ground sign containing changeable copy or an A-frame sign shall be permitted for each individual establishment for a period of time not to exceed one (1) continuous thirty (30) day period in any one (1) calendar year.
- (b) The sign height shall not exceed five (5) feet.
- (c) Total sign area for a temporary portable wheeled ground sign or an A-frame sign shall be based on one and one-half (1 1/2) square feet of sign area for every ten (10) linear feet of street frontage. The total sign area shall not exceed thirty-two (32) square feet per sign face or sixty-four (64) square feet in total sign area.
- (d) See also: Temporary Signs (additional permitted) 20.04.15.

20.08

SIGNS PERMITTED IN "B-3" AND "B-4" DISTRICTS

Sign requirements for "B-3" and "B-4" Districts are as follows:

1. Total Sign Area Allowed:

Total sign area for a permanent ground sign for each developed parcel shall be based on three-fourths (3/4) square feet of sign area for each linear foot of street footage. Sign area for permanent awning, wall, neon, canopy, marquee and under marquee signs shall be based on 1.5 square feet of sign area for each linear foot of building frontage.

2. Permanent Ground Signs:

- (a) One ground sign shall be permitted for each developed parcel.
- (b) Where a developed parcel has street frontage in excess of three hundred (300) feet, additional ground signs may be permitted for additional occupants of a parcel provided that the distance between the ground signs are not less than two hundred (200) feet and are not located closer than fifty (50) feet to any adjoining side property line.
- (c) The total sign area of a ground sign shall not exceed fifty (50) square feet per sign face or one hundred (100) square feet in total sign area.
- (d) No ground sign shall exceed six (6) feet in height from established grade to top of sign structure.

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3. Permanent Awning Signs:
One (1) or more awning signs per building frontage shall be permitted for an individual establishment.
4. Permanent Neon Signs:
One (1) or more neon signs per individual establishment shall be permitted.
5. Permanent Wall Signs:
 - (a) One (1) wall sign per building frontage shall be permitted for an individual establishment.
 - (b) Premises fronting on more than one public right-of-way shall not combine permissible sign area for two or more building frontages for the purpose of placing the combined area of the signs on one building frontage.
 - (c) A wall sign shall not project above the top of the wall to which attached or be more than 25 feet in height, whichever is less.
6. Permanent Canopy Signs:
 - (a) One or more canopy signs per canopy frontage shall be permitted per establishment.
 - (b) Canopy signs may not project above or below canopy facing.
 - (c) Total sign area permitted for all canopy signs attached to a canopy structure shall not exceed fifty (50) percent of the total sign area allotted the primary building frontage.
7. Permanent Marquee Signs:
 - (a) A changeable copy marquee sign shall be permitted only on places of public entertainment such as theaters, arenas, etc.
 - (b) Total sign area permitted for a marquee sign shall not exceed seventy-five (75%) percent of total sign area allotted the building frontage.
 - (c) The marquee sign shall not project above the top of the wall to which it is attached and shall not be less than nine (9) feet in height from the sidewalk.
 - (d) The marquee sign shall not extend more than eighteen (18) inches from the wall of the building upon which it is mounted.

8. Permanent Under Marquee Signs:

- (a) No more than one (1) under marquee sign shall be permitted for an individual establishment.
- (b) Signs attached to the underside of a marquee shall have a sign area no greater than six (6) square feet per sign face.
- (c) Signs shall have a minimum clearance of nine (9) feet from the bottom of the sign to the sidewalk.

9. Temporary Ground Signs:

- (a) Only one (1) temporary portable wheeled ground sign containing changeable copy or an A-frame sign shall be permitted for each individual establishment for a period of time not to exceed one (1) continuous thirty (30) day period in any one (1) calendar year.
- (b) The sign height shall not exceed five (5) feet.
- (c) Total sign area for a temporary portable wheeled ground sign shall be based on one and one-half (1 1/2) square feet of sign area for every ten (10) linear feet of street frontage. The total sign area shall not exceed thirty-two (32) square feet per sign face or sixty-four (64) square feet in total sign area.
- (d) See also: Temporary Signs (additional permitted) 20.04.15.

20.09

PERMITTED IN "O-1", "RP-1" AND "ORP-1" DISTRICTS

Sign requirements for "O-1", "RP-1" and "ORP-1" Districts are as follows:

1. Total Sign Area Allowed:

Total sign area for a permanent ground sign for each developed parcel shall be based on one-half (1/2) square foot of sign area for each linear foot of street footage. Sign area for permanent awning and wall signs shall be based on one (1) square foot of sign area for each linear foot of building frontage.

2. Permanent Ground Signs:

- (a) One ground sign shall be permitted for each developed parcel.

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- (b) Where a developed parcel has street frontage in excess of two hundred (200) feet, additional ground signs may be permitted for additional occupants of a parcel provided that the distance between ground signs is not less than one hundred fifty (150) feet and the signs are not located closer than twenty-five (25) feet to any adjoining side property line.
- (c) The total sign area of a ground sign shall not exceed twenty-five (25) square feet per sign face or fifty (50) square feet in total sign area.
- (d) No ground sign shall exceed five (5) feet in height from grade to top of sign structure.

3. Permanent Awning Signs:

One (1) or more awning signs shall be permitted for an individual establishment with orientation toward a street or an internal pedestrian movement or courtyard area.

4. Permanent Wall Signs:

- (a) One (1) wall sign per building frontage shall be permitted for an individual establishment.
- (b) Premises fronting on more than one public right-of-way shall not combine permissible sign area for two or more building frontages for the purpose of placing the combined area of the signs on one building frontage.
- (c) A wall sign shall not project above the top of the wall to which attached or be more than twenty (20) feet in height, whichever is less.

5. Temporary Ground Signs:

- (a) Only one (1) temporary portable wheeled ground sign containing changeable copy or an A-frame sign shall be permitted for each individual establishment for a period of time not to exceed one (1) continuous thirty (30) day period in any one (1) calendar year.
- (b) The sign height shall not exceed five (5) feet.
- (c) Total sign area for a temporary portable wheeled ground sign shall be based on one and one-half (1 1/2) square feet of sign area for every ten (10) linear feet of street frontage. The total sign area shall not exceed thirty-two (32) square feet per sign face or sixty-four (64) square feet in total sign area.

(d) See also: Temporary Signs (additional permitted) 20.04.15.

20.10 SIGNS PERMITTED IN "I-1" AND "I-2" DISTRICTS

Sign requirements for "I-1" and "I-2" Districts are as follows:

1. Total Sign Area Allowed:

Total sign area for a permanent ground sign for each developed parcel shall be based on one-half (1/2) square feet of sign area for each linear foot of street footage. Sign area for permanent awning and wall signs shall be based on three-fourths (3/4) square foot of sign area for each linear foot of building frontage.

2. Permanent Ground Signs:

- (a) One ground sign shall be permitted for each developed parcel.
- (b) Where a developed parcel has street frontage in excess of five hundred (500) feet, additional ground signs may be permitted for additional occupants of a parcel provided that the distance between ground signs is not less than two hundred fifty (250) feet and are not located closer than one hundred twenty-five (125) feet to any adjoining side property line.
- (c) The total sign area of a ground sign shall not exceed fifty (50) square feet per sign face or one hundred (100) square feet in total sign area.
- (d) No ground sign shall exceed six (6) feet in height from grade to top of sign structure.

3. Permanent Awning Signs:

One (1) or more awning signs shall be permitted for an individual establishment with orientation toward a street or an internal pedestrian movement area.

4. Permanent Wall Signs:

- (a) One (1) wall sign per building frontage shall be permitted for an individual establishment.
- (b) Premises fronting on more than one public right-of-way shall not combine permissible sign area for two or more building frontages for the purpose of placing the combined area of the signs on one building frontage.

- (c) A wall sign shall not project above the top of the wall to which attached or be more than twenty (20) feet in height, whichever is less.

5. Temporary Ground Signs:

- (a) Only one (1) temporary portable wheeled ground sign containing changeable copy shall be permitted for each individual establishment for a period of time not to exceed one (1) continuous thirty (30) day period in any one (1) calendar year.
- (b) The sign height shall not exceed five (5) feet.
- (c) Total sign area for a temporary portable wheeled ground sign shall be based on one (1) square feet of sign area for every ten (10) linear feet of street frontage. The total sign area shall not exceed thirty-two (32) square feet per sign face or sixty-four (64) square feet in total sign area.
- (d) See also: Temporary Signs (additional permitted) 20.04.15.

20.11

SIGNS PERMITTED IN "A-1" DISTRICTS

Sign requirements for "A-1" Districts are as follows:

1. Total Sign Area Allowed:

Total sign area for a permanent ground sign for each developed non-residential or non-agricultural parcel with a permitted or conditional use shall be based on one quarter (1/4) square foot of sign area for each linear foot of street frontage. Sign area for permanent wall signs shall be based on one quarter (1/4) square foot of sign area for each linear foot of building frontage.

2. Permanent Ground Signs:

- (a) One ground sign shall be permitted for each developed parcel.
- (b) Developed parcels located on corner lots are permitted only one ground sign.
- (c) The total sign area of a ground sign shall not exceed twenty-four (24) square feet per sign face or forty-eight (48) square feet in total sign area.
- (d) No ground sign shall exceed four (4) feet in height from established grade to top of sign structure.

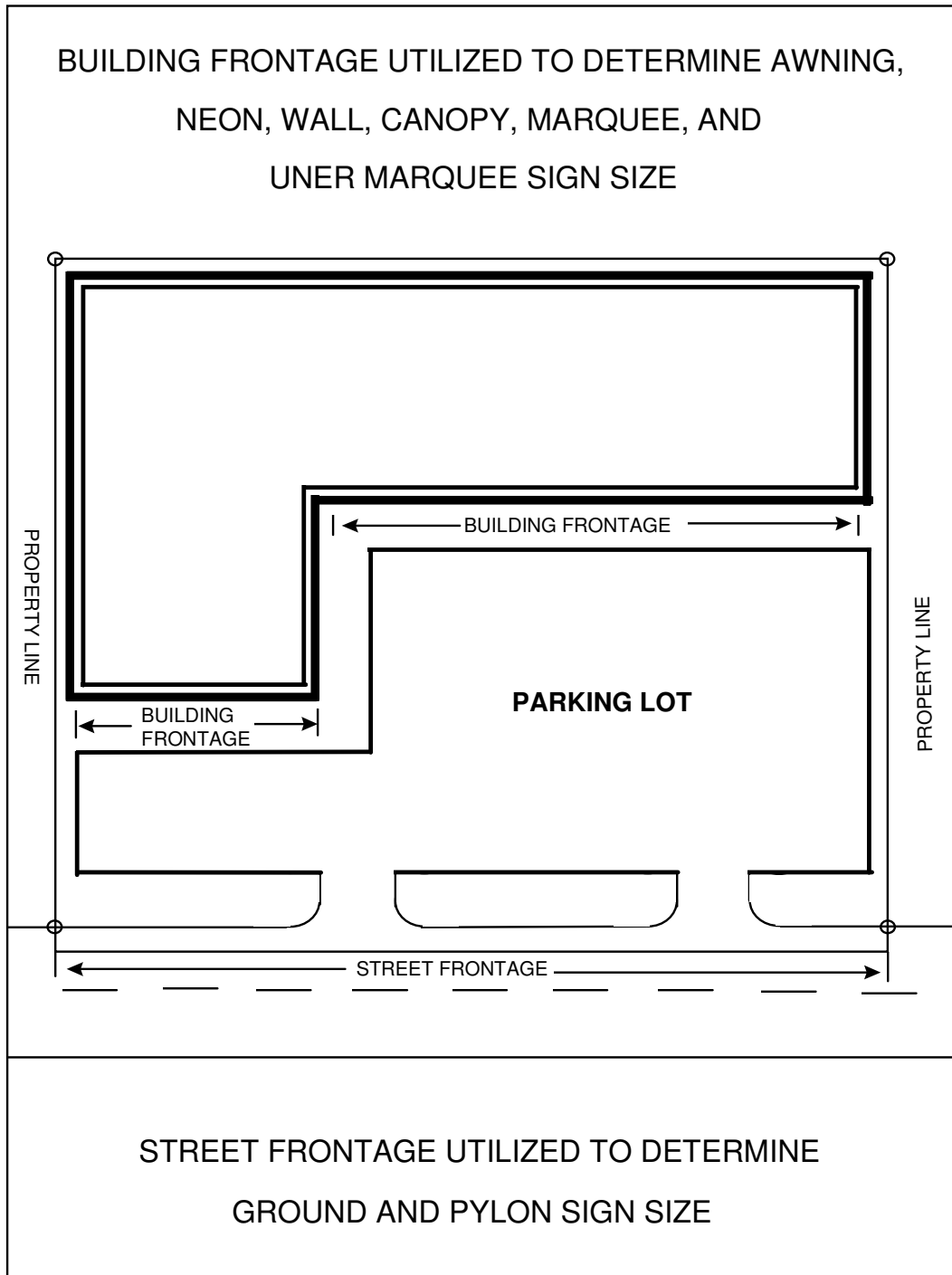
3. Permanent Wall Signs:

- (a) One (1) wall sign per building frontage shall be permitted for non-residential or non-agricultural premises with a permitted conditional use.
- (b) Premises fronting on more than one public right-of-way shall not combine permissible sign area for two or more building frontages for the purpose of placing the combined area of signs on one building frontage.
- (c) The total sign area of a wall sign shall not exceed sixteen (16) square feet in sign area.
- (d) A wall sign shall not project above the top of the wall to which attached or be more than 15 feet in height whichever is less.

4. Temporary Ground Signs:

- (a) Only one (1) temporary portable wheeled ground sign containing changeable copy shall be permitted on each premises for a period of time not to exceed one (1) continuous thirty (30) day period in any one (1) calendar year.
- (b) The sign shall not exceed five (5) feet in height.
- (c) Total sign area for a temporary ground sign shall be based on one (1) square foot of sign area for every ten (10) linear feet of street frontage. The total sign area shall not exceed thirty-two (32) square feet per sign face or sixty-four (64) square feet in total sign area.
- (d) See also: Temporary Signs (additional permitted) 20.04.15.

FIGURE 8



SIZE OF SIGN DETERMINATION

BUILDING AND STREET FRONTAGE

20.12 ADMINISTRATION AND ENFORCEMENT

1. General: A Zoning Enforcement Officer shall enforce all provisions of this Article.
2. Removal of Signs by the Zoning Enforcement Officer: A Zoning Enforcement Officer shall cause to be removed any temporary or permanent sign that constitutes a public nuisance in that it endangers the public safety, such as a sign which has been abandoned, is illegal, is dangerous, or is materially, electrically, or structurally defective. A Zoning Enforcement Officer shall also cause to be removed any sign (except a valid non-conforming sign), for which no permit has been issued or a sign which is not in compliance with the permit issued. Before removing or causing the removal of any such sign, however, a Zoning Enforcement Officer shall first prepare and serve upon the property owner or occupant a notice which describes the sign and specifies the violation involved. This notice shall require that a permanent sign shall be removed or the violation corrected within the next ten (10) days or that a temporary sign shall be removed or the violation corrected within the next twenty-four (24) hours. If this notice is not complied with, the sign may be removed immediately by a Zoning Enforcement Officer or prosecution under Article 19.07 shall commence following the applicable time frames in accordance with the provisions of this article.

All notices issued by a Zoning Enforcement Officer may be served by certified mail or delivery to the property owner, current occupant, to a person temporarily or permanently in charge of the establishment or the sign owner in case of temporary signs. Any time periods provided in this section shall be deemed to commence on the date of the service of the notice.

The property owner and current occupant shall be jointly and severally obligated to reimburse the Township immediately for all third party and administrative expenses incurred in removing any sign including but not limited to costs to Township of time of Township employees. If the violations are corrected and removal obligations paid, the property owner, the occupant or the sign owner of temporary sign may reclaim the sign from the Township.

The sign shall become the property of the Beavercreek Township after thirty (30) days if removal costs are not paid or if violations are not corrected. Thereafter the sign shall be disposed of in any manner deemed appropriate by the Township Trustees. This possible result shall also be explained by the served notice.

3. Permits Required: A zoning permit shall be obtained for erection, construction, relocation, or alteration of any sign unless exempted by this article. Any sign subject to this article shall comply with all Township zoning, building, and electrical codes.
4. Permit Application: Application for a permit to install a temporary or permanent sign shall be made upon an application form provided by the Zoning Department. This application shall be accompanied by such information as may be required to assure compliance with all appropriate provisions of this Article.
5. Permit Fee: Application for permits shall be filed with the Zoning Administrator, together with a permit fee.
6. Permitted Sign Duration: Any sign deemed permanent under this article shall remain a permanent sign unless otherwise stated in Article 20. A renewal fee is not required.
7. Maintenance of Signs: Every sign, whether requiring a sign permit or not, shall be maintained in a safe and aesthetically presentable condition at all times and must not appear to be in a deteriorated or dilapidated condition. Proper sign maintenance includes, but is not limited to, the replacement of defective parts, painting, cleaning, and other acts required for maintenance of the appearance and structural condition of said sign.
8. Removal of Unlawful Sign in the Public Rights-of-Way: Signs, other than governmental signs are specifically prohibited in public rights-of-way. The Township shall immediately remove or cause to be removed from the public rights-of-way any sign other than governmental as referenced above. Just as a private property owner may remove any sign placed on his or her private property so may the Township if the sign is in violation of this Article. Such removal authority must be exercised in a nondiscriminatory manner.

20.13

NON-CONFORMING SIGNS

1. General: Any sign lawfully existing on the effective date of an amendment to this section which does not conform to all the standards and regulations of the current ordinance shall be deemed to be non-conforming.
2. Rules for Non-Conforming Signs:
 - (a) A non-conforming sign shall not be replaced by another non-conforming sign except that the substitution or interchange of poster panels, painted boards or demountable material on non-conforming signs shall be permitted.

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- (b) Minor repairs and maintenance of non-conforming signs such as repainting, electrical repairs and neon tubing repair shall be permitted. However, no structural repairs or changes in the size or shape of the sign shall be permitted except to make the sign comply with the requirements of this article or to make it less non-conforming.
- (c) If a non-conforming sign is damaged by more than one-half (1/2) of its replacement value, it shall be removed and shall not be repaired or replaced except in conformance with this article.
- (d) Any non-conforming sign which is altered, relocated or replaced shall comply with all provisions of this Sign Resolution as if it were a new sign.

20.14 ILLEGAL SIGNS

1. General: Any sign which is contrary to the requirements of this resolution and which does not satisfy the non-conforming specifications stated in this resolution shall be deemed an illegal sign.

Signs which were illegally erected, established or maintained with respect to the applicable requirements of prior resolutions or ordinances shall be removed or brought into compliance with this sign resolution per the requirements and procedures of Section 20.12 of this Sign Resolution.

20.15 PENALTIES

See 19.07