



City of Elkins

Planning Commission Meeting

February 13, 2025

3:30 PM

RCDA - W. Va. Wood Technology Center
10 Eleventh Street
Elkins, WV 26241

AGENDA

1. **Call to order and roll call**
2. **Public comment**
3. **Minutes**
 - a. Proposed minutes for the meeting of Jan. 15, 2025
4. **New business**
 - a. Elect officers for 2025
 - b. Analyze and consider amendments to sign rules
 - c. Update Comprehensive Plan
5. **Announcements**
6. **Adjournment**



CITY OF ELKINS AGENDA ITEM REPORT

Meeting Date:	February 13, 2025
Section:	Minutes
Category:	Action Item
Agenda Item Name:	Proposed minutes for the meeting of Jan. 15, 2025
Recommended By:	City Clerk
Summary:	Minutes proposed for the meeting of Jan. 15
Fiscal Impact:	n/a
Recommendation:	Consider for approval
Attachments:	1. Planning Commission - 2025_01_15 - minutes_proposed

**PLANNING COMMISSION
MEETING MINUTES**

*RCDA - W. Va. Wood Technology Center
10 Eleventh Street
Elkins, WV 26241
January 15, 2025
3:30 PM*

Present were Commissioners P. Kolsun (President), K. Somers, E. Armstrong, A. Carroll, J. Marco.

Also present: S. Stokes (City Clerk) and C. DeMuth (WVU Land Use and Sustainable Development Law Clinic).

MINUTES

Marco **MOVED APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 12, 2024.** The motion carried.

NEW BUSINESS

DeMuth facilitated discussion of updating the Land Use section of the Comprehensive Plan.

The meeting adjourned at 4:45 p.m.

Name & Title

Signature



CITY OF ELKINS AGENDA ITEM REPORT

Meeting Date:	February 13, 2025
Section:	New business
Category:	Action Item
Agenda Item Name:	Elect officers for 2025
Recommended By:	City Clerk
Summary:	<p>§ 33.032 OFFICERS.</p> <p>At its first regular meeting in each year, the Planning Commission shall elect from its members a President and a Vice President; and the Vice President shall have the authority to act as President during the absence or disability of the President. The City Clerk shall act as Clerk of the Commission.</p>
Fiscal Impact:	n/a
Recommendation:	Nominate and elect a President and Vice President
Attachments:	None



CITY OF ELKINS AGENDA ITEM REPORT

Meeting Date:	February 13, 2025
Section:	New business
Category:	Action Item
Agenda Item Name:	Analyze and consider amendments to sign rules
Recommended By:	Building Inspector
Summary:	See attachments for proposed changes to the city's laws concerning signs.
Fiscal Impact:	n/a
Recommendation:	Review and consider for recommendations and next steps
Attachments:	<ol style="list-style-type: none">1. Sign ordinance review2. sign ord. edits

§ 152.221 PERMIT REQUIRED.

“An application for a temporary sign shall state the dates intended for the erection and removal of the sign.”

Under this section you see where temporary signs are listed. However, under **§ 152.222 PERMIT NOT REQUIRED** you see a whole section for types of temporary signs and requirements for those. Most of these temporary signs currently do not require any permit. Temporary signs would be very time consuming and difficult for me to track. I believe we should keep a thirty-day restriction on any in a residential area but maybe extend it to 60 for a commercial structure, given that it is maintained in good condition and just to cover ourselves maybe put a size limit on it. So maybe something like a 30-day restriction on residential structures and 60 on Commercial and is maintained in good condition. Temporary signs shall not exceed 32 square feet.

§ 152.224 GENERAL REQUIREMENTS.

(C) *Setback and placement.* Except as otherwise expressly permitted herein, all freestanding signs and flagpoles shall be set back from any public right-of-way at least the height of the sign or flagpole. Electronic message displays shall be placed perpendicular to residential structures where possible and shall comply with Federal Communications Commission regulations, including the avoidance of harmful interference with radio frequencies.

Placement of any sign that is not a wall sign and near an intersection needs to be approved. A good example of a dangerous sign is the Sign at the intersection of Robert E. Lee and Harrison. This sign (was an audiologists office) makes it very difficult to see oncoming traffic.

(G) *Electronic message display (EMD) signs.* Static electronic message display signs and the static electronic message display with transition feature signs are permitted only as monument signs, except in the instance of multi-tenant signs at shopping centers.

Why are these only allowed as monument signs? If the signs fall within the Candela measurements allowed by code, can it not be a window sign? A pole sign? I think this needs revisited to allow a broader range of usage to allow for technological advancement in our community.

§ 152.229 SIGNS FOR RECREATIONAL (REC) DISTRICT.

Signage in the Recreational (Rec) District poses a heightened risk of visual blight and unsightly clutter, as recreational areas typically contain markedly less signage particularly in areas where there is vast open space. As a result, signs in the Recreational (Rec) District

should be smaller, fewer in number, and limited in sign type in order to limit visual clutter and preserve natural open space.

This section as a whole is very hard to enforce without specifics.

§ 152.230 SIGNS FOR CENTRAL BUSINESS (CBD) DISTRICT.

(c) No more than three flags as accessory to a non-dwelling are permitted.

I can have 4 flags in a residential area but only 3 in the CBD. That seems slightly backwards. I think you would want less in the residential district and the same or more in the CBD to bring attention to businesses within your municipality. Same occurs in the Educational, and Industrial, Commercial Districts.

SIGN REGULATIONS

§ 152.220 FINDINGS; PURPOSE; INTENT; INTERPRETATION.

(A) Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this subchapter is to regulate the size, color, illumination, movement, materials, location, height, and condition of all signs placed on property for exterior observation, thus ensuring the protection of property values; preservation of the character of the various neighborhoods; creation of a convenient, attractive, and harmonious community; protection against destruction of or encroachment upon historic areas; and the safety and welfare of pedestrians and wheeled traffic, while providing convenience to citizens and encouraging economic development. This subchapter allows adequate communication through signage while encouraging aesthetic quality in the design, location, and size of signs. These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of signs while still reducing and mitigating the extent of the harms caused by signs.

(B) This subchapter shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this subchapter is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this subchapter that can be given effect without the invalid provision.

(C) Signs not expressly permitted under this code are prohibited.

(Ord. 301, passed 8-18-2022)

§ 152.221 PERMIT REQUIRED.

(A) *Application for permit.* Except as provided in this code, a permit is required prior to the display and erection of any sign.

(1) An application for a permit shall be filed with the Zoning Officer on forms furnished by the city. The applicant shall provide sufficient information to determine if the proposed sign is permitted under this code and other applicable law. **An application for a temporary sign shall state the dates intended for the erection and removal of the sign.** All applications shall demonstrate that the materials used for the sign are appropriate for the particular sign type; the submission of manufacturer's specifications is sufficient to demonstrate the use of appropriate materials. An application for an electronic message display shall include the manufacturer's statement that the sign has been pre-programmed, to the extent possible, to conform to the requirements of this code. Such manufacturer's statement shall include, where applicable, the pre-stacked sign settings related to text and graphic features, message change features, message change time intervals, day and night lighting requirements, and any other settings capable of limiting the electronic message display such that the sign conforms to this code.

(2) The Zoning Officer shall promptly process the permit application and approve the application, reject the application, or notify the applicant of deficiencies in the application within 20 business days after receipt. Any application that complies with all provisions of this code, the building code, and other applicable laws shall be approved.

(3) If the application is rejected, the Zoning Officer shall provide a list of the reasons for the rejection in writing. An application shall be rejected for noncompliance with the terms of this code, building code, or other applicable law.

(B) *Permit fee.* A nonrefundable fee shall accompany all permit applications. The permit fee schedule shall be set by the city. If the sign is part of a new construction or renovation project, the cost of the permit fee shall be included in the total project permit fee.

(C) *Duration and revocation of permit.* If a sign is not installed within six months following the issuance of a permit or the time period stated within the permit, **or within 30 days for a temporary permit**, the permit shall be void. **The permit for a temporary sign shall state its duration, not to exceed 30 days unless otherwise provided in this code.** The Zoning Officer may revoke a permit under any of the following circumstances:

- (1) The information in the application was materially false or misleading;
- (2) The sign as installed does not conform to the permit application; or
- (3) The sign violates this code, building code, or other applicable law.

(D) *Appeals.* Appeals from the denial or granting of a permit shall be made to the Board of Zoning Appeals pursuant to the process set forth in this code.

(Ord. 301, passed 8-18-2022) Penalty, see § 152.999

§ 152.222 PERMIT NOT REQUIRED.

The purpose of not requiring a permit for some signage is to exempt certain signs that are frequently used, often by private citizens, and that typically have less of an impact on the public safety and aesthetic concerns of the community. Signs permitted under this section count towards the maximum sign area and maximum number of signs allowed per use. A permit is not required for:

(A) Signs required by law.

(B) Flags up to 16 square feet.

(C) The changing of messages on marquees and the repair of an existing permitted sign, except that repair of a nonconforming sign must comply with this code.

(D) Temporary signs as follows, subject to sign area and height limitations of the district in which the sign is located:

(1) One sign, no illumination, no more than 32 square feet in area, located on property where a building permit is active.

(2) On any property for sale or rent, one sign with a total area of up to six square feet and a maximum height of five feet.

(3) On dwellings, no more than four temporary signs with a total area of no more than 12 square feet.

(4) Window signs, provided that the total area of window signs does not exceed 25% of the total area of all windows on each building facade, and such signs are removed within 30 days after being erected.

(5) Banners for not more than 15 days as accessory to dwellings.



(E) Two minor signs per use.

(F) *Pavement markings*. Any sign applied directly and entirely to and flush with an asphalt, concrete, or similar paved surface.

(G) A permanent window sign, provided that the aggregate area of all window signs on each window or door does not exceed 25% percent of the total area of the window or door.

(H) A-frame signs, provided they are placed inside of business hours, do not exceed six square feet per side, and are on-premises signs. A-frame signs shall not block pedestrian rights-of-way.

(Ord. 301, passed 8-18-2022) Penalty, see § 152.999

§ 152.223 PROHIBITED SIGNS.

The purpose of prohibiting the following signage is to address the city's substantial public safety and welfare concerns, including aesthetic concerns and protecting property values, associated with certain types of signage. In addition to signs prohibited elsewhere in this code or by applicable state or federal law, the following signs are prohibited:

(A) *General prohibitions*.

(1) Signs that violate any state or federal law relating to outdoor advertising or in violation of this code.

(2) Signs attached to natural vegetation.

(3) Signs simulating, or that are likely to be confused with, a traffic control sign or any other sign displayed by a public authority.

(4) Vehicle or trailer signs, defined as any sign attached to or displayed on a vehicle, if the vehicle or trailer is used primarily to display a commercial message, and it fails to display current license plates, inspection sticker, or municipal decal; if the vehicle is inoperable; if evidence of paid-to-date local taxes cannot be made available; or if the sign alters the standard design of such vehicle or trailer.

(5) Animated signs, except where animated sign features as part of an electronic message display are expressly permitted.

(6) Flashing signs or other signs displaying flashing, scrolling, or intermittent lights or lights of changing degrees of intensity, except where flashing sign features as part of an electronic message display are expressly permitted.

(7) Signs attached to utility poles.

(B) *Prohibitions based on materials*.

(1) Signs consisting of illuminated tubing or strings of lights outlining property lines or open sales areas, rooflines, doors, windows, or wall edges of any building, except for temporary decorations not to exceed three months per year.

(2) Signs that emit smoke, flame, scent, mist, aerosol, liquid, or gas.

(3) Signs that emit sound.

(4) Neon signs, except in windows where permitted in a district.

(C) *Prohibitions based on location*.

(1) Off-premises signs.

(2) Beacons, except where light is cast onto a building located on the same lot as the beacon.

(3) Signs erected on public land other than those approved by the Zoning Officer in writing, required by law without such approval, or permitted under West Virginia law. Any sign not so authorized is subject to immediate removal by the city,

with the costs charged to the owner or person having control of such sign, with payment due within 30 days of notice of charges. Removal of the sign under this provision does not preclude prosecution of the person responsible for the sign.

(4) *Roof signs.* Signs on the roof surface or extending above the roofline of a building or its parapet wall greater than five square feet in area.

(5) Any sign located in the vision triangle formed by any two or more intersecting streets or any street and alley.

(6) Window signs with an aggregate area on a window or door in excess of 25% of the total area of the window or door or located above the first floor unless the related use is only on the floor where the window sign is displayed.

(7) Signs that obstruct free ingress and egress from a door, window, fire escape, or other exit way.

(Ord. 301, passed 8-18-2022) Penalty, see § 152.999

§ 152.224 GENERAL REQUIREMENTS.

(A) All signs must conform to federal and state law, including but not limited to the Building Code and W. Va. Code Adm. Code § 157-6-7, Requirements for Outdoor Advertising on the State Highway System. Where this code and federal or state law govern signage, the strictest provisions shall apply.

(B) Signs erected by the city for governmental purposes are not subject to this subchapter.

(C) *Setback and placement.* Except as otherwise expressly permitted herein, all freestanding signs and flagpoles shall be set back from any public right-of-way at least the height of the sign or flagpole. Electronic message displays shall be placed perpendicular to residential structures where possible and shall comply with Federal Communications Commission regulations, including the avoidance of harmful interference with radio frequencies.

(D) *Illumination.* The purpose of the following provisions regulating signage lighting is to ensure that signs are lighted in such a manner as to maintain aesthetic consistency with signs already existing in the city and to ensure the safety of drivers and pedestrians, while also ensuring that signs are adequately able to convey sign messages.

(1) *Definitions.*

CANDELA. The basic unit of measurement of light in SI (metric) units.

CANDELA PER SQUARE METER (CD/M²). The SI (metric) unit used to describe the luminance of a light source or of an illuminated surface that reflects light. Also referred to as **NITS**.

NIT. A photometric unit of measurement referring to luminance. One **NIT** is equal to one **CD/M²**.

SI (INTERNATIONAL SYSTEM OF UNITS). The modern metric system of measurement, abbreviated SI for the French term "Le Systeme International d'Unites."

(2) Signs may be backlit, internally lighted, or indirectly lighted. All external sign lighting shall have lighting fixtures or luminaires that are fully shielded.

(3) Temporary signs shall not be lighted.

(4) Signs that are illuminated at night may not exceed a maximum luminance level of 750 cd/m² or nits, regardless of the method of illumination, at least one-half hour before apparent sunset, as determined by the National Oceanic and Atmospheric Administration (NOAA), United States Department of Commerce, for the specific geographic location and date. All illuminated signs must comply with this maximum luminance level throughout the night, if the sign is energized, until apparent sunrise, as determined by NOAA, at which time the sign may resume luminance levels appropriate for daylight conditions.

(5) The maximum luminance during daylight conditions, between apparent sunrise and one-half hour before apparent sunset, shall be 10,000 cd/m² or nits.

(E) *Maximum height measurements.* Signs with sign structures not affixed to the ground are measured from the lowest attached component of the sign to the highest attached component of the sign. The height of signs with sign structures affixed to the ground is measured as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign, subject to limitations in this subchapter. Normal grade is the lower of:

(1) Existing grade prior to construction; or

(2) The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating primarily for the purpose of mounting or elevating the sign.

(F) *Measurement of sign area.* Sign area is calculated under the following principles:

(1) With signs that are regular polygons or circles, the area can be calculated by the mathematical formula for that polygon or circle. With signs that are not regular polygons or circles, the sign area is calculated using all that area within a maximum of three abutting or overlapping rectangles that enclose the sign face.

(2) The permitted area of a double-faced a-frame sign shall be considered to be the area on one side only. If one face

contains a larger sign area than the other, the larger face shall be used in calculating the sign area.

(3) For projecting signs, the sign area also includes the area of the visible sides of the sign, calculated as a rectangle enclosing each entire side view.

(4) Supports, uprights, or structures on which any sign is supported shall not be included in determining the sign area unless such supports, uprights, or structures are designed in such a way as to form an integral background of the display; except, however, when a sign is placed on a fence, wall, planter, or other similar structure that is designed to serve a separate purpose other than to support the sign, the entire area of such structure shall not be computed.

(5) All signs displayed, whether permanent or temporary, and regardless of the type of sign are counted toward the maximum sign area allowed per use.

(G) *Electronic message display (EMD) signs.* Static electronic message display signs and the static electronic message display with transition feature signs are permitted only as monument signs, except in the instance of multi-tenant signs at shopping centers.



(H) *Number of signs.* All signs displayed on a lot, whether permanent or temporary, and regardless of the type of sign are counted towards the maximum number of signs permitted per use.

(I) *Wall signs.* Wall signs shall provide as part of permit application:

- (1) Express permission from the operator and/or owner of the building;
- (2) The name and address of the person applying the wall sign; and
- (3) A clear drawing of the proposed wall sign including dimensions and location.

(J) The back of any permanent sign must be shielded from public view by a building, other structure, high planting, or another sign of the same size, where permitted, unless such back is painted a neutral color or is enclosed in a solid metal backing that is treated or painted against corrosion.

(Ord. 301, passed 8-18-2022; Ord. 318, passed 8-17-2023; Ord. 322, passed 3-7-2024) Penalty, see § 152.999

§ 152.225 NONCONFORMING SIGNS.

(A) Signs lawfully existing on the effective date of this code that do not conform to the provisions of this code, and signs that are accessory to a nonconforming use shall be deemed nonconforming signs and may remain except as qualified below.

(1) Temporary nonconforming signs are prohibited.

(2) Nonconforming signs shall not be enlarged nor shall any feature of a nonconforming sign, such as illumination or technology, be increased.

(3) Nonconforming signs shall not be extended, structurally reconstructed, altered in any manner, or replaced with another nonconforming sign nor increased in technological advancement, except as permitted by this subchapter.

(4) Nonconforming signs shall not be moved for any distance on the same lot or to any other lot unless such change in location will make the sign conform in all respects to the provisions of this subchapter.

(5) A nonconforming sign that is destroyed or damaged by any casualty to an extent not exceeding 30% of the sign's area, as defined in § 152.224(F), may be restored within 30 days after such destruction or damage, but shall not be enlarged, nor may the sign's nonconformity be increased. If such sign is so destroyed or damaged to an extent exceeding 30% of the sign's area, the sign shall not be reconstructed but may be replaced with a sign that is in full accordance with this code.

(6) Nonconforming sign structures shall be removed if the use to which they are accessory has not been in operation for a period of one year or more, except as provided in § 152.226(F). Such sign structure shall be removed or made conforming by the owner or lessee of the property. If the owner or lessee fails to remove or make conforming the sign structure within 30 days of notice by the Zoning Officer, the Zoning Officer may cause the sign to be made conforming or removed and the cost of such removal or modification shall be charged to the owner, person having control, or person receiving benefit from such sign, with payment due within 30 days of notice of charges.

(7) If a nonconforming sign is altered such that the sign is conforming or is replaced by a conforming sign, such sign shall thereafter be kept in accordance with the provisions of this code.

(B) The burden of establishing nonconforming status of signs and the physical characteristics and location of such signs shall be with the owner of the property. Upon notice from the Zoning Officer, a property owner shall submit verification that sign(s) were lawfully erected. Failure to provide such verification shall cause the sign to be deemed an illegal sign.

(C) Nothing in this section shall prevent keeping a nonconforming sign in good repair.

(Ord. 301, passed 8-18-2022) Penalty, see § 152.999

§ 152.226 MAINTENANCE; REMOVAL.

(A) All signs shall be constructed and mounted in compliance with the West Virginia Uniform Statewide Building Code. All signs and components thereof shall be maintained in good repair and in a safe, neat, and clean condition.

(B) *Safety hazard.* The Zoning Officer may cause to have removed or repaired immediately without written notice any sign that has become insecure, in danger of falling, or otherwise unsafe, and, as such, presents an immediate threat to the safety of the public. If such action is necessary to render a sign safe, the cost of such emergency removal or repair shall be charged to the owner, person having control, or person receiving benefit from such sign, with payment due within 30 days of notice of charges.

(C) *Nuisance.* Any sign that constitutes a nuisance shall be abated by the owner within 30 days of notice by the Zoning Officer. At any time, the Zoning Officer may cause the nuisance to be abated with the costs charged to the owner, person having control, or person receiving benefit from such sign, with payment due within 30 days of notice of charges.

(D) *Illegal sign and disrepair.* Any sign that is illegal or in disrepair shall be made conforming, removed, or repaired within 30 days of notice from the Zoning Officer. Signs of disrepair include chipped paint, missing or significantly faded letters or other aspects of the sign, cracked portions of the sign face, broken lighting, graffiti, and unlevelled portions of the sign structure or face. If an illegal sign or a sign in disrepair is not made conforming or repaired, the Zoning Officer may cause the sign to be removed or repaired and the cost of such removal or repair shall be charged to the owner, person having control, or person receiving benefit from such sign, with payment due within 30 days of notice of charges.

(E) *Expired permit.* Any sign for which a permit has expired shall be removed within five days of the permit expiration. If the sign is not removed, the Zoning Officer may cause the sign to be removed and the cost of such removal shall be charged to the owner, person having control, or person receiving benefit from such sign, with payment due within 30 days of notice of charges.

(F) The owner of any commercial sign, whether conforming or nonconforming located on commercial property where the use or business has ceased operating shall, within 60 days of the cessation of the use or business operation, remove temporary signs and all aspects of any permanent sign with a commercial message. Property owners may request, in writing, a waiver of such requirement, if the businesses are temporarily or seasonally operational, is remodeling, or otherwise has the good will intention of resuming the use within one year of time of cessation.

(Ord. 301, passed 8-18-2022) Penalty, see § 152.999

§ 152.227 TEMPORARY SIGNS.

Temporary signs pose distinct concerns with visual clutter, safety in erection and display, and removal when the time for display has concluded. Temporary signs also pose distinct concerns with materials quality. The following provisions and individual zoning of temporary signs per district serve to address these concerns:

(A) Temporary signs require a permit, except as provided in this subchapter, and may be permitted up to 30 days each calendar year. No more than four temporary commercial signs may be erected per use in one calendar year.

(B) Temporary signs shall be securely affixed to the ground or a building, or a pole designated only to a temporary sign. Temporary signs shall be durably constructed of weather resistant material.

(C) Person-assisted signs shall not be located more than ten feet from the entrance to a building or within ten feet of a right-of-way.

(Ord. 301, passed 8-18-2022) Penalty, see § 152.999

§ 152.228 SIGNS FOR SINGLE FAMILY RESIDENTIAL (R-1) AND CITY RESIDENTIAL (R-2) DISTRICTS.

(A) *Purpose.* Signage in residential districts poses a heightened risk of visual blight and unsightly clutter, as residential neighborhoods typically contain markedly less signage than other districts in order to maintain the residential character of the neighborhood. At the same time, communicating from one's residence is a distinct and impactful form of speech that should be protected, and nonresidential uses should be afforded adequate signage incidental to the primary use, i.e., on-premises signs. Signs permitted in these districts are smaller, fewer in number, and limited in sign type in order to limit visual clutter and distraction, while affording ample speech.

(1) *Signs permitted as accessory to dwellings.*

(a) *Permitted permanent sign use as accessory to dwellings* Geological, minor, temporary, topiary, wall, and window signs. No more than four permanent signs are permitted by right per dwelling.

(b) *Permitted temporary sign use as accessory to dwellings* Banner, minor, pennant, wall, wicket, window. No more than four temporary signs are permitted in one calendar year per dwelling.

(c) No more than four flags as accessory to a dwelling, excluding any flags that are minor signs.

(2) *Signs permitted as accessory to non-dwellings.*

(a) *Permitted permanent sign use as accessory to non-dwellings* Freestanding, geological, minor, monument, temporary, topiary, wall, and window signs. Only one of each is permitted per use per frontage, except wall signs and window signs. No more than four permanent signs are permitted by right per use. No more than four temporary signs are permitted in one calendar year per use.

(b) *Permitted temporary sign use as accessory to non-dwellings* A-frame, banner, chalkboard, minor, wall, wicket, window. No more than four temporary signs are permitted in one calendar year per use.

(c) No more than four flags as accessory to a non-dwelling are permitted.

(3) Off-premises signs are prohibited for both dwellings and non-dwellings.

(B) *Dimension specifications chart.* All maximum sign area requirements include the sum total sign area of all signs per use per frontage, unless otherwise specified.

	<i>Permitted as Accessory to Dwellings</i>	<i>Permitted as Accessory to Non-Dwellings</i>	<i>Temporary Signs as Accessory to Dwellings and Non-Dwellings</i>	<i>Flags</i>
Max. sign area	6 sq. ft.	32 sq. ft.	6 sq. ft. displayed at one time	24 sq. ft. ea.
Max. height	7 ft.	7 ft.	4 ft.	20 ft.

(Ord. 301, passed 8-18-2022; Ord. 341, passed 1-23-2025) Penalty, see § 152.999

§ 152.229 SIGNS FOR RECREATIONAL (REC) DISTRICT.

Signage in the Recreational (Rec) District poses a heightened risk of visual blight and unsightly clutter, as recreational areas typically contain markedly less signage particularly in areas where there is vast open space. As a result, signs in the Recreational (Rec) District should be smaller, fewer in number, and limited in sign type in order to limit visual clutter and preserve natural open space.

(Ord. 301, passed 8-18-2022)

§ 152.230 SIGNS FOR CENTRAL BUSINESS (CBD) DISTRICT.


(A) *Purpose.* Signage in commercial and districts is allowed to a somewhat greater extent, while maintaining proportion to the size and scope of uses typically present. However, even these more intensive uses in smaller communities are limited in signage to some degree in order to maintain small-town character and limit visual distraction by signage.

(1) Permitted sign use as accessory to dwellings shall be the same as for §152.228.

(2) *Signs permitted as accessory to non-dwellings.*

(a) *Permitted permanent sign use as accessory to non-dwellings* A-frame, awning, canopy, chalkboard, freestanding, geological, marquee, minor, monument, neon, projecting, temporary, topiary, wall, and window signs. Only one of each is permitted per use per frontage, except wall signs and window signs. More than 200 square feet of frontage is required for a use to have more than one pole sign. No more than six permanent signs are permitted by right per use.

(b) *Permitted temporary signs as accessory to non-dwellings.* A-frame, banner, chalkboard, minor, person-assisted, wall, wicket, window. No more than six temporary signs are permitted in one calendar year per use.

(c) No more than **three** flags as accessory to a non-dwelling are permitted. 

(3) Off-premises signs are prohibited.

(B) *Dimension specifications chart.* All maximum sign area requirements include the sum total sign area of all signs per use.

	<i>Freestanding, Monument</i>	<i>Wall Signs</i>	<i>All Other Signs</i>	<i>Temporary Signs</i>	<i>Flags</i>
Max. area for signs less than 40 feet above grade	1 sq. ft. per 1 ft. of lineal frontage, not to exceed 32 sq. ft.	No maximum	0.5 sq. ft. per 1 ft. of lineal frontage, not to exceed 24 sq. ft.	6 sq. ft. displayed at one time	60 sq. ft. ea.
Max. height for signs less than 40 feet above grade	8 ft.	No maximum	4 ft.	4 ft.	40 ft.
Max. area for signs 40 feet or higher above grade	N/A	No maximum	200 sq. ft.	100 sq. ft. displayed at one time	60 sq. ft. ea.

Max. height for signs 40 feet or higher above grade	N/A	No maximum	No maximum	No maximum	No maximum
---	-----	------------	------------	------------	------------

(Ord. 301, passed 8-18-2022; Ord. 318, passed 8-17-2023)Penalty, see § 152.999

§ 152.231 SIGNS FOR EDUCATIONAL (E) AND COMMERCIAL (B-1) DISTRICTS.

(A) *Purpose.* Signage in Educational (E) and Commercial (B-1) Districts is allowed to a somewhat greater extent, while maintaining proportion to the size and scope of uses typically present. However, even these more intensive uses in smaller communities are limited in signage to some degree in order to maintain small-town character and limit visual distraction by signage.

- (1) Permitted sign use as accessory to dwellings shall be the same as for §152.228.
- (2) *Signs permitted as accessory to non-dwellings.*

(a) *Permitted permanent sign use as accessory to non-dwellings* A-frame, awning, canopy, chalkboard, changeable copy, static electronic message display, static electronic message display with transition feature, freestanding, geological, marquee, minor, monument, neon, projecting, temporary, topiary, wall, and window signs. Only one of each is permitted per use per frontage, except wall signs and window signs. More than 200 square feet of frontage is required for a use to have more than one pole sign. No more than six permanent signs are permitted by right per use.

(b) *Permitted temporary signs as accessory to non-dwellings* A-frame, banner, chalkboard, minor, person-assisted, wall, wicket, window. No more than six temporary signs are permitted in one calendar year per use.

- (c) No more than three flags as accessory to a non-dwelling are permitted.
- (3) Off-premises signs are prohibited.

(B) *Dimension specifications chart.* All maximum sign area requirements include the sum total sign area of all signs per use.

	<i>Freestanding, Monument, and Wall Signs</i>	<i>All Other Signs</i>	<i>Temporary Signs</i>	<i>Flags</i>
Max. sign area	1 sq. ft. per 1 ft. of lineal frontage, not to exceed 32 sq. ft.	0.5 sq. ft. per 1 ft. of lineal frontage, not to exceed 24 sq. ft.	6 sq. ft. displayed at one time	60 sq. ft. ea.
Max. height	8 ft.	4 ft.	4 ft.	40 ft.

(Ord. 301, passed 8-18-2022) Penalty, see § 152.999

§ 152.232 SIGNS FOR INDUSTRIAL (I-1) DISTRICT.

(A) *Purpose.* Signage in heavier commercial and industrial districts is allowed to a greater extent, in size, number, and sign type, in order to maintain proportion to the size and scope of uses typically present within these districts. However, even the most intensive use districts in smaller communities are still limited in signage to some degree in order to maintain small-town character and limit visual distraction by signage.

- (1) Permitted sign use as accessory to dwellings shall be the same as for §152.228.
- (2) *Signs permitted as accessory to non-dwellings.*

(a) *Permitted permanent sign use as accessory to non-dwellings* A-frame, awning, canopy, chalkboard, changeable copy, freestanding, geological, marquee, minor, monument, neon, projecting, static electronic message display, static electronic message display with transition feature, temporary, topiary, wall, and window signs. Only one of each is permitted per use per frontage, except wall signs and window signs. No more than eight permanent signs are permitted by right per use.

(b) *Permitted temporary signs as accessory to non-dwellings* A-frame, banner, chalkboard, changeable copy, feather, inflatable, minor, pennant, wall, wicket, window. No more than six temporary signs are permitted in one calendar year per use.

- (c) No more than three flags as accessory to a non-dwelling are permitted.
- (3) Off-premises signs are prohibited.

(B) *Dimension specifications chart.* All maximum sign area requirements include the sum total sign area of all signs per use.

	<i>Freestanding, Monument, and Wall Signs</i>	<i>EMDs</i>	<i>All Other Signs</i>	<i>Flags</i>
Max. sign area	0.5 sq. ft. per 1 ft. of lineal frontage, not to exceed 64 sq. ft.	32 ft.	0.5 sq. ft. per 1 ft. of lineal frontage, not to exceed 32 sq. ft.	6 sq. ft. ea.
Max. height	8 ft. with up to an additional 1 ft. per 5 ft. of setback, not to exceed a total sign height of 16 ft.			

(Ord. 301, passed 8-18-2022) Penalty, see § 152.999