

§ 153.002 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning, as determined by the Director.

(A) *Uses definitions.*

(1) *Uses definitions - A*

(a) **ACCESSORY STRUCTURE or BUILDING.** A subordinate structure or building, the use of which is incidental to and customarily used in connection with the principal structure or use and which is located on the same lot with the principal structure or use.

(b) **ACCESSORY USE.** A subordinate use which is incidental to and customarily used in connection with the principal structure or use and which is located on the same lot with a principal structure or use, unless otherwise permitted by this chapter.

(c) **ANIMAL CARE.**

1. **GENERAL SERVICES.** A facility providing grooming, daycare, boarding, and training for household pets.

2. **VETERINARY OFFICES.** A facility for medical, dental, or other health services related to the diagnosis and treatment of animals' illnesses, injuries, and physical ailments, but not including crematory services.

3. **VETERINARY URGENT CARE AND ANIMAL HOSPITALS.** A facility for emergency care for the treatment of animal illnesses, injuries, or physical ailments, but not including crematory services.

(d) **ATM, WALK-UP.** ~~An automated teller machine installed on the exterior face of a building accessible only by pedestrians.~~ An electronically operated device used to conduct financial transactions on site, by means of direct computerized access. Such devices may be accessible by automobile and/or pedestrians.

(e) **ATTACHED ACCESSORY USE/STRUCTURE.** Any use and/or structure that is integrated visually, structurally and architecturally with the principal structure, has an attached roof with similar design to the principal structure, permits access between the principal structure and the addition either internally or under the roof, and/or shares a common wall with the principal structure or is connected to the principal structure by an enclosed space.

(f) **AUTO-ORIENTED COMMERCIAL FACILITY.** A facility where a service is rendered or a sales transaction is made while the patron is typically not required to exit a vehicle, or a facility that includes services rendered directly on, to, or for vehicles. Auto-oriented commercial facilities include, but are not limited to establishments with drive-in/drive-through services, drive-up ATMs (automated teller machines), car washes (all types), fueling/service stations, facilities specializing in vehicle maintenance (oil changes, installation of car accessories, and other similar minor vehicle service facilities), and stand-alone parking lots. The sale of vehicles (new or used) is not included within this definition.

(2) *Uses definitions - B*

(a) **BED AND BREAKFAST.** A private home providing accommodations to the traveling public in habitable units for compensation, and is generally limited to short-stay

facilities. This use includes the provision of related accessory and incidental services such as eating and drinking, meeting rooms, and the sale of gifts and convenience goods.

(b) **BICYCLE FACILITIES.** Any amenity or element including, but not limited to, bicycle racks, lockers, and showers intended for use by either recreational or commuter cyclists.

(3) *Uses definitions - C*

(a) **CIVIC USE.** A use in a building or location that provides for community meetings and/or activities including, but not limited to, government administration, school administration, recreation center (public or private), Chamber of Commerce, Arts Council, public library, or other public buildings owned or operated by the city.

(b) **COMMUNITY ACTIVITY.** An activity that is open to the general public and sponsored by a public, private, nonprofit or religious organization that is educational, cultural, or recreational in nature. This use includes but is not limited to school plays and church fairs. (See also **SPECIAL EVENT.**)

(c) **COMMUNITY CENTER.** A public or not-for-profit facility offering meeting, activity, and/or recreation space and facilities that is available to the public with or without a fee charged. This definition may include space within a commercially used building, provided that the facility is available to the public.

(d) **COMMUNITY GARDEN.** An area for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family generally organized and managed by a public or not-for-profit organization. Incidental sales are permitted.

(e) **COMMUNITY RESIDENCE.** A family-like residential living arrangement for five or more unrelated individuals with disabilities in need of the mutual support furnished by other residents of the community residence as well as the support services provided by any staff of the community residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which provides habilitative or rehabilitative services related to the disabilities of the residents. A community residence seeks to emulate a biological family to normalize its residents and integrate them into the surrounding community. Because it is extremely unlikely that a group of more than 12 people can successfully emulate a family and prevent an institutional atmosphere from developing, no more than 12 individuals may live in a community residence. Its primary purpose is to provide shelter in a family-like environment; treatment is incidental as in any home. Inter-relationships between residents are an essential component. A community residence shall be considered a residential use of property for purposes of all zoning and building codes. The term does not include any other group living arrangement for unrelated individuals who are not disabled nor residential facilities for prison pre-parolees or sex offenders. The term "community residence" includes the following two categories:

1. **FAMILY COMMUNITY RESIDENCE.** A relatively permanent living arrangement with no limit on length of tenancy for five or more unrelated individuals with disabilities, including but not limited to Adult Family Homes and Adult Care Facilities licensed by the Department of Mental Health and Addiction Services under R.C. § 5119.34.

2. **TRANSITIONAL COMMUNITY RESIDENCE.** A temporary living arrangement, with a limit on length of tenancy, for five or more unrelated individuals with disabilities.

(f) **CONFERENCE CENTER.** A facility designed to accommodate and support meetings or conferences. The facility may be either freestanding or incorporated into a hotel or office facility, and may include eating and drinking facilities but excluding overnight lodging if not part of a hotel.

(g) **CONSTRUCTION AND CONTRACT SERVICE TRADES.** Facilities used for the repair of machinery, equipment, products or by-products. May include outdoor storage of materials, supplies or equipment as an accessory use.

(h) **CONSTRUCTION TRAILER/OFFICE.** A trailer or portable building used to provide temporary work space for construction management personnel during the construction of a building or facility.

(i) **CORPORATE RESIDENCE.** An accessory use integrated as part of a principal structure or in an accessory structure available in conjunction with a nonresidential use that provides temporary housing for personnel or visitors and is not available to the general public.

(4) *Use definitions - D*

(a) **DATA CENTER.** A facility with typically lower employee counts than general office uses that houses computer systems and associated data and is focused on the mass storage of data.

(b) **DAY CARE, CHILD OR ADULT.** An adult day care facility offers social, recreational and health-related services in a protective setting to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. A child day care is a facility providing non-medical care and supervision outside the home for minor children, provided the supervision is less than 24 hours per day and the facility is licensed by the State of Ohio. This definition includes preschools, nursery schools, and other similar facilities.

(c) **DISABILITY.** A physical or mental impairment that substantially limits one or more of an individual's major life activities, impairs an individual's ability to live independently, having a record of such an impairment, or being regarded as having such an impairment. People with disabilities do not include drug addicts or alcoholics when they are using alcohol, illegal drugs, or using legal drugs to which they are addicted.

(d) **DISH ANTENNA.** An outside accessory antenna that is linked to a receiver located on the same lot and used for the reception of signals transmitted by stations licensed by the Federal Communications Commission in the Radio Broadcast Services including AM, FM and TV.

(e) **DISTRICT ENERGY PLANT.** A facility that is not a public utility and that generates electrical energy for distribution to a defined area containing ten or more structures.

(f) **DRIVE-IN/DRIVE-THROUGH.** A structure or building feature, including but not limited to a service window, automated device, or other equipment that is designed to provide sales and service to patrons who remain in their motor vehicles, including associated driveways and driving aisles by which patrons reach the structure or building feature.

(g) **DWELLING.**

1. **ACCESSORY DWELLING.** A dwelling unit for occupancy by an individual who is providing services to a principal use of the property, such as watchmen, maintenance

personnel, or temporary guests, including corporate residences; or an accessory dwelling associated with a single-family dwelling, two-family dwelling, or townhouse dwelling.

2. **DWELLING ADMINISTRATION, RENTAL, OR SALES OFFICES.** A permanent or temporary building or office used to administer a building containing dwelling units or to market the rental or sale of dwelling units on or near the property within a defined development site.

3. **LIVE-WORK DWELLING.** A structure including residential dwelling units connected with principal non-residential uses listed as permitted uses within a particular zoning district. The predominant character of the structure is intended to be harmonious with residential areas.

4. **MULTIPLE-FAMILY DWELLING.** A building arranged or intended for three or more households living independently of each other in separate dwelling units, any two or more of which may be provided with a common entrance or hall. Dwellings located on upper stories of a structure with non-residential uses on other stories are included in the definition of multiple-family dwelling.

5. **SINGLE-FAMILY DWELLING.** A detached or attached building arranged or designed to be occupied by one family, the structure having only one principal dwelling unit.

6. **TOWNHOUSE.** A building consisting of three or more dwelling units attached to each other through the use of shared party walls on one or both sides, with each unit having a ground floor and a separate entrance.

7. **TWO-FAMILY DWELLING.** A building arranged or designed to be occupied by two families, the structure having only two dwelling units with separate entrances.

(5) *Uses definitions - E*

(a) **EATING & DRINKING.** A facility that prepares or serves food or beverages directly to the public for on- or off-premise consumption. This use includes but is not limited to sit down or take-out restaurants, cafes or coffee shops, ice cream parlors, and may also include uses such as taverns, brewpubs, or wine bars.

(b) **EATING & DRINKING (ACCESSORY).** Eating & drinking when accessory to a principal use of the property, and when the facilities are designed and intended for use primarily by residents or occupants of the principal use of the property.

(c) **EDUCATIONAL FACILITY.** A facility offering classes, training courses, or skill development to the public, employees or to members of an organization. This use includes but is not limited to vocational, business, or technical schools, training centers, colleges, and universities, but does not include an elementary, middle, or high school.

(d) **ELEMENTARY OR MIDDLE SCHOOL.** A facility providing education to students in kindergarten through eighth grades using a curriculum recognized by the State of Ohio, and including related assembly, sports, and activity areas, but not including facilities regularly used for housing or sleeping of students.

(e) **ENTERTAINMENT/RECREATION, INDOOR.** A facility or area providing opportunities for physical exercise, physical training or improvement of health for the general public or members of an organization. This use includes but is not limited to: theaters, bowling

alleys, dance halls, game centers, gymnasiums, health clubs, exercise and fitness facilities, and climbing wall centers.

(f) **ESSENTIAL UTILITY SERVICES.** Facilities used to provide utility services to a building or property, including but not limited to water pipes, sewer pipes, electric lines and boxes, telecommunication lines or fiber optic equipment, gas regulator stations, and storm drainage pipes. This use does not include major utilities such as water or sewer treatment plants, electric generating plants, and other facilities that are primary rather than accessory uses of the sites on which they are located. Wireless communication facilities are also not included in this definition.

(g) **EXERCISE AND FITNESS.** A facility or area providing opportunities for exercise or fitness for the general public or members of an organization, including but not limited to health or exercise rooms and swimming pools, when accessory to a principal use of the property.

(6) *Uses definitions - F*

(a) **FAMILY.** A family consists of any person living alone or any of the following groups living together as a single housekeeping unit that shares common living, sleeping, cooking, and eating facilities: (1) any number of people related by blood, marriage, adoption, guardianship, or other duly and legally authorized custodial relationship and no more than two unrelated individuals who provide care or assistance or are domestic employees, (2) two unrelated individuals and their children related to either of them and their foster children, or (3) four unrelated individuals. A family does not include any society; club; boarding or lodging house; fraternity; sorority; or group of individuals whose association is seasonal or similar in nature to a resort, motel, hotel, boarding or lodging house, nor that is institutional in nature.

(b) **FARMERS MARKET.** An area, which may or may not be in a completely enclosed building, where on designated days and times, growers and producers of horticultural and agricultural products may sell those products and/or other incidental items directly to the public.

(c) **FUELING/SERVICE STATION.** A facility used primarily for the sale of vehicle fuels, oils or accessories. Services may include maintenance and lubrication of automobiles and replacement or installation of minor parts and accessories but shall not include major repair work such as engine or transmission replacement, body and fender repair or spray painting. This use may include the retail sales of convenience goods.

(7) *Uses definitions - G*

(a) **GOVERNMENT SERVICES.**

1. **GENERAL.** A facility providing the administration of local, state, or federal government services or functions.

2. **SAFETY.** A facility providing police, fire, or emergency medical services to the surrounding community.

3. **SERVICE.** A facility providing government services that includes vehicle and equipment parking and/or service or maintenance yards.

(8) *Uses definitions - H*

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(a) **HEDGE.** A row of dense, closely spaced living plant material composed of vines, trees, shrubs, bushes or combination thereof.

(b) **HELIPAD/HELIPORTS.** An aviation accessory devoted to the landing, takeoff and storing of helicopters.

(c) **HIGH SCHOOL.** A facility providing education to students from ninth through 12th grades using a curriculum recognized by the State of Ohio and including related assembly, sports and activity areas, but not facilities regularly used for the housing or sleeping of students.

(d) **HOME OCCUPATION.** A business or occupation incidental and subordinate to a principal residential use conducted within a dwelling. Examples include but are not limited to: artist's studio, office, teaching, or consultancy.

(e) **HOSPITAL.** Any facility in which in-patients are provided diagnostic, medical, surgical, obstetrical, psychiatric, or rehabilitation care for a continuous period longer than 24 hours, or a medical facility operated by a health maintenance organization.

(f) **HOTEL.** A building or series of buildings providing accommodations to the traveling public in habitable units for compensation, and includes but is not limited to both short-stay and extended stay facilities. This use includes the provision of related services such as eating and drinking, meeting rooms, and the sale of gifts, and convenience goods.

(9) *Uses definitions - I (reserved for future use)*

(10) *Uses definitions - J (reserved for future use)*

(11) *Uses definitions - K (reserved for future use)*

(12) *Uses definitions - L*

(a) **LARGE FORMAT RETAIL.** A retail or wholesale use of 20,000 square feet or more of gross floor area as a single use area.

(b) **LIBRARY, MUSEUM, GALLERY.** Facilities containing collections of books, manuscripts, and similar materials for study and reading, or exhibiting works of art or objects in one or more of the arts and sciences.

(13) *Uses definitions - M*

(a) **MANUFACTURING AND ASSEMBLY.** A facility used for the fabrication, assembly, finishing, packaging or processing of components and/or finished goods.

(b) **MEDICAL AND DIAGNOSTIC LABORATORY.** A facility for sampling, photographing, analyzing or testing bodily fluids and other medical specimens. These facilities may not include laboratories for the sole purpose of research.

(c) **MINI-STORAGE.** A facility of leased or owned structures available to the general public for the storage of goods.

(d) **MIXED USE.** A mixed use development consists of two or more principal uses such as residential and commercial uses, and where the arrangement of buildings and uses share internal and external vehicular and pedestrian circulation, open spaces, and other similar

development features. A mixed use development may occur either vertically within a structure, or horizontally within multiple structures as part of a coordinated development.

(e) **MOTOR VEHICLE REPAIR, MAJOR.** A facility or area where major mechanical (engine, transmission or other major mechanical systems) or body work is conducted on vehicles and/or trailers.

(14) *Uses definitions - N*

(15) *Uses definitions - O*

(a) **OFFICE.**

1. **CALL CENTER.** A facility providing customer service or sales requests by telecommunication or other data means.

2. **FLEX.** A facility including office, research, laboratory, manufacturing, clean assembly, warehousing, or other related activities whose configurations and construction methods allow for easy conversion of interior and exterior space.

3. **GENERAL.** A facility providing executive, management, administrative, or professional services. This use includes corporate offices, law offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses or corporations. General office uses may include the administration of local, state, or federal government services or functions. This facility does not include medical offices, call centers, or flex offices.

4. **MEDICAL.** A facility providing medical, dental, or other health services relating to the diagnosis and treatment of human illnesses, injuries, and physical ailments treated in an office setting. This includes outpatient surgery, rehabilitation, incidental laboratories and other related activities, but does not include overnight patient stays.

(b) **OUTDOOR DINING AND SEATING.** An area accessory to an eating and drinking facility or a retail business in which food and beverages are served, offered for sale, or are available for consumption outside of the principal structure.

(c) **OUTDOOR DISPLAY OR SEASONAL SALES.** The display of goods outside the principal structure on the site for the purpose of marketing or sales for a temporary period of time typically not exceeding three months in any calendar year, when accessory to a principal use of the property.

(d) **OUTDOOR SEASONAL PLANT DISPLAY.** An area adjacent to a retail business that, as an outdoor accessory use, displays live garden plant material for sale by the adjacent principal retail business. Display may include live plants such as flowers and trees suitable for planting or landscaping.

(e) **OUTDOOR SERVICE FACILITY.** If not otherwise defined as outdoor seasonal plant display, an area that is not fully enclosed by solid walls and a roof and where services are rendered or goods are displayed, sold, or stored. Outdoor service facilities may include, but are not limited to outdoor dining areas, restaurant patios, outdoor storage areas, open-air markets, garden stores, and stand-alone parking lots.

(16) *Uses definitions - P*

(a) **PARKING.**

1. **MUNICIPAL PARKING.** A parking lot or structure owned or controlled by the city or other public entity available for use by the general public.

2. **PARKING, ACCESSORY.** Parking that is provided to comply with minimum off-street parking requirements in this chapter for a principal use of the property or a designated nearby property, and that is provided exclusively to serve occupants of or visitors to a principal and/or accessory use.

3. **PARKING STRUCTURE.** A facility used for vehicle parking and where there are a number of floors or levels on which parking takes place, either freestanding or integrated into a building.

4. **PARKING STRUCTURE, ACCESSORY.** A structure that contains parking provided to comply with minimum off-street parking requirements in this chapter for a principal use of the property or a designated nearby property, and that is provided exclusively to serve occupants of or visitors to a principal and/or accessory use.

5. **SURFACE PARKING LOT.** The use of land to provide off-street parking for vehicles. For the purposes of the BSD districts in §§ [153.057](#) to [153.066](#), surface parking does not include driveways for single-family attached or detached residential units.

(b) **PARKS AND OPEN SPACE.** Public or private land that has been identified for active or passive parks or property to be left in a generally natural state.

(c) **PERSONAL, REPAIR, & RENTAL SERVICES.** A facility or establishment that provides services associated with personal grooming, personal instruction or education, the maintenance of fitness, health and well-being, or the rental, servicing, maintenance, or repair of consumer goods. This use includes but is not limited to yoga centers, beauty salons, barbers and hairdressers, meditation centers, massage centers, dry cleaning shops, tailors, shoe repair, and electronics repair shops. This facility does not include motor vehicle, recreational vehicle, or heavy equipment repair or rental.

(d) **PORTABLE CLASSROOM.** A manufactured structure not permanently attached to the ground, used on a temporary basis in conjunction with a permanent structure to provide educational services.

(e) **PORTABLE NONRESIDENTIAL STRUCTURES.** A building(s) or similar structure(s) designed for occupation which is not placed on a permanent foundation. The definition shall include construction trailers, portable classrooms, tents, trailers and any other uses which may be proposed for these structures.

(f) **PRINCIPAL USE.** The primary or predominant use of a lot, parcel, or structure.

(g) **PUBLIC SAFETY FACILITY.** A facility used to provide police, fire, or emergency medical services to the community.

(16) *Uses definitions - Q*

(17) *Uses definitions - R*

(a) **RELIGIOUS OR PUBLIC ASSEMBLY.** A facility in which the public or members of an organization gather to engage in collective activities, which may include worship, study,

relaxation, service activities, assembly space, or recreation. This use includes but is not limited to churches, mosques, synagogues, temples, clubs, meeting halls, and social organizations.

(b) **RENEWABLE ENERGY EQUIPMENT OR ALTERNATIVE ENERGY EQUIPMENT.** Equipment for the collection of solar, wind or geothermal energy or its conversion to electrical energy or heat for use on the same property or for incidental sale to a utility when that equipment is accessory to a permitted or approved conditional principal use of the property.

(c) **RENEWABLE WIND EQUIPMENT.** Equipment for the collection of wind energy or its conversion to electrical energy or heat for use on the same property or for incidental sale to a utility when that equipment is accessory to a permitted or approved conditional use of the property. Includes both building mounted and ground mounted units. Ground mounted units have a foundation and are not dependent on a building for structural support.

(d) **RESEARCH AND DEVELOPMENT.** A facility or area for conducting scientific research, synthesis, analysis, investigation, testing, or experimentation, and including the fabrication of prototypes, assembly, mixing and preparation of equipment and components incidental or necessary to the conduct of such activities. Research and development includes support facilities, but not including facilities for the manufacture or sale of products except as may be incidental to the main purpose of the laboratory.

(e) **RESIDENTIAL MODEL HOME.** A residential structure used by a licensed homebuilder/developer, real estate worker or realtor to demonstrate construction, display built-in amenities and color selection charts to prospective home buyers and promote the sale or lease of housing units.

(f) **RETAIL, GENERAL.** A facility or area for the retail sale of general merchandise or food to the general public for direct use and not for wholesale. This use includes but is not limited to sale of general merchandise, clothing and other apparel, flowers and household plants, dry goods, convenience and specialty foods, hardware and similar consumer goods.

(g) **RETAIL OR PERSONAL SERVICES (ACCESSORY).** General retail, as defined, when accessory to a non-retail or personal service principal use of the property.

(18) *Uses definitions - S*

(a) **SEXUALLY ORIENTED BUSINESS ESTABLISHMENT.** A commercial establishment including adult cabaret, adult store, or adult theater primarily engaged in persons who appear nude/semi-nude, live performances, films or other visual representations, adult booths, or sale or display of adult material.

(b) **SPECIAL EVENT.** A temporary outdoor use of land for the purposes of a gathering, including but not limited to a fair, festival, celebration, or fundraiser.

(c) **SWIMMING POOL.** Any confined body of water, with a rim/deck elevation less than one foot above the existing finished grade of the site, exceeding 100 square feet in water surface area, and 24 inches in depth, designed, used, or intended to be used for swimming or bathing purposes.

(19) *Uses definitions - T*

(a) **TRANSPORTATION.**

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1. **PARK-AND-RIDE.** A facility providing parking and shelter for transit passengers or carpooling that typically includes parking lots and associated structures located along or near public transit routes.

2. **TRANSIT STATION.** When a transit station is the principal use of the property, it is a facility where public transit vehicles load and unload patrons, and where patrons may transfer between public transit lines. This use does not include park and ride or ride-sharing facilities, transit vehicle repair or maintenance facilities, bus stops located on public property, or bus stops accessory to a principal use of the property.

3. **TRANSIT STOP.** An incidental area, either along the public right-of-way or on a private site, with shelters or other related amenities for patrons waiting for buses or other forms of public transportation. A transit stop shall not include a transit station, park-and-ride, or other major transit facility.

(b) **TRUCK AND VAN RENTAL ESTABLISHMENT.** A business that deals in the retail and/or wholesale rental of trucks and commercial vans used for such purposes as moving and storage, transportation of goods, and other similar uses.

(20) *Uses definitions - U*

(a) **UTILITIES.**

1. **ELECTRIC SUBSTATION.** A facility where electricity generation, transmission and distribution system is managed through the use of transformers.

2. **RENEWABLE ENERGY FACILITIES.** Commercial-scale operations for the collection of solar, wind, or geothermal energy and its conversion to electrical energy for sale to a public utility.

(21) *Uses definitions - V*

(a) **VEHICLE SALES, RENTAL, AND REPAIR.** A facility or area used for the retail sale of vehicles (new or used) and related vehicle service facilities, renting of vehicles, repairing vehicles or the sale and installation of tires, batteries, and other minor accessories and services for vehicles. This use does not include supplies, tires, or parts unrelated to repairs being performed on the premises, or a fueling/service station.

(b) **VEHICLE CHARGING STATION.** When accessory to a permitted or approved primary use of the property, vehicle charging stations are facilities or areas at which electric powered or hybrid powered motor vehicles can obtain electrical current to recharge batteries.

(22) *Uses definitions - W*

(a) **WAREHOUSING AND DISTRIBUTION.** Facilities and accessory uses for the mass storage and movement of goods as well as transportation, logistics, maintenance and fleet parking.

(b) **WHOLESALE AND DISTRIBUTION.** Facilities and accessory uses for the mass storage and movement of goods as well as transportation, logistics, maintenance and fleet parking.

(c) **WIRELESS COMMUNICATION.** Wireless communications facilities and related terms are defined in § [99.04](#) of this Code of Ordinances.

(B) *General definitions.* For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning, as determined by the Director.

(1) *General definitions - A*

(a) **ABANDONED SIGN.** A sign associated with an abandoned use, a sign that remains after the termination of the business, or a sign on its immediate premises not adequately maintained and not repaired within the specified time under § [153.162](#).

(b) **ABOVEGROUND POOL.** Any confined body of water, with a rim/deck elevation more than one foot above the existing finished grade of the site, exceeding 100 square feet in water surface area, and 24 inches in depth, designed, used, or intended to be used for swimming or bathing purposes.

(c) **ADMINISTRATIVE OFFICIAL.** The official charged with the administration and enforcement of this chapter. For the city, the administrative official is the Director of Land Use and Long Range Planning.

(d) **ADMINISTRATIVE REVIEW TEAM** or **ART.** An administrative body of the city and Washington Township officials responsible for certain administrative reviews and approvals as designated in this chapter.

(e) **AGGREGATE DIAMETER.** The combined diameter of a multiple trunk tree measured at breast height (see **DIAMETER BREAST HEIGHT**).

(f) **AISLE.** That portion of the off-street parking and loading area that provides access to parking, stacking or loading spaces, exclusive of driveways and parking and loading spaces.

(g) **ALLEY.** A secondary access way typically not less than 20 feet in width available for public use or transportation and affording vehicular access to abutting property.

(h) **ALTERATION.** Any change, addition or modification in construction or any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to in this chapter as "altered" or "reconstructed." Any action to change, modify, reconstruct, remove or demolish any exterior features of an existing structure or of the site. Ordinary maintenance to correct any deterioration, decay or damage to a structure or site and to restore the structure as nearly as practicable to an original state prior to its deterioration, decay or damage is excluded from the definition of alteration, provided the work does not involve a change in type and/or color of building materials.

(i) **ANIMATED SIGN.** Any sign that uses ~~or has the appearance of~~ movement or change of artificial and natural lighting or noise to depict action or create a special effect or scene.

(j) **APPLICANT.** Any person who applies for a zoning approval through the provisions of this chapter.

(k) **ARCADE.** A roofed or built structure, extending over the sidewalk or square, open to the street except for supporting columns, piers, or arches.

(l) **ARCHITECTURAL CHARACTER.** The architectural style, general design, and general arrangement of the exterior of a building or other structure intended to recreate a period of history, architectural theme or other similar effect.

(m) **ARCHITECTURAL REVIEW BOARD** or **ARB.** The Architectural Review Board of the city, as created in § [153.172](#).

(n) **ARCHITECTURAL REVIEW DISTRICT**, or **HISTORIC DISTRICT.** The Architectural Review District of the city. The term may also be used to refer to Ohio Historic Inventory Properties as provided in § [153.170](#), where appropriate.

(o) **ARCHITECTURAL STYLE.** The predominant historic architectural styles within given areas of the historic district, as described in § 153.174(B)(4), or in other defined areas.

(p) **ARTICULATION.** Detailing, decoration, expression lines, shadow lines, and other similar techniques used to provide architectural interest.

(q) **AUTOMATED TELLER MACHINE (ATM).** An electronically operated device used to conduct financial transactions on site, by means of direct computerized access. These devices may be accessible by vehicle and/or pedestrians.

(r) **AUTO-SHARE PARKING SPACE.** A parking space designated for use only by a vehicle owned or leased by an entity and made available to members of the entity for their shared use. Examples of this use include spaces reserved for a ZipCar or Flexcar vehicle.

(s) **AWNING.** A roof-like covering, often adjustable, over a door, window, or other opening in a structure, designed to provide protection against the elements such as sun, wind, or rain.

(t) **AWNING SIGN.** A sign painted on or affixed to an awning.

(2) *General definitions - B*

(a) **BANNER.** A non-rigid cloth, plastic, paper, or canvas sign, used on a temporary basis, ~~typically related to a special event or promotion that is cultural, educational, charitable, or recreational in its function, under the sponsorship of a for-profit establishment or business, or a public, private nonprofit or religious organization.~~

(b) **BENCH SIGN.** Any sign painted on, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public roadway.

(c) **BICYCLE CIRCULATION PLAN.** A detailed plan showing the location of all site access points, bicycle facilities, and travel routes expected to be used by bicyclists.

(d) **BICYCLE FACILITIES.** All amenities or elements including bicycle racks, lockers, and showers intended to assist either recreational or commuter cyclists.

(e) **BILLBOARD.** An off-premise sign directing attention to a specific business, product, service, entertainment or other activity sold, offered, or conducted off-site [a lot or parcel on which the sign is located](#).

(f) **BLAND ELEVATION.** An elevation that lacks the minimum required openings and architectural features, such as windows, doors, exterior chimneys, or other similar architectural features.

(g) **BLANK WALL.** A façade or portion of a façade with no windows or doors or other elements of transparency.

(h) **BLOCK.** The aggregate of lots, pedestrianways and alleys or service lanes, whether public or private, typically surrounded on all sides by public streets.

(i) **BLOCK FACE.** The aggregate of all the building façades on one side of a block. Lots with their front property line and buildings with their front façade along the block face are referred to as "fronting" on the block or street.

(j) **BLOCK PERIMETER.** The horizontal distance around the boundaries of the block.

(k) **BOARD OF ZONING APPEALS, or BZA.** The Board of Zoning Appeals of the city.

(l) **BOARD ORDER.** The official document issued by the Architectural Review Board or Board of Zoning Appeals containing the official record of a final action or recommendation on an application for a review required by the ARB or BZA in accordance with this chapter.

(m) **BRIDGE STREET DISTRICT (BSD).** A planned area of the city generally bounded on the east by Sawmill Road, on the north and west by I-270, and including land within the Architectural Review District boundaries and along the north and south sides of SR 161.

(n) **BUILDABLE AREA.** Portions of a site or lot where development is permitted.

(o) **BUILDING.** A structure intended for shelter, housing or enclosure of persons, animals or chattel. When separated by dividing walls without openings, each internal portion of the structure so separated shall be deemed a separate building.

(p) **BUILDING ACTIVITY AREA.** The area of a lot in which construction and building activities occur.

(q) **BUILDING ENTRANCE.** An access door into the building primarily intended for pedestrian use.

(r) **BUILDING FAÇADE.** See **FAÇADE.**

(s) **BUILDING, HEIGHT.** The vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, hip or gambrel roof, unless otherwise specified by this chapter.

(t) **BUILDING IDENTIFICATION SIGN.** A type of wall sign which is physically attached to a building façade and intended to provide an identity for buildings with three or more stories and high visibility along a street. Building identification signs are typically used to communicate a general name or address for a building or associated development, or to identify a major commercial tenant within the building.

(u) **BUILDING-MOUNTED SIGN.** A sign which is physically attached to a building façade or associated appurtenance, and intended to provide visibility for either pedestrians or motorists. Building-mounted signs are typically used to identify commercial tenants within the building or to identify the general name of a residential building or associated development. Within the Bridge Street Corridor districts, building-mounted signs include wall signs, projecting

signs, awning signs and window signs, but do not include other types of signs that may be attached to a building, such as building identification signs and directory signs.

(v) **BUILDING TYPE.** Required building forms for new construction and renovated structures within districts specified in this chapter.

(w) **BUS SHELTER SIGN.** Any sign painted on or affixed to any bus shelter.

(3) *General definitions - C*

(a) **CALIPER.** The diameter of a tree trunk six inches above the existing grade or proposed planted grade. This measurement is used for nursery-grown trees.

(b) **CANOPY.** A freestanding or connected roof-like structure designed to offer protection from the weather.

(c) **CHANGE.** Any new construction, alteration, demolition, or removal or other construction involving any property subject to the provisions of this chapter including signs, landscaping, and tree removal. **CHANGE** shall not include ordinary maintenance or repair of any property if no change in material, design, color, or outward appearance is undertaken.

(d) **CHANGEABLE COPY SIGN.** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged by mechanical, electronic or manual means without altering the face or surface of the sign.

(e) **CHANNEL LETTERS.** The outline of a letter, border, or similar object with a vertical side wall to confine the lighting on the face either to restrict vision at an angle or to prevent light spillage over adjacent areas.

(f) **CHAPTER.** [Chapter 153](#) of the Codified Ordinances of Dublin, unless otherwise specified.

(g) **CHIMNEY.** A structure projecting from the exterior wall of a house and enclosing or appearing to enclose a flue that carries off smoke. It may or may not extend vertically to the eaves line or have a foundation/connection to ground.

1. **CANTILEVERED CHIMNEY.** A chimney that projects from the exterior wall and does not have a foundation or extension to the ground.

2. **SHED-TYPE CHIMNEY.** A chimney that does not extend full height vertically to the eaves line. A shed chimney typically includes a direct vent outlet in the chimney wall.

(h) **CISTERN.** An underground storage component of a rainwater harvesting system typically larger than 80 gallons.

(i) **CITY.** The City of Dublin, Ohio.

(j) **CITY COUNCIL, or COUNCIL.** The legislative body of the city.

(k) **COMMERCIAL VEHICLE.** Any vehicle used or designed to be used for business or commercial purposes including but not limited to: bus, cement truck, commercial tree trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, or any other non-recreational trailer used for commercial purposes, stage bed truck, step van, tank truck, tar truck, or other commercial type vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or commercial truck.

- (l) **COMMISSION.** The Planning and Zoning Commission of the city.
- (m) **COMMUNITY ACTIVITY.** An activity that is open to the general public and non-discriminatory, and that is sponsored by a public, private nonprofit or religious organization that is educational, cultural, or recreational in function. Charitable events sponsored by for-profit organizations are also considered community activities. Free admission is not a requirement. ~~Examples of a community activity are a school play or a church fair.~~
- (n) **COMMUNITY PLAN.** The current adopted Community Plan of the city and any amendments thereto.
- (o) **COMPACT PARKING SPACE.** A vehicle parking space, with dimensions smaller than a standard vehicle parking space, that is intended to be occupied by smaller vehicles. (See § [153.065\(B\)\(4\)](#)).
- (p) **CONCEPT PLAN.** A plan that generally indicates the overall design of a proposed PUD or BSD project with sufficient information to enable the applicant and the city to discuss the concept for the proposed development and to determine if the proposal is generally consistent with the Community Plan and other applicable plans of the city.
- (q) **CONDITIONAL USE.** A use allowed in a zoning district after approval is granted by the Commission according to the provisions of § [153.236](#).
- (r) **CONSTRUCTION TRAILER SIGN.** ~~A sign that identifies the project and, if desired, owners, lenders, contractors, architects, and engineers of a project under construction.~~ Signs painted on or affixed to construction trailers, vans, or other vehicles temporarily in use on a construction site.
- (s) **CORBEL.** A build out of one or more courses of brick or stone from the face of a wall, traditionally to form a support for timbers.
- (t) **CORNER FAÇADE.** Any building face generally oriented along a corner side property line, either within the corner required building zone or behind the corner setback.
- (u) **CORNER SIDE PROPERTY LINE.** For corner lots occupied by a single building, the corner side property line is the lot line abutting the street right-of-way from which the corner required building zone (RBZ) or corner side setback, as applicable, is measured.
- (v) **CORNICE.** Overhang of a pitched roof at the eaves line, usually consisting of a fascia board, a soffit for a closed cornice, and appropriate moldings. Molded projections which crown or finish the part of the roof to which they are affixed are included in the definition of cornice.
- (w) **COURTYARD.** An outdoor area enclosed by a building on at least three sides.
- (x) **CRITICAL ROOT ZONE.** The area inscribed by an imaginary line on the ground beneath a tree having its center point at the center of the trunk of the tree and having a radius equal to one foot for every inch of diameter breast height.
- (y) **CROSSWALK.** Designated paths intended for pedestrians to use for crossing the street right-of-way, typically at intersections and sometimes at mid-block.

- (z) **CURB LINE.** The face of a curb along a curbed public or private street.
- (4) *General definitions - D*
- (a) **DAY.** Calendar day.
- (b) **DECKING (POOL).** The concrete, cement, wood, metal, brick, or other material surrounding or immediately adjacent a swimming pool.
- (c) **DEMOLITION.** The complete or substantial removal or planned destruction of any structure.
- (d) **DETERIORATION.** The impairment of value or usefulness of a structure or site through action of the elements or lack of maintenance or upkeep.
- (e) **DEVELOPMENT PERIOD SIGN.** ~~A temporary sign indicating such things as the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owners, financial supporters, sponsors and similar public or private individuals or firms having a role or interest with respect to the development, structure, or project, whether public or private.~~ A temporary sign erected only between the time a building permit for construction or alteration of a public or private premises is approved by the City and the date on which a certificate of occupancy or use permit for the resulting work is approved by the City, except as further limited by Sections 153,150 through 150.164.
- (f) **DIAMETER BREAST HEIGHT (DBH).** The diameter of a tree measured at four and one-half feet above the existing grade at the base of the tree. This measurement is used for existing forest trees.
- (g) **DIRECTIONAL SIGN.** A ~~temporary or~~ permanent sign that provides information regarding location, instructions for use, or functional/directional data, ~~but not used for advertising or identification.~~
- (h) **DIRECTOR.** The Director of Planning of the city.
- (i) **DIRECTORY SIGN.** Small signs or placards affixed to a wall or elevation adjacent to the main entrance to a multiple-tenant building typically used to list tenants located within the building.
- (j) **DIRECT VENT OUTLET.** An outlet through an exterior wall associated with the air supply and/or exhaust of a fire burner. It may or may not occur in a projecting box/chimney.
- (k) **DISPENSING STATION.** The point of service for a fuel station at which a vehicle is fueled. A dispensing station is that location serving one vehicle, regardless of the number of individual fueling pumps or nozzles at the point of service.
- (l) **DISPLAY SIGN.** Signs incorporated into the window display of a business intended to advertise the goods and/or services associated with businesses and intended to change frequently. Display signs may be attached to or located within three feet of a window and may include restaurant menus or products for sale or display.
- (m) **DORMER.** A window set vertically in a structure projecting through a sloping roof; also the roofed structure containing that window or a ventilating louver.
- (n) **DOUBLE-FRONTAGE LOT.** A lot having frontage along two public streets.

(o) **DRIVEWAY.** The hard paved surface of a lot that is specifically designated and reserved for the movement of motor vehicles to and from a public or private street. This definition includes the area from the street providing access to and from the lot and any maneuvering areas.

(p) **DRIVEWAY APRON.** A solid area of approved paving material immediately adjacent to and connecting a public or private street to a parking lot, parking structure, or driveway.

(5) *General definitions - E*

(a) **EAVE.** The lower edge of a pitched roof; it typically overhangs beyond the side of a building.

(b) **ELECTRONIC SCOREBOARD.** An electronically-controlled changeable copy sign used to display scoring information for sporting events. Such signs are, typically located on a sports field.

(c) **ELEVATION.** A geometric projection of the front, side, or rear outer surface of a building onto a plane perpendicular to the horizontal; a vertical projection.

(d) **ENTRY FEATURE SIGN.** A permanent on-premises ground-mounted sign that graphically identifies a residential subdivision and/or multiple-family development. For commercial uses, see **JOINT IDENTIFICATION SIGN.**

(e) **EPIPHYTIC.** The sudden and destructive development of a plant disease, usually over large areas.

(f) **ESTABLISHED GRADE LINE.** The average finished grade for that area of a site where the sign is to be located, provided however that the height of the sign shall not be artificially increased by the use of mounding. All references to sign height are from the established grade line unless otherwise noted.

(g) **EXISTING STRUCTURE.** For the purposes of § 153.062, **EXISTING STRUCTURES** are structures that are lawfully existing but may not comply with the requirements of the chapter because of restrictions such as front property line occupation, lot coverage, required build zone, buildable area, height, or other requirements related to the structure.

(h) **EXISTING USE.** For the purposes of § 153.059, **EXISTING USES** are uses that are lawfully existing at the effective date of this amendment.

(i) **EXPRESSION LINE.** An architectural treatment extending or offset from the surface plane of the building wall. Expression lines typically delineate the transition between floor levels and the base-middle-top of a building.

(j) **EXTENSION.** A wall or other structure which is connected to and protruded extended from a building.

(k) **EXTERIOR ARCHITECTURAL FEATURE.** A prominent or significant part or element of a building, structure, or site. Features include the architectural style and general arrangement of the exterior of the structure including building materials, windows, doors, lights,

signs, dry-laid stone fences and other fixtures appurtenant thereto. Features shall include the style, material, color, height, area, and lighting, and location of a sign regulated by this chapter.

(6) *General definitions - F*

(a) **FAÇADE.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and architectural elements. May also be referred to as the building façade.

(b) **FASCIA.** A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves; also called fascia board.

(c) **FENCE.** Any permanent or temporary partition, structure, or other material erected as a dividing structure, barrier or enclosure, and not an integral portion of a structure requiring a building permit.

(d) **FINAL DEVELOPMENT PLAN.** A detailed plan showing the location of all site improvements, including easements, utilities, buildings, parking areas, circulation routes, points of ingress and egress, transportation and other public improvements (both on- and off-site), landscaping, architectural drawings, loading and unloading zones, service areas, ground signs, directional signs, location of refuse containers, lighting and accessory structures, and other similar improvements, and may include a subdivision plat of a proposed PUD or BSD project. Critical dimensions are shown unless otherwise required.

(e) **FLAG.** ~~Any fabric or bunting containing the officially recognized and adopted colors, patterns, or symbols used as the official symbol of a government, political, or corporate entity.~~ Fabric or bunting of distinctive color and design and used as an emblem, standard, decoration, or symbol and which is mounted on a flagpole or otherwise displayed from a building or site.

(f) **FLAG LOT.** An interior lot located generally to the rear of another lot but with a narrow portion of the lot extending to the public street.

(g) **FLASHING SIGN.** Any directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever.

(h) **FLAT ROOF.** A roof with no visible slope and no parapet.

(i) **FLOOR AREA, GROSS (GFA).** The sum of the gross horizontal area of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings. The gross floor area of a building shall include the basement floor area only if more than one-half of the basement height is above finish lot grade and/or is otherwise considered to be a half-story. Areas excluded from the definition of GFA include any space devoted to off-street parking or loading, areas of basements (except as provided above), breezeways, porches, or attached garages.

(j) **FOR SALE/FOR LEASE SIGN.** A sign indicating the sale, rental, or lease of a structure or property.

(k) **FOUNDATION CLADDING.** An aesthetic enhancement to the foundation concealing exposed portions with an approved material.

(l) **FREESTANDING SIGN.** See **GROUND SIGN.**

(m) **FRIEZE BOARD.** A decorated band along the upper part of an exterior wall. In house construction a horizontal member connecting the top of the siding with the soffit of the cornice.

(n) **FRONTAGE.** The orientation of a lot line or building façade along, and typically parallel to, a street, block face or open space type. This term may also refer to the orientation of an open space type along a street.

(o) **FRONT FAÇADE.** Any building face generally oriented along a front property line, either within the front required building zone (RBZ) or behind the front setback.

(p) **FRONT PROPERTY LINE (FPL).** The boundary of a lot within a BSC district abutting the street right-of-way, from which the front required building zone (RBZ) or front setback, as applicable, is measured.

(q) **FURNISHINGS ZONE.** A hardscape area that extends to the sidewalk from the back of curb, edge of pavement or edge of a cycletrack, in which street trees in tree wells, street furniture, lighting, and street signs may be located. Furnishings zones are typically used adjacent to commercial buildings. (See also, **PLANTING ZONE**).

(7) *General definitions - G*

(a) **GABLE.** The vertical triangular end of a building from cornice or eaves to ridge; the similar end of a gambrel roof; the end wall of a building; and/or a triangular part of a structure.

(b) **GARAGE.** An accessory building or part of a principal structure used primarily for the storage of passenger vehicles as an accessory use.

1. **ALLEY-LOADED GARAGE.** A garage with vehicular access from a public or private alley or drive typically from the rear of the property.

2. **COURTYARD-STYLE GARAGE.** A garage with vehicular access through an enclosed or partially enclosed pavement area that is located to the front of a principal structure typically providing access to a side-loaded garage.

3. **FRONT-LOADED GARAGE.** A garage with vehicular access doors primarily oriented toward the same street right-of-way or private street as the front façade of the principal structure.

4. **SIDE-LOADED GARAGE.** A garage with vehicular access doors primarily oriented toward one of the side lot lines or a secondary public right-of-way or private street.

(c) **GARAGE OR YARD SALE PERIOD SIGN.** A temporary sign erected in the vicinity of the sale that will take place.

(d) **GAS-INFLATABLE SIGN/DEVICE.** Any device which is capable of being expanded by any gas and used on a permanent or temporary basis to attract attention to a product or event. This definition includes both hot and cold-air balloons tethered or otherwise anchored to the ground.

(e) **GATEWAY SIGN.** A sign, typically placed along a major roadway at or near the edge of a significant city attraction or land use, used to introduce the entry to the attraction.

(f) **GOVERNMENTAL SIGN.** A sign erected and maintained pursuant to and in discharge of any government functions or required by law, ordinance, or other governmental regulations. Governmental signs shall include but not be limited to traffic or similar regulatory devices, official "Welcome to Dublin" signs, "Block Watch" signs, "Tree City USA" signs, legal notices, warnings at railroad crossings, or any other such sign required by law.

(g) **GREEN ROOF.** A green roof, or 'living roof,' system is an extension of the existing roof which involves a high quality water proofing and root repellent system, filter cloth, a lightweight growing medium, and plants. Green roofs may be flat or low-slope and serve such purposes as absorbing rainwater, providing insulation, creating a habitat for wildlife, urban agriculture, as well as helping to lower urban air temperatures.

(h) **GROUND SIGN.** Any sign which is physically attached to a foundation. These are commonly known as freestanding, pole, pylon, or monument signs.

(8) *General definitions - H*

(a) **HARD SURFACED OR PAVED AREA.** Includes but is not limited to patios, driveways, courtyards, tennis courts, basketball courts, volleyball courts, swimming pool decks and walkways (water area excluded), and bicycle paths. Hard surfaced or paved areas may be constructed of pervious or semi-pervious materials, which are typically not counted toward lot coverage or are counted at a reduced percentage due to water absorption capabilities.

(b) **HIGHLY TRANSPARENT LOW REFLECTANCE.** Windows, doors, or other openings in a structure allowing light and clear views between the interior and exterior of the structure a majority of the time.

(c) **HISTORIC DISTRICT.** The portion of the Architectural Review District generally referred to as Historic Dublin, and as defined by § [153.170](#).

(d) **HISTORIC SITE.** The location, structures, features or other integral part of a city, state, or United States designated archaeological or historic site.

(e) **HISTORICAL AND CULTURAL ASSESSMENT.** A document providing a detailed inventory and evaluation of relevant historic and cultural resources including the identification of 'contributing' and 'non-contributing' cultural resources. The assessment may also provide strategies and recommendations for historic preservation.

(9) *General definitions - I*

(a) **ILLUMINATED SIGN.** Any sign lighted by or exposed to artificial lighting either by light on or in the sign or directed toward the sign.

(b) **IMPERVIOUS SURFACE.** Any hard surface, man-made area that does not absorb water, such as principal and accessory structure roofs, sidewalks, parking, driveways, and other surfaces constructed with impermeable material.

(c) **INCIDENTAL SALES.** Sale of goods or services that are clearly secondary to the principal use of the property, generally provided for the convenience of customers and occupying less than 5% of the gross floor area of the principal use.

(d) **INFORMATION SIGN.** A permanent sign displaying necessary information for the convenience and safety of residents and visitors, and containing no advertising.

(e) **INTERIOR LANDSCAPING.** The use of landscape materials within the innermost boundaries of the landscape buffer zone and perimeter landscaping.

(f) **INTERIOR TREE LAWN.** A continuous lawn area between rows of parking spaces.

(g) **INTERRUPTING VERTICAL WALL.** A wall used to define and break up vertical building increments to reduce the overall scale of the building façade.

(10) *General definitions - J*

(a) **JOINT IDENTIFICATION SIGN.** A sign that is located on a lot or premises containing identifies the name, through type, graphics, or other symbols, of a shopping center, office park, industrial park, or other building complex containing three or more than one uses, tenants, or legal occupants on the same lot or in the same structure, occasionally allowed in addition to the permitted signs of the individual occupants.

(11) *General definitions - K*

(12) *General definitions - L*

(a) **LANDMARK.** Any property or site which has special character, archaeological, historical, aesthetic or architectural value as part of the heritage, development or cultural characteristics of the city, state, or the United States designated as a landmark pursuant to the provision of this chapter, and including all property located in the city listed on the National Register of Historic Places.

(b) **LANDSCAPED AREA.** An area that is permanently devoted and maintained to the growing of shrubbery, grass and other plant material.

(c) **LANDSCAPING.** The planning, installation and maintenance of a combination of trees, shrubs, vines, ground covers, flowers (annuals/perennials), and turf. May include natural features (e.g. stone, ponds, naturalized areas) and structural features, including fountains, reflecting pools, sculptures/art work, walls (retaining/freestanding), fences, trellis/pergolas, and seating areas (benches/tables/chairs). Exposed soil or other non-living organic material such as mulch shall not constitute landscaping.

(d) **LARGE FORMAT RETAIL.** A retail or wholesale use of 20,000 square feet or more of GFA.

(e) **LARGE TREE.** Any tree species which normally attains a full-grown height equal to or greater than 50 feet.

(f) **LIGHTING TRESPASS.** A condition in which light is cast in a location that is not permitted or at a level that is higher than permitted by this chapter.

(g) **LIVABLE AREA.** The total square footage of the livable area of a residential principal use or structure for all rooms meeting Council of American Building Officials (CABO) requirements for sleeping, living, cooking, or dining purposes, but excluding such places as attics, basements (unless finished and meeting the aforementioned CABO requirements), garages, and similar spaces.

(h) **LIVING WALL.** A hedge, hedgerow, or wall that is partially or completely covered with vegetation.

(i) **LOADING FACILITY.** The portion of the building, structure, or site where access is permitted for loading and unloading activities related to building uses.

(j) **LOADING SPACE.** A space dedicated for use by vehicles loading and unloading within or adjacent to a building as required by this chapter.

(k) **LOGO.** A non-text graphic representation on a permanent sign of a corporate trademark, or symbol of a company name, trademark, emblem, figure, element, abbreviation, etc., uniquely designed for recognition. See **PRIMARY IMAGES** and **SECONDARY IMAGES**.

(l) **LOT.** Includes the words "plot" and "parcel." A lot may or may not be specifically designated as such on public records. A lot may also include a condominium unit and any limited common element under and surrounding the condominium unit, which together meet the minimum yard and area requirements of this chapter.

(m) **LOT, CORNER.** A lot where the interior angle of two adjacent sides at the intersection of two streets is less than 135 degrees. A lot abutting on a curved street shall be considered a corner lot for the purposes of this chapter if the arc has a radius of less than 150 feet and the tangents to the curve form an interior angle of less than 135 degrees. The tangents are measured at the two points where the lot lines meet the curve, or the straight street line is extended.

(n) **LOT COVERAGE.** The part or percentage of the lot occupied by impervious surfaces and semi-pervious surfaces.

(o) **LOT DEPTH.** The average horizontal distance between front and rear lot lines.

(p) **LOT LINE.**

1. **GENERAL.** A line bounding or demarcating a plot of land or ground as established by a plat of record. Includes the words "property line."

2. **FRONT LOT LINE.** In the case of an interior lot, the front lot line separating the lot from the street right-of-way. In the case of a corner lot, or double frontage lot, the front lot line is the line separating the lot from either street, unless otherwise designated by a plat, PUD or other lot line requirements of this chapter. (See also, **FRONT PROPERTY LINE**)

3. **REAR LOT LINE.** Typically, the rear lot line is the lot line opposite the front lot line that separates the lot from an alley, rear lane, or from the rear of another lot. In the case of a lot pointed at the rear, the rear lot line, for purposes of measuring the rear yard setback, shall be an imaginary line parallel to the front lot line that is not less than ten feet long and lies farthest from the front lot line and wholly within the lot.

4. **SIDE LOT LINE.** Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from another lot is an interior side lot line. (See also, **CORNER SIDE PROPERTY LINE**).

(q) **LOT, MINIMUM.** A parcel of land occupied or to be occupied by a principal structure or group of structures and accessory structures together with any yards, open spaces, lot width and lot area required by this chapter.

(r) **LOT WIDTH.** In BSC districts only, the horizontal distance between side lot lines as measured along the front property line. Lot widths meet the minimum distance required by the

building type(s) located on the lot. In all other districts, the horizontal distance between side lot lines as measured at the two points where the building line or setback line intersects the side lot lines. The lot widths meet the minimum distance required by the district in which the lot is located, excluding easements for public or private streets.

(s) **LUMEN.** The amount of light equal to one footcandle of light falling on one square foot of area.

(13) *General definitions - M*

(a) **MAIN ENTRANCE.** The primary door for pedestrians into the building that provides access to the majority of the uses within the building. It is generally located on the front façade.

(b) **MASONRY.** Natural or natural-appearing stone or brick.

(c) **MEDIUM TREE.** Any tree species which normally attains a full-grown height of between 30 and 50 feet.

(d) **MID-BLOCK.** The portion of the block located approximately within the middle third of the block length.

(e) **MID-BLOCK PEDESTRIANWAY.** A defined pathway, dedicated to pedestrians and separated from vehicles, that extends through a block from a street to a parallel or nearly parallel street or alley.

(f) **MID-BUILDING PEDESTRIANWAY.** A pathway, dedicated to pedestrians, intended to provide safe, well-lit, and convenient access through buildings from the public sidewalk to the rear or side of a building. Mid-building pedestrianways may coincide with mid-block pedestrianways.

(g) **MODEL HOME PERIOD SIGN.** A temporary sign erected only during any period when an approved residential development is permitted by the City to maintain a model home on the lot or parcel, or within the subdivision or development, where homes are being constructed.

(h) **MONUMENT SIGN.** A ground sign attached to a wall or a base constructed specifically for the display of the sign. A common example is a permanent **subdivision entry feature** sign.

(i) **MULTI-TENANT BUILDING.** A building consisting of multiple tenant spaces, typically separated by common walls within a fully enclosed portion of the building, and which may or may not share a corridor, lobby area or other internal common space.

(14) *General definitions - N*

(a) **NATIONAL REGISTER OF HISTORIC PLACES.** A list of properties by the National Park Service that includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.

(b) **NATIONAL TRUST FOR HISTORIC PRESERVATION.** A private, nonprofit membership organization dedicated to saving historic places and revitalizing America's communities.

(c) **NO-BUILD ZONE (NBZ).** An open area where construction is prohibited. All structures including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures, fences, antennae and basketball courts or other sport courts are prohibited in order to preserve open space.

(d) **NO DISTURB ZONE (NDZ).** An area designated on a subdivision plat required to remain free of any structures including, but not limited to, drives, walks, buildings and outbuildings, sheds, fences, swimming pools, decks, swing sets/play structures, satellite dish antennae, basketball courts, etc., and an area with existing natural features that cannot be disturbed, removed, or physically altered.

(e) **NONCONFORMING STRUCTURE.** A structure or portion thereof lawfully existing at the effective date of this chapter or amendments thereto, which does not conform to the provisions of this chapter for the district in which it is located.

(f) **NONCONFORMING SIGN.** ~~A sign lawfully existing at the effective date of this chapter or amendments thereto which does not conform to the requirements set forth in this chapter for the district in which it is located.~~ A pre-existing legal sign, which does not conform to the standards set forth in this code.

(g) **NONCONFORMING USE.** A use of land or a structure lawfully existing at the effective date of this chapter or amendments thereto which does not conform to the use requirements set forth in this chapter for the district in which it is located of a building.

(h) **NONCONTRIBUTING.** The status assigned to buildings and other cultural resources that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant. An assignment of "non-contributing" status to a resource may be because the building or resource was not present during the period of significance, the resource lacks historic integrity, or the resource does not individually meet the National Register criteria.

(i) **NON-STREET FAÇADE.** Any building face not fronted along a street or open space type.

(15) *General definitions - O*

(a) **OCCUPANCY.** The use or intended use of a building or structure.

(b) **OCCUPIED SPACE.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

(c) **OFF-STREET LOADING SPACE.** A cubical area for parking one commercial vehicle for pickups and deliveries, located in a building or in the open on the same lot as the use the space is intended to serve.

(d) **OFF-STREET PARKING SPACE.** A quadrangular area for parking one motor vehicle, which is located in a structure or in the open, which has access to a public street and is exclusive of the right-of-way of any public or private street or any driveway, aisle, circulation drive or off-street loading space.

(e) **OHIO HISTORIC INVENTORY.** A program of the State of Ohio developed to serve as an accurate and continuing record of the architectural and historic properties existing in the state.

(f) **OPACITY.** An imaginary vertical plane extending from the established grade to a required height in which a required percent of the vertical plane acts as a visual screen from adjacent property use.

(g) **OPAQUENESS.** The degree to which a wall, fence, structure or landscaping is solid or impenetrable to light or vision in a generally uniform pattern over its surface, usually expressed in terms of percentage of area.

(h) **OPEN HOUSE.** A temporary public showing of a structure available for sale, rental, or lease.

(i) **OPEN SPACE TYPE.** A park or open space as required by § [153.064](#).

(j) **OPEN SPACE TYPE FRONTAGE.** The orientation of a lot line, building façade or block face directly adjacent to an open space type, with no intervening public or private street.

(k) **ORDINARY MAINTENANCE.** Exterior work which does not involve any change in material, texture or color, design, or arrangement. Examples include repainting a house with the same color; residing a wood building with wood-siding and painting the same color.

(l) **OWNER.** The legal person(s) of record having ownership of or valid legal interest in a property.

(16) *General definitions - P*

(a) **PARALLEL RIDGE LINE.** A main roof ridge line parallel to an adjacent street.

(b) **PARAPET ROOF.** A roof type with a low vertical wall projecting above the building roof line along the perimeter of the building.

(c) **PARKING SETBACK LINE.** A line specifically established by the city, zoning district, or subdivision plat which determines the minimum distance that parking, loading or maneuvering may be located from a street right-of-way line.

(d) **PEDESTRIAN CIRCULATION PLAN.** A detailed plan showing the location of all site access points, sidewalks, walkways, bicycle facilities, and travel routes expected to be used by pedestrians.

(e) **PEDESTRIAN FACILITIES.** All amenities or elements including sidewalks, walkways, benches, pedestrian lighting, and other similar facilities intended to assist or be used by pedestrians.

(f) **PEDESTRIAN LIGHTING.** Lighting that improves walkway illumination for pedestrianways.

(g) **PEDESTRIAN PATH.** A sidewalk, path, walkway or other similar facility that is intended for ordinary use by pedestrians.

(h) **PEDESTRIAN REALM.** That portion of the street right-of-way typically comprised of the streetscape, including pedestrian facilities, such as a sidewalk, path/trail, or off-street bicycle facility, and a street buffer such as a planting zone or furnishings zone.

(i) **PEDESTRIANWAY.** A pathway designed for use by pedestrians, located mid-block or within the middle-third of a building or structure, allowing pedestrian movement from one street to another without traveling along the block's perimeter.

- (j) **PENNANT.** A flag or banner often longer at one end than the other, usually tapering to a point(s).
- (k) **PERIMETER LANDSCAPE BUFFER ZONE.** That area adjacent to any vehicular use area or along common boundaries in which the perimeter landscape requirements of this chapter are to be met.
- (l) **PERIMETER LANDSCAPING.** The use of landscape materials within the perimeter landscape buffer zone to achieve the required opacity.
- (m) **PERMANENT SIGN.** Any permitted or legal nonconforming sign intended to remain in place until a change of occupancy or development occurs. A permanently sign must be securely attached or affixed installed upon to a building, structure, or the ground, as permitted by this chapter.
- (n) **PERMANENT STRUCTURE.** Any structure that is not a temporary structure.
- (o) **PERSON.** Includes any association, firm, partnership, trust, governmental body, corporation, or organization, as well as an individual.
- (p) **PERSONAL AUTOMOBILE.** Any vehicle that seats fewer than ten passengers, is registered as a passenger vehicle or a non-commercial truck, and is used for the sole purpose of transporting resident(s) and guest(s) to and from daily activities.
- (q) **PERVIOUS SURFACE.** A paved or non-paved area that allows water to filter into the ground.
- (r) **PITCHED ROOF.** A roof with a slope that includes, but is not limited to, hipped, gable, mansard and gambrel roofs.
- (s) **PLANNED UNIT DEVELOPMENT (PUD).** A form of a planned development that includes one or more uses permitted by right or as conditional uses and which is established according to the requirements of § [153.052](#), or was approved as a PUD prior to the adoption of these regulations.
- (t) **PLANNING AND ZONING COMMISSION, or COMMISSION.** The Planning and Zoning Commission of the city.
- (u) **PLANTING ZONE.** A landscape area that extends to the sidewalk from the back of curb, edge of pavement or edge of a cycletrack, in which street trees, swales, lighting, and street signs may be located. Sidewalks may cross the planting zone. Planting zones are typically used adjacent to residential buildings. (See also, **FURNISHINGS ZONE**)
- (v) **PLINTH.** A continuous, usually projecting course of stone or brick forming the base or foundation of a wall.
- (w) **POLE SIGN.** See **GROUND SIGN.**
- (x) **POLITICAL SIGN.** A sign concerning candidates for elective office, public issues and similar matters to be decided by the public at an election.
- (y) **PORTABLE SIGN.** Any sign that is designed to be or capable of being moved or transported, and not permanently affixed or attached to any building, structure, or grounds.

(z) **PRELIMINARY DEVELOPMENT PLAN.** A plan, submitted at the time of rezoning to a PUD or BSD project, outlining permitted and conditional land uses, development sites, major circulation patterns, critical natural areas to be preserved, open space areas and linkages, buffer areas, entryways, and major utilities and their relationship with surrounding uses. For the purposes of §§ [153.050](#) through [153.056](#), a preliminary development plan shall include a composite plan and any other development plan adopted prior to effective date of these regulations that are still in force.

(aa) **PRESERVE or PRESERVATION.** The process, including maintenance, of treating an existing building to arrest or slow future deterioration, stabilizing the structure and providing structural safety without changing or adversely affecting the character or appearance of the structure.

(bb) **PRIMARY FAÇADE MATERIAL.** The permitted building material or materials used for the majority of the façades of a building.

(cc) **PRIMARY IMAGE.** The name of the use or business identified on a [permanent sign](#). [The primary image must be displayed in text.](#) (See also **SECONDARY IMAGE**)

(dd) **PRINCIPAL FRONTAGE STREET.** A street designated to establish the street frontage orientation of lots and building façades. Principal frontage streets are intended to create pedestrian-oriented block faces by establishing continuous street-facing façades with limited driveway interruptions. Front lot lines and front façades are oriented along principal frontage streets, and the building address is typically designated along these frontages.

(ee) **PRINCIPAL ENTRANCE.** The primary door into the building for pedestrians for which access is available to the majority of the uses within the building. It is generally located on the front façade.

(ff) **PRINCIPAL STRUCTURE.** Any building or structure in which the principal use of the lot or parcel takes place.

(gg) **PRINCIPAL USE.** The main or primary use of a property, building, or site.

(hh) **PRODUCT SIGN.** A [permanent sign](#) typically located in a window, advertising a product or service offered by a business.

(ii) **PROJECTED IMAGE.** An image projected onto a building, structure, or sign.

(jj) **PROJECTING SIGN.** A sign that is wholly or partly dependent upon a building for support or suspended from a pole attached to a building, ~~and extending 14 inches or more from the building or structure.~~ [Projecting](#) Such signs ~~are typically~~ [must be](#) installed perpendicular to the building face upon which they are attached.

(kk) **PROJECTION.** Any component of a structure that extends out from the principal structure.

(ll) **PROMOTIONAL SIGNS.** A temporary sign that provides information regarding time, place, and the like of a special event, community activity or similar activity.

(mm) **PROTECTED TREE.** Any tree having a diameter of six inches DBH or larger or having an aggregate diameter of 15 inches DBH or larger or a tree which has been designated

by the city to be of high value or interest to the city because of its location or historic association, or other professional criteria.

(nn) **PYLON SIGN.** See **GROUND SIGN.**

(17) *General definitions - Q*

(a) **QUOIN.** Corner stones that anchor the edge of the building wall or decorative feature to imitate corner stones, which wrap around the corner of an elevation and join two abutting walls.

(18) *General definitions - R*

(a) **RACEWAY.** An elongated metal enclosure used to mount individual channel lettering and to conceal related transformers and wiring.

(b) **RAIN BARREL.** An above-ground prefabricated storage receptacle with an automatic overflow diversion system that collects and stores storm water runoff from the roof of a structure that would have been otherwise routed into a storm drain.

(c) **RECREATIONAL VEHICLE.** Any motorized vehicle and/or associated non-motorized equipment used for camping, traveling, boating, or other leisure activities including, but not limited to campers, boats, travel trailers, motor buses (more than nine passengers), motor homes, snow mobiles, wave runners, and other vehicles designed for traveling on water (motorized and non-motorized). Trailers used for transporting this type of vehicle are also included within this definition.

(d) **REFACING.** Any alteration to the face of a sign involving the replacement of materials or parts. **REFACING** does not refer to replacing the entire sign structure or the removal of the sign.

(e) **REMOVE** or **REMOVAL (TREES).** The causing or accomplishing of the actual physical removal of a tree, or the effective removal through damaging, poisoning, or other direct or indirect action resulting in, or likely to result in, the death of a tree.

(f) **REQUIRED BUILDING ZONE (RBZ).** An area in which the front or corner façade of a building is required to be placed. The zone dictates the minimum and maximum distance a structure may be placed from a property line.

(g) **REQUIRED REVIEWING BODY.** The Administrative Review Team, City Council, Planning and Zoning Commission, Architectural Review Board, or Board of Zoning Appeals when required by § [153.066](#) to render a final decision on any application required for development within the BSC districts.

(h) **ROOF.**

1. **PRINCIPAL ROOF.** The roofed area of a building enclosed by the main rafters, as opposed to the common rafters.

2. **ROOF DECK.** In a typical roof system, the roof deck is the roofing material layer between the primary structural components (trusses & joists) and either insulative layers or weatherproofing layers.

3. **ROOF HEIGHT.** The height of a roof as required to be measured by this chapter.

4. **ROOF LINE.** The uppermost line or point of the façade or parapet of a flat roof structure, or the lower edge of an eave, gable or rake of a sloped roof structure.

(i) **ROOF SIGN.** Any sign erected on or above the roof line of a building.

(19) *General definitions - S*

(a) **SALE OR LEASING PERIOD SIGN.** A temporary sign erected only during any period when a premises or part thereof is actively offered for sale or lease, and removed no later 14 days after the premises or part thereof is occupied by a new owner or tenant.

(b) **SANDWICH BOARD SIGN.** A temporary sign made up of ~~with~~ two hinged boards which is intended to be placed on the ground.

(c) **SEASONAL BUSINESS PERIOD SIGN.** A temporary sign erected only during any period when a seasonal business is permitted to operate in the City.

(d) **SEATS.** The number of seating units installed or indicated on plans, or each 30 lineal inches of stands, benches or pews. Unless otherwise specified in this chapter, it is assumed that a seating unit occupies seven square feet of floor area for fixed seating and 15 square feet of floor area for uses without fixed seating, exclusive of aisles and assembly areas.

(e) **SECONDARY FAÇADE MATERIAL.** The permitted material or materials used to accent a building's primary façade materials.

(f) **SECONDARY IMAGE.** Any and all text, graphics, or images displayed on a permanent sign in addition to the name of the use or business and/or logo, including but not limited to ~~registered/copyrighted images or text~~, pictorial representations, tag lines, products, prices, and phone numbers.

(g) **SECTION.** In the text, the term **SECTION** refers to the Arabic numeral under which it appears in this subchapter.

(h) **SEMI-PERVIOUS SURFACE.** A material that allows for absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

(i) **SERVICE STRUCTURES.** Structures including, but not limited to, loading docks, storage tanks, dumpsters, electrical transformers, utility vaults which extend above the surface, cooling towers, roof top units and other equipment or elements providing service to a building or a site.

(j) **SETBACK.** The minimum distance required by this chapter from the property line and/or right-of-way line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line and/or right-of-way line. May also be referred to as the building line.

(k) **SHADOW LINE.** A decorative, three dimensional, linear architectural element, horizontal or vertical, protruding or indented from the exterior façade of a building enough to create a shadow. It is typically utilized to delineate stories of a building.

(l) **SHALL.** Is mandatory.

(m) **SHOPPING CORRIDOR.** Continuous mixed use street frontage with retail uses occupying the ground floor of buildings located on streets with a highly articulated pedestrian realm.

(n) **SIGN.** A sign is defined as any name, number, symbol, identification, description, display, illustration, object, graphic, sign structure, or part thereof, whether permanent or temporary, which is affixed to, painted on, represented directly or indirectly upon, or projected onto a building, structure, lot, or other device, whether mobile or affixed to the ground, and which directs attention to any object, product, place, activity, person, institution, organization, or business. This definition includes all signs ~~regulated by this chapter includes all signs~~ visible from any public right-of-way or adjacent property, including interior signs oriented toward the exterior façade of any building or structure as well as back-lighted translucent panels or strip lighting affixed to any wall or roof which serves to identify and attract attention rather than illuminate space for human activity.

(o) **SIGN FACE.** The surface intended for the display of information on the sign.

(p) **SIGN STRUCTURE.** The supporting unit of a sign face, including, but not limited to, frames, braces and poles.

(q) **SITE.** Any defined space or ground, including ground occupied by buildings, parking areas, service areas, undeveloped lands, and ground adjacent to structures.

(r) **SITE PLAN.** Includes the documents and drawings required by this chapter to ensure that a proposed land use or activity is in compliance with city requirements and state and federal statutes.

(s) **SMALL TREE.** Tree species which normally attains a full-grown height of under 30 feet.

(t) **SOFFIT.** The exposed undersurface of any overhead component of a building.

(u) **SPECIAL EVENT.** A special event or activity that is open to the general public and non-discriminatory, and that is supported by the office of Public Information and Special Events. Free admission is not a requirement. A special event is educational, cultural or recreational in function. Such events shall be coordinated through the City Offices of Communications and Public Information and Special Events. Examples of a special event are the Muirfield Tournament and the Dublin Irish Fest.

(v) **STACKING SPACE.** A space designed to be occupied by a vehicle while waiting to order or to be served at a drive-through window or drive-up ATMs, or while waiting to enter a parking lot, parking structure, fuel station, dispensing station, or loading area.

(w) **STOREFRONT.** The portion of a building façade serving as the front elevation of an individual tenant space, including an entrance and windows providing physical and visual access into the tenant space, typically limited to the ground story and located along a street-facing façade.

(x) **STORY.** A habitable level within a building measured from finished floor to finished floor.

1. **GROUND STORY.** The first floor of a building that is level to or elevated above the finished grade on the front and corner façades, excluding basements or cellars, accessible from the established grade through the use of a ramp or steps.

2. **HALF STORY.** A story either in the base of the building, partially below and partially above grade (visible basement), or a story fully within the roof structure with transparency facing the street.

3. **UPPER STORY.** The floors located above the ground story of a building, including any half-stories within the roof structure.

(y) **STREAMER.** A ribbon-shaped or cord-like rope which may have pennants and/or banners attached and which is stretched or hung between two or more supports.

(z) **STREET FAÇADE.** A building face with frontage along and typically parallel to a public street. Street façades are designated as either front or corner façades, and are oriented in relation to the front or corner side property lines.

(aa) **STREET FRONTAGE.** The orientation of a lot line, building façade, block face or open space type along, and typically parallel to, a public street. A building façade oriented along a street frontage is also referred to as the street façade.

(bb) **STREETSCAPE.** The various components that make up the pedestrian realm, both in the right-of-way and along private lot frontages within required building zones, including tree lawns, pavement, parking spaces, planting areas, street furniture, street trees, streetlights, sidewalks, front yard fences, etc.

(cc) **STREET RIGHT-OF-WAY.** The public or private right-of-way permitting associated streetscape elements and typically consisting of both a vehicular and pedestrian realm.

(dd) **STREET RIGHT-OF-WAY LINE.** A line that separates the street right-of-way from a contiguous property.

(ee) **STREET TERMINATION.** The point at which a street ends, requiring vehicles, bicycles, and pedestrians to turn the corner of a block.

(ff) **STREET TYPE.** Required street configurations with specific combinations of right-of-way, pavement width, pedestrian and bicycle facilities, travel lanes, and parking lanes intended to result in a desired street character.

(gg) **STREET WALL.** An opaque, freestanding wall or an opaque combination of landscaping and fencing, built along the frontage line, or along the same building line as the building façade, typically intended to screen vehicular use areas or service areas and/or to define the pedestrian realm.

(hh) **STRUCTURE.** Anything constructed or erected, the use of which requires permanent location on the ground, or attachment to something having permanent location on the ground, including advertising signs, billboards, mobile homes (located for occupancy on a permanent foundation) and other construction or erection with special function or form, except fences or walks. Includes the word "building."

(ii) **STRUCTURE, PRINCIPAL.** A structure in which is conducted the principal use of the lot on which it is situated.

(jj) **STUCCO.** A coarse plaster composed of Portland or masonry cement, sand, and hydrated lime mixed with water and applied in a plastic state to form a hard exterior covering.

(kk) **SUBORDINATE.** A building or structure that is secondary or incidental to the primary building, structure, or use on a lot.

(20) *General definitions - T*

(a) **TENANT SPACE.** A designated area within a building dedicated to an individual tenant, whether by condominium ownership or a contractual relationship between an owner and renter or lessee, where the renter or lessee is considered a primary tenant. Typically, a tenant space is not directly accessible to other tenant spaces through an internal doorway, but may be accessible via a common corridor or lobby area.

(b) **TERMINAL VISTA.** The result of a "T", "L", or "Y" shaped street intersection or a change in street alignment or topography where the views down a street terminate at a lot or parcel instead of continuing down the street.

(c) **THROUGH LOT.** A lot, with the exception of a corner lot, that has frontage on two public streets, not including alleys or service lanes.

(d) **TOWER.** A vertical element of a building or structure, generally rectilinear or cylindrical in plan, which extends above the rest of the building or structure. Communication towers and wireless communication structures are not included in this definition.

(e) **TRAILBLAZER SIGN.** A permanent sign erected by the government sign typically within the public right-of-way identifying company logos for lodging, gasoline stations, restaurants and other such establishments.

(f) **TRAILER SIGN.** Any sign which is attached to, supported by, or part of a structure which is designed to move on trailer wheels, skids, or other similar devices, or transported, pushed, or pulled by a motor vehicle.

(g) **TRANSPARENCY.** The ability to see through with clarity. An opening in the building wall allowing light and views between interior and exterior for a majority of the time. Measured as glass area for buildings and as open area for parking structures.

(h) **TREE.** Any self-supporting woody plant together with its root system, growing upon the earth usually with one trunk, or multi-stemmed trunk system, supporting a definitely formed crown.

(i) **TREE LAWN.** That part of a street not covered by sidewalk, bikepath, or other paving, lying between the property line and that portion of the street right-of-way that is paved and usually used for vehicular traffic.

(j) **TREE PRESERVATION AREA.** The area of a parcel of land in which all trees shall be protected during all phases of construction.

(k) **TREE PRESERVATION PLAN.** A proposal which includes a tree survey and a written plan with text and/or graphic illustrations indicating the methods which are to be used

to preserve existing trees during construction, and methods for ongoing maintenance, including fertilizing and pruning.

(l) **TREE PRESERVATION ZONE.** An area designated on a subdivision plat with restrictions noted regarding the removal of trees.

(m) **TREE REMOVAL PERMIT.** The permit required by this chapter to be issued in order to remove any protected tree within the corporate limits of the city.

(n) **TREE SURVEY.** A graphic display drawn to scale, not to exceed 1" = 50', showing all existing trees on a site with a six-inch DBH or greater, species, conditions, and outline of the critical root zones.

(o) **TREE WELL.** An opening in a sidewalk to accommodate street trees and other understory plantings such as perennials, groundcover, ornamental grass, and low growing shrubs. Tree wells are typically covered by an approved grate or other covering.

(p) **TRIM.** The finished woodwork or similar architectural element used to enhance, border or protect the edges of openings or surfaces, such as windows or doors.

(q) **TURRET.** A small tower, characteristically corbelled from a corner.

(21) *General definitions - U*

(a) **USED OR OCCUPIED.** As applied to any land or structure intended, arranged or designed to be used or occupied.

(22) *General definitions - V*

(a) **VEHICULAR REALM.** That portion of the street right-of-way comprised of vehicle travel lanes, on-street bicycle facilities, and on-street parking lanes.

(b) **VEHICULAR USE AREA.** Any open or unenclosed area containing more than 1,800 square feet of area and/or used by six or more vehicles of any type, whether moving or at rest, including, but not limited to, driveways, parking lots, loading and unloading areas, parking and maneuvering areas within manufactured home parks, and sales and service areas.

(c) **VERTICAL GARDEN.** See **LIVING WALL.**

(d) **VINYL SIDING ACCESSORIES.** Exterior secondary design elements that serve to provide more visual interest and complement the primary home design.

(e) **VISIBLE BASEMENT.** A half story partially below grade and partially exposed above grade with required transparency provided on the street façade.

(f) **VISION REPORT.** The Bridge Street Corridor Vision Report adopted by City Council and as amended.

(23) *General definitions - W*

(a) **WALL LIGHTING.** Accent, emergency, or safety lights intended to illuminate portions of a building façade.

(b) **WALL SIGN.** Any sign attached to or erected against the inside or outside wall of a building or structure, with the exposed display surface of the sign in a plane parallel to the

plane of the building or structure and extending less than 14 inches from the building or structure.

(c) **WATER TABLE.** A projecting brick or stone stringcourse, molding or ledge placed to divert rainwater from a building.

(d) **WINDOW SIGN.** Any temporary signs, posters, symbols and other types of identification or information about the use or premises directly attached to the window of a building or erected on the inside of the building and visible from any public area or adjacent property.

(24) *General definitions - X*

(25) *General definitions -Y*

(a) **YARD.**

1. **FRONT YARD.** An area extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of a principal structure.

2. **REAR YARD.** An area extending the full width of the lot the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the principal structure.

3. **SIDE YARD.** An area between the side line of the lot and the principal structure extending from the front lot line to the rear lot line.

(26) *General definitions - Z*

(a) **ZONING DISTRICT.** A portion of the city within which certain uses of land and/or structures are permitted and within which certain regulations and requirements apply under the provisions of this chapter.

1. **RESIDENTIAL DISTRICT.** The Restricted Suburban Residential District, the Limited Suburban Residential District, the Suburban Residential District (R-3), the Suburban Residential District (R-4). The Two-Family Residential District, the Urban Residential District, the BSC Residential district, the BSC Historic Residential district and all Planned Districts with predominantly residential uses.

2. **NON-RESIDENTIAL DISTRICT.** All districts not listed under **RESIDENTIAL DISTRICT.**

(b) **ZONING ORDINANCE, or ZONING CODE, or CODE.** This chapter.

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SIGNS

§ 153.150 PURPOSE.

The purpose of this subchapter is to protect the general health, safety, morals and welfare of the community by providing an instrument for protecting the physical appearance of the community and for encouraging high quality, effective outdoor graphics for the purposes of navigation, information and identification. Specifically, it is the intent of this subchapter to provide businesses in the municipality with equitable sign standards in accord with fair competition and aesthetic standards acceptable to the community, to provide the public with a safe and effective means of locating businesses, services and points of interest within the municipality, and to provide for a safe vehicular and pedestrian traffic environment. This subchapter is based on the premise that signs are as much subject to control as noise, odors, debris and other similar characteristics of land use, that if not regulated, can become a nuisance to adjacent properties or the community in general, or depreciate the value of other properties within the community. It is also the intent of this subchapter, as with the entire Dublin Planning and Zoning Code, to guarantee equal treatment under the laws through accurate record keeping and consistent enforcement. Finally, it is the intent of this subchapter to comply with all requirements of the U.S. and Ohio constitutional, statutory, and case law decisions requiring that sign regulations remain content neutral.

~~§ 153.151 DEFINITIONS.~~

~~—For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:~~

~~—**ABANDONED SIGN.** A sign associated with an abandoned use, a sign that remains after the termination of the business, or a sign on its immediate premises not adequately maintained and not repaired within the specified time under order of § 153.162.~~

~~—**ANIMATED SIGN.** Any sign that uses movement or change of artificial and natural lighting or noise to depict action or create a special effect or scene.~~

~~—**ATM (AUTOMATED TELLER MACHINE).** An electronically operated device used to conduct financial transactions on site, by means of direct computerized access. Such devices may be accessible by automobile and/or pedestrians.~~

~~—**BANNER.** A nonrigid cloth, plastic, paper, or canvas sign typically related to a special event or promotion.~~

~~—**BENCH SIGN.** Any sign painted on, located on, or attached to any part of the surface of a bench, seat, or chair placed on or adjacent to a public roadway.~~

~~—**BILLBOARD.** An off-premise sign directing attention to a specific business, product, service, entertainment or other activity sold, offered, or conducted off of the lot or parcel on which the sign is located.~~

~~—**BUS SHELTER SIGN.** Any sign painted on or affixed to any bus shelter.~~

~~—**CHANGEABLE COPY SIGN.** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged by mechanical, electronic or manual means without altering the face or surface of the sign.~~

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~~—**CHANNEL LETTERS.** The outline of a letter, border, or similar object with a vertical side wall to confine the lighting on the face either to restrict vision at an angle or to prevent light spillage over adjacent areas.~~

~~—**COMMUNITY ACTIVITY.** An activity that is open to the general public and non-discriminatory, and that is sponsored by a public, private nonprofit or religious organization that is educational, cultural, or recreational in function. Charitable events sponsored by for-profit organizations are also considered community activities. Free admission is not a requirement. Examples of a community activity are a school play or a church fair.~~

~~—**CONSTRUCTION TRAILER SIGNS.** Signs painted on or affixed to construction trailers, vans, or other vehicles temporarily in use on a construction site. Decorative inserts or wraps on construction or site fencing will not be considered a sign.~~

~~—**DEVELOPMENT PERIOD SIGN.** A temporary sign erected only between the time a building permit for construction or alteration of a public or private premises is approved by the City and the date on which a certificate of occupancy or use permit for the resulting work is approved by the City, except as further limited by Sections 153,150 through 150.164.~~

~~—**DIRECTIONAL SIGN.** A permanent sign that provides information regarding location, instructions for use, or functional/directional data.~~

~~—**ELECTRONIC SCOREBOARD.** An electronically controlled changeable copy sign used to display scoring information for sporting events. Such signs are located on the sports field.~~

~~—**ENTRY FEATURE SIGN.** A permanent on-premises ground-mounted sign that graphically identifies a residential subdivision and/or multifamily development. For commercial properties, see **JOINT IDENTIFICATION SIGN.**~~

~~—**ESTABLISHED GRADE LINE.** The average finished grade for that area of the site where the sign is to be located, provided however that the height of the sign shall not be artificially increased by the use of mounding. All references to sign height are from the established grade line unless otherwise noted.~~

~~—**EXTENSION.** A wall or other structure which is connected to and extended from a building.~~

~~—**FLAG.** Fabric or bunting of distinctive color and design and used as an emblem, standard, decoration, or symbol and which is mounted on a flagpole or otherwise displayed from a building or site.~~

~~—**FLASHING SIGN.** Any directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever.~~

~~—**FREE-STANDING SIGN.** See **GROUND SIGN.**~~

~~—**GARAGE OR YARD SALE PERIOD SIGN.** A temporary sign erected only within 24 hours before a garage or yard sale in the vicinity of the sign will take place, and removed not later than two hours after the garage sale has ended.~~

~~—**GAS-INFLATABLE SIGN/DEVICE.** Any device which is capable of being expanded by any gas and used on a permanent or temporary basis to attract attention to a product or event. This definition includes both hot and cold-air balloons tethered or otherwise anchored to the ground.~~

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—~~**GOVERNMENTAL SIGN.** A sign erected and maintained pursuant to and in discharge of any government functions or required by law, ordinance, or other governmental regulations. Governmental signs shall include but not be limited to traffic or similar regulatory devices, official “Welcome to Dublin” signs, “Block Watch” signs, “Tree City USA” signs, legal notices, warnings at railroad crossings, or any other such sign required by law.~~

—~~**GROUND SIGN.** Any sign which is physically attached to a foundation. These are commonly known as free-standing, pole, pylon, or monument signs.~~

—~~**ILLUMINATED SIGN.** Any sign lighted by or exposed to artificial lighting either by light on or in the sign or directed toward the sign.~~

—~~**INFORMATION SIGN.** A permanent sign displaying necessary information for the convenience and safety of residents and visitors, and containing no advertising.~~

—~~**JOINT IDENTIFICATION SIGN.** A sign that is located on a lot or premises containing a shopping center, office park, industrial park, or other building complex containing three or more uses, tenants, or legally distinct occupants on the same lot.~~

—~~**LOGO.** A non-text graphic representation on a permanent sign of a corporate trademark, or symbol of a company name, trademark, emblem, figure, element, abbreviation, etc., uniquely designed for recognition.~~

—~~**MODEL HOME PERIOD SIGN.** A temporary sign erected only during any period when an approved residential development is permitted by the City to maintain a model home on the lot or parcel, or within the subdivision or development, where homes are being constructed.~~

—~~**MONUMENT SIGN.** A ground sign attached to a wall or a base constructed specifically for the display of the sign. A common example is a permanent entry feature sign.~~

—~~**NONCONFORMING SIGN.** A pre-existing legal sign, which does not conform to the standards set forth in this code.~~

—~~**OPEN HOUSE.** A temporary public showing of a structure available for sale, rental, or lease.~~

—~~**PENNANT.** A flag or banner longer in the fly than in the hoist, usually tapering to a point.~~

—~~**PERMANENT SIGN.** Any permitted or legal nonconforming sign intended to remain in place until a change of occupancy or development occurs. A permanent sign must be securely attached or installed upon a building, structure, or the ground.~~

—~~**POLE SIGN.** See **GROUND SIGN.**~~

—~~**PORTABLE SIGN.** Any sign that is designed to be or capable of being moved or transported, and not permanently affixed or attached to any building, structure, or grounds.~~

—~~**PRIMARY IMAGE.** The name of the use or business identified on a permanent sign. The primary image must be displayed in text.~~

—~~**PRODUCT SIGN.** A permanent sign typically located in a window, advertising a product or service offered by a business.~~

—~~**PROJECTED IMAGE.** An image projected onto a building, structure, or sign.~~

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- ~~**PROJECTING SIGNS.**~~ A sign that is wholly or partly dependent upon a building for support or suspended from a pole attached to a building. Such signs must be perpendicular to the building face upon which they are attached.
- ~~**PYLON SIGN.**~~ See ~~**GROUND SIGN.**~~
- ~~**RACEWAY.**~~ An elongated metal enclosure used to mount individual channel lettering and to conceal related transformers and wiring.
- ~~**REFACING.**~~ Any alteration to the face of a sign involving the replacement of materials or pans. Refacing does not refer to replacing the entire sign structure or the removal of the sign.
- ~~**ROOF LINE.**~~ The uppermost line or point of the façade or parapet of a flat roof structure, or the lower edge of an eave, gable or rake of a sloped roof structure.
- ~~**ROOF SIGN.**~~ Any sign erected on or above the roof line of a building.
- ~~**SALE OR LEASING PERIOD SIGN.**~~ A temporary sign erected only during any period when a premises or part thereof is actively offered for sale or lease, and removed no later 14 days after the premises or part thereof is occupied by a new owner or tenant.
- ~~**SANDWICH BOARD SIGN.**~~ A temporary sign made up of two hinged boards which can be placed on the ground.
- ~~**SEASONAL BUSINESS PERIOD SIGN.**~~ A temporary sign erected only during any period when a seasonal business is permitted to operate in the City.
- ~~**SECONDARY IMAGE.**~~ Any and all text, graphics, or images displayed on a permanent sign in addition to the name of the use or business and/or logo, including but not limited to pictorial representations, tag lines, products, prices, and phone numbers.
- ~~**SECTION.**~~ In the text, the term ~~**SECTION**~~ refers to the Arabic numeral under which it appears in this subchapter.
- ~~**SIGN.**~~ A sign is defined as any name, number, symbol, identification, description, display, illustration, object, graphic, sign structure, or part thereof, whether permanent or temporary, which is affixed to, painted on, represented directly or indirectly upon, or projected onto a building, structure, lot, or other device, whether mobile or affixed to the ground, and which directs attention to any object, product, place, activity, person, institution, organization, or business. This definition includes all signs visible from any public right of way or adjacent property, including interior signs oriented towards the exterior façade of any building or structure as well as back-lighted translucent panels or strip lighting affixed to any wall or roof where any such panels or lighting serves to identify and attract attention rather than illuminate space for human activity.
- ~~**SIGN FACE.**~~ The surface intended for the display of information on the sign.
- ~~**SIGN STRUCTURE.**~~ The supporting unit of a sign face, including but not limited to frames, braces and poles.
- ~~**SPECIAL EVENT.**~~ A special event or activity that is open to the general public and non-discriminatory, and that is supported by the office of Public Information and Special Events. Free admission is not a requirement. A special event is educational, cultural or recreational in function. Such events shall be coordinated through the City Office of

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~~Public Information and Special Events. Examples of a special event are the Muirfield Tournament and the Dublin Irish Fest.~~

~~—**STREAMER.** A ribbon-shaped or cord-like rope which may have pennants and/or banners attached and which is stretched or hung between two or more supports.~~

~~—**SUBCHAPTER.** Refers to §§ ~~153.150~~ through ~~153.164~~ in its entirety.~~

~~—**TRAILBLAZER SIGN.** A permanent sign erected by the government identifying company logos for lodging, gasoline stations, restaurants and other such establishments.~~

~~—**TRAILER SIGN.** Any sign which is attached to, supported by, or part of a structure which is designed to move on trailer wheels, skids, or other similar devices, or transported, pushed, or pulled by a motor vehicle.~~

~~—**WALL SIGN.** Any sign attached to or erected against the inside or outside wall of a building or structure, with the exposed display surface of the sign in a plane parallel to the plane of the building or structure and extending less than 14 inches from the building or structure.~~

~~—**WINDOW SIGN.** Any temporary signs, posters, symbols and other types of information directly attached to the window of a building or erected on the inside of the building and visible from any public right-of-way or adjacent property.~~

§ 153.151~~2~~ PERMIT REQUIRED.

All signs located on land within or hereafter annexed to the municipality shall comply with this subchapter unless specifically exempt by § ~~153.155~~⁶. No person shall locate or retain any sign, or cause a sign to be located, relocated, altered, modified, or retained unless all provisions of this subchapter have been met. To ensure compliance with these regulations, a sign permit shall be secured from the Planning Director or designee for each sign unless such sign is specifically exempted in this subchapter. Any sign requiring a structural steel foundation and/or electricity must obtain foundation and/or electric permits from the Building Division, as well as a sign permit. An application fee will be required at the time of application. A permit fee will be required when and only when the permit is approved. Fees may be paid by cash, check, or money order. No permit shall be issued until a completed application and fees have been submitted. Prior to issuance of a permit, signs within the Architectural Review District must be approved by the Architectural Review Board. Such signs may be subject to different or more stringent criteria as adopted for the Architectural Review District.

§ 153.152~~3~~ SUBMITTAL REQUIREMENTS FOR SIGN PERMITS.

When applying for a sign permit, the following materials must be submitted:

- (A) A completed application and fee for each requested sign.
- (B) Scale elevation drawing(s) of proposed sign(s).
- (C) Foundation and anchoring drawing(s) of proposed sign(s).
- (D) A dimensioned site plan showing the location of proposed sign(s) and adjacent buildings or other structures.
- (E) For wall signs, a building elevation drawn to scale showing the proposed wall sign and the dimension from established grade to the top of the sign.

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(F) For ground signs, a sign base landscaping plan.

§ 153.1534 PROHIBITED SIGNS.

The following signs or similar devices are prohibited: Off-premise signs, trailblazer signs, externally visible neon and neon look-alike signs, trailer signs, search lights, laser lights, pennants, streamers, spinners, bench signs, portable signs (except for sandwich board signs), roof signs, billboards, changeable copy (except for gasoline station price signs and drive-thru menu boards under §~~153.15960~~), flashing signs, projected images and animated signs, signs with moving or moveable parts, and any look-alike version of any of these prohibited sign types.

§ 153.1545 PROHIBITED SIGN LOCATIONS.

Signs may not be installed in any of the following locations:

- (A) In any public right-of-way, unless specifically authorized by this subchapter and the City Engineer;
- (B) In any utility easement or no-build zone;
- (C) In any public park or other public property;
- (D) On any traffic control signs, construction signs, fences, utility poles, street signs, trees or other natural objects;
- (E) In any location where the view of approaching and intersecting traffic would be obstructed. No sign shall be located so as to interfere with the safe movement of vehicles or pedestrians entering, leaving, or crossing a public right-of-way;
- (F) In any residential area, except as expressly permitted in §§ [153.1556](#), [153.1578](#), [153.1589](#) and ~~[153.15960](#)~~ of this subchapter;
- (G) On any property without the prior authorization granted by the property owner on which any sign is to be placed.

§ 153.1556 PERMANENT SIGNS NOT REQUIRING A PERMIT.

The following permanent signs do not require a permit, but are subject to the restrictions listed in §§ [153.1545](#), [153.1567](#) and [153.1623](#) of this subchapter unless expressly exempted. Nothing in this section shall be construed to allow any sign which is prohibited in § [153.1534](#), unless any such sign is expressly permitted.

- (A) *Flags.* Poles for such flags must be no more than 35 feet in height, or lower if in a lower structure height district. A foundation permit must be received from the Building Department for all flagpoles. The area of such flags shall not exceed 5' by 9'6".
- (B) *Governmental Signs.* Such signs shall be consolidated with other governmental signs whenever possible. Signs may only include three colors, including black and white, unless otherwise required by government regulation. If the sign is located in right-of-way it must be approved by City Engineer.
- (C) *Street Address Signs.* Signs bearing only the street address of the properties on which they are located for the purpose of aiding first responders.
 - (1) For residences, such numbers must consist of Arabic numerals no less than three inches nor more than eight inches in height.

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- (2) For non-residential uses, maximum number height varies according to front setback.
 - (a) If the setback is less than 100 feet, the maximum number height is 12 inches.
 - (b) For setbacks between 100 and 200 feet, the maximum height is 18 inches.
 - (c) For setbacks over 200 feet, the maximum height is 24 inches.
- (3) All street address signs shall contrast to the color of the surface on which they are mounted and shall be clearly identifiable from the street.
- (4) Every building is required to post its street address.
- (D) *Private Traffic and on site Directional Signs.* Traffic and directional signs indicating points of entry or exit for a facility or off-street parking area, provided such signs are limited a maximum of four square feet in area and three feet in height and do not interfere with safe vehicular or pedestrian traffic circulation or obstruct the view of drivers exiting onto highways or thoroughfares. Such signs may contain information such as "in," "enter," "entrance," "out," "exit," "do not enter" or similar language as approved by the Planning Director or designee. Arrows indicating desired traffic movement may also be used for directional signage. Such signs may contain no advertising, including logos and must be of a rectangular shape. Such signs must be on the property to which they refer and may not be placed within a public right-of-way.
- (E) *Residential Information Signs.* Information signs are allowed only when they display information necessary for the safety and convenience of residents and visitors, such as "beware of dog" and "no trespassing." Such signs may not exceed two square feet in area and may contain no advertising.
- (F) *Security System Signs.* Signs displaying information about the security system protecting buildings or property, provided that such signs do not exceed one square foot in area.
- (G) *Barber Poles.* According to state law, all barber shops must display either a barber pole or a window sign reading "Barber." If a pole is displayed, it may not exceed 28 inches in height.
- (H) *ATMs.* Signage for all ATM's (Automated Teller Machines) shall be limited to one square foot of sign area and include no more than three colors. ATM signage must have an opaque background. If the ATM contains a logo, it may be internally illuminated. (All external illumination shall comply with the Dublin Lighting Guidelines.) In addition, monochromatic, non-illuminated logos of accepted credit systems, (Visa, Mastercard, American Express, etc.), are limited to less than one square foot in area and must be oriented to the user of the device only.

§ 153.1567 GENERAL REQUIREMENTS FOR TEMPORARY AND PERMANENT SIGNS.

- (A) *Location.* Refer to § [153.1545](#).
- (B) *Size.* Sign area shall include the face of the entire display area not including the bracing, framing and structural supports of the sign, unless such support

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members are made part of the message or face of the sign. Where a sign has two or more display faces, the area of all faces of the sign shall be included in determining the area of the sign, unless the two faces are joined back to back, are parallel to each other and not more than 24 inches apart. The area of a sign consisting of individual letters or symbols, either freestanding or attached to or painted on a surface, building, wall, or window, shall be considered to be that of the smallest single rectangle which encompasses all the letters and symbols.

- (C) *Design.* **Permanent** Signs shall be designed with the maximum of creativity and the highest quality of materials and fabrication. It is strongly recommended that all signs be designed by a professional sign designer and be installed by a qualified sign builder or contractor. Signs shall be designed to fully integrate with the building architecture and overall site design.
- (1) Signs shall not resemble the color, shape, design or other characteristics of any common traffic control device, directional or warning signs directed or maintained by the state, city, or any railroad, public utility, or similar agency concerned with the protection of the public health and safety.
 - (2) Permanent signs shall display as the primary image only the name of the business in text. Logos and any additional text, graphic, or image displayed on the sign face will be considered a secondary image shall not exceed 20% of the maximum permitted area of the sign face.
 - (3) All permanent and temporary ground signs must be of a rectangular shape. This requirement does not apply when individual channel letters are used.
 - (4) Colors.
 - (a) Except as provided in division (b) below, signs shall be limited to three colors. **including** Black and white are considered colors. The background color is considered one of the three permissible colors, unless channel letters are used, in which case the background is not to be considered one of the three permissible colors.
 - (b) A corporate trademark or symbol used as a logo or secondary image shall not be limited in the number of colors used in a sign, but shall be considered as one of three permissible colors. The primary image, or secondary images, and/or background shall use one of the colors used in the corporate trademark or symbol logo.
 - (5) Any multi-faced **permanent** sign shall consistently display the same name, message and graphics on all faces.
 - (6) Reverse sides of signs shall be unobtrusive and blend with the surroundings.
 - (7) Reverse sides of all permanent signs and structural supports must be completely enclosed.
- (D) *Landscaping.* The base of all permanent ground signs shall be effectively landscaped with living plant material and maintained in good condition at all times. The minimum landscaped area shall extend at least three feet beyond all faces or supporting structures in all directions. Exposed foundations must be constructed with a finished material such as brick, stone, or wood, or be

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screened with evergreens to the top of the anchor bolts. The landscaped area shall include all points where sign structural supports attach to the ground.

- (E) *Lighting.*
- (1) Signs shall be illuminated only by the following means:
 - (a) By a white, steady, stationary light of reasonable intensity, directed solely at the sign and/or otherwise prevented from beaming directly onto adjacent properties or rights-of-way. Light fixtures shall be screened from view by site grading or evergreen shrubs. No exposed light sources are permitted.
 - (b) By white interior light of reasonable intensity with primary and secondary images lit or silhouetted on an opaque background. The background must be opaque. No additional background lighting or illuminated borders or outlines shall be permitted.
 - (2) The level of illumination emitted or reflected from a sign shall not be of intensity sufficient to constitute a demonstrable hazard to vehicular traffic on any right-of-way or parking lot from which the sign may be viewed.
- (F) *Construction.* All permanent signs must be constructed to meet all current building code regulations of the municipality. All signs and related surroundings shall be properly maintained and shall not show signs of rust or corrosion, exposed wiring, chipped paint or faces, cracked, broken, or missing faces, or loose materials. The structural integrity of all sign foundations must be maintained.

§ 153.1578 PERMANENT SIGNS.

All permanent signs shall also comply with the following requirements and with the height, area and setback requirements of § [153.1634](#).

- (A) *Wall Signs.* Wall signs are permitted for any business or use not identified by a ground sign.
- (1) *Placement.*
 - (a) Wall signs shall not protrude more than 14 inches from the wall or face of the building to which it is attached, whether or not a raceway is used.
 - (b) Signs may be attached to a building wall or architecturally integrated extension which faces a street, parking lot or service drive, or may be attached to a canopy which projects beyond the building, provided that no part of the sign may extend above the roof or canopy.
 - (2) *Height.* Refer to § [153.1634](#) for height limitations according to use. The height of a wall sign is measured from the established grade line to the top of the sign. Note that corporate office signs along interstate districts have no height, but in no case shall the sign extend above the roof line of the building.
 - (a) Signs may be attached to a building facade which faces a street, parking lot or service drive. It may be attached to a canopy which

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projects beyond the building, provided that no part of the sign extends above the roof or canopy.

- (3) *Size.* The maximum allowable size for any wall sign shall be one square foot for every lineal foot of width of the building face to which the sign is attached, but shall not exceed the maximum size allowed for the use by § [153.1634](#) unless located in the Interstate District.
 - (4) *Number.* Wall signs shall be limited in number to one per building or use. For buildings or uses on corner lots having at least 100 feet of lot frontage on each of two public rights-of-way, a second wall sign is permitted facing the second right-of-way. Each sign is limited to one square foot in area for every lineal foot of width of the building face to which the sign is attached, not exceeding the installed maximum size allowed for the use by § [153.1634](#). The distance between the signs shall not be less than two-thirds the length of the longest elevation to which the sign is attached. The distance will be measured by two straight lines along the elevations of the building, from edge of sign to edge of sign. In no case shall two wall signs be closer than 30 feet apart. The provision for a second sign does not apply to individual tenants in a multi-tenant building.
- (B) *Ground Signs.* Ground signs shall include free-standing, pole, pylon and monument signs. A ground sign is permitted only when all of the following conditions are fulfilled:
- (1) *Placement.*
 - (a) The sign is located on the property to which it refers;
 - (b) The use is free-standing on its individual lot, is accessible by automobile and has off- street parking;
 - (c) The use has no wall sign visible from the public right-of-way or adjacent property; and
 - (d) Such signs shall not be located in such a way that they interfere with the safe movement of vehicular and pedestrian traffic.
 - (2) *Size.* The maximum allowable size for any ground sign shall be in accordance with § [153.1634](#)
 - (3) *Height.* Refer to § [1153.1634](#) for height limitation according to use. The height shall be measured from the established grade line to the highest point of the sign or its frame/support. The height may not be artificially increased by the use of mounding.
 - (4) *Setback.* All ground signs must be set back a minimum of eight feet from any public right-of-way or property boundary line unless such signs are specifically exempted of this requirement, refer to § [153.1634](#).
 - (5) *Number.* Ground signs shall be limited in number to one per lot or multiple lots if devoted to one specific use or user. Buildings on corner lots having at least 100 feet of frontage on two public rights-of-way may be entitled to two ground signs, one facing each public right-of-way, if they meet the following criteria:

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- (a) The total combined height of both signs shall not exceed 1 1/3 times the maximum permitted height of a single ground sign for that use.
 - (b) The total combined area of both signs shall not exceed 1 1/3 times the maximum permitted area of a single ground sign for that use.
 - (c) The two signs shall be no closer than two-thirds the length of the longest public right-of-way frontage. The distance shall be measured by drawing two straight lines, measured from the edge of each sign, forming a 90 degree angle.
- (C) *Window Signs.* Window signs shall be permitted for the use specified in § [153.1634](#) in addition to any permitted wall sign or ground sign. The sum of the area of the window signs and the area of the wall or ground sign may not exceed the maximum allowable area for the wall or ground sign.
- (1) *Placement.* Window signs shall be limited to the ground floor or first floor windows only, unless a use is located in the second or higher stories of a building and has no first floor occupancy.
 - (2) *Number.* Window signs shall be limited to one sign per window.
 - (3) *Size.* The total area of all such window signs is not to exceed 10% of the total window area of the establishment or 10 square feet, whichever is less. The maximum allowable area on the second floor may not exceed that of the first floor.

§ 153.1589 TEMPORARY SIGNS.

The following standards supplement the general requirements within § [153.1567](#). Unless otherwise explicitly stated below, the following standards supersede the provisions within § [153.1567](#) when regulating temporary signage.

- (A) *Banners.*
- (1) *General.* Banners are permitted only for the promotion of special events, during a grand opening, **or during the time between permanent sign permit approval and installation.** ~~A grand opening occurs only when there is a change of tenant or owner that brings a new business to a site.~~ A temporary sign permit is required for all banners. ~~A scaled diagram of the banner(s), a site plan showing the location of the banner(s) and a description of how the banner(s) is to be ventilated and secured shall be submitted to the Planning Director or designee.~~
 - (2) *Location.* All banners shall be located on the site where the **community event or grand opening** ~~abovementioned activity~~ occurs. They shall not be located in any public right-of-way or in such a way that they would interfere with the safe movement of vehicular and pedestrian traffic.
 - ~~(3) *Colors.* Only three colors shall be used on any banner, including black and white.~~
 - (3) *Illumination.* Banners shall not be illuminated.

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- (4) *Size, Height.* Such signs shall be limited to 30 square feet in area. If located on the building, it cannot be located higher than 15 feet to the top of the banner.
 - (5) *Placement.* All banners shall be safely secured to a building, structure, or stake, and shall have ventilated faces to reduce wind load.
 - (6) *Duration.* Banners may be erected for a maximum of 14 days.
- (B) *Community Activities Signs.*
- (1) *General.* The installation of these banners is coordinated through Communications and Public Information and Special Events. Temporary banners or standardize sandwich board signs may be installed during a community activity. On-site temporary signage before or during, a community activity, with the exception of banners and gas-inflatable devices, does not require a permit.
 - (2) *Illumination.* May not be illuminated.
 - (3) *Duration.* May not be displayed more than seven days immediately preceding the event and shall be removed no later than 24 hours following conclusion of the event.
- (C) *Construction Trailer Signs.*
- (1) *General.* Construction Trailer Signs do not require a sign permit. Such signs are subject to the restrictions listed in § 153.1534 and § 153.1545.
 - (2) *Decorative inserts or wraps on construction or site fencing are not considered a sign.*
- (D) *Development Period Signs.*
- (1) *General.* Application shall be made to the Planning Director or designee for review. A sign permit must be obtained in accordance with § 153.1512.
 - (2) *Location.* Must be installed on the property for which a valid building permit is in effect. Must be placed at least eight feet from any public right-of-way.
 - (3) *Illumination.* ~~Must comply with the provisions of § 153.1578, with the exception that the sign shall~~ May not be illuminated.
 - (4) *Placement, Number.* Limited to no more than one sign per street frontage, except that sites having at least 100 feet of frontage on each of two public rights-of-way may place a second sign facing the second right-of-way if both signs comply with code requirements. If the site is entitled to two **temporary** development period signs, the distance between the signs shall be not less than two-thirds the length of the longest right-of-way frontage. The distance shall be measured by drawing two straight lines, from the edge of each sign, forming a 90 degree angle.
 - (5) *Size, Height.* Such signs shall be limited to 32 square feet in area and eight feet in height.
 - (7) *Duration.* Approval shall be for a period not to exceed one year. In residential subdivisions, development signs ~~must~~ shall be removed when 75

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percent of the lots in such subdivision have received any certificate of occupancy.

(E) *Garage or Yard Sale Period Signs.*

- (1) *General.* A sign permit must be obtained in accordance with § [153.1512](#).
- (2) *Number.* A maximum of three such signs may be posted after a garage sale permit has been obtained.
- (3) *Size, Height.* Such signs are provided by the City and shall be limited to two square feet in area and one-foot in height. ~~The city provides the signs, which are one foot in height and two square feet in area.~~
- (4) *Placement.* They may be located in a public right-of-way so long as no safety or visibility hazards are created.
- (5) *Duration.* Erected within 24 hours before a garage or yard sale and removed not later than two hours after the garage sale has ended.

(F) *Gas-Inflatable Sign/Device.*

- (1) *General/Duration.* Such signs are permitted only for special events in accordance with the restrictions set forth in § [153.1589\(B\)](#) and § [153.1589\(L\)](#), and for seasonal decorations in accordance with the requirements of § [153.1589](#) K). A temporary sign permit is required for all gas-inflatable devices. A scaled diagram of the device and a site plan showing where the device is to be located are required.
- (2) *Location.* Shall be located only on the site where the special event occurs.
- (3) *Materials.* Must not be inflated with helium or any other buoyant gas.
- (4) *Illumination.* May not be internally illuminated.
- (5) *Placement.* Shall be securely attached/tethered to the ground so that they will not shift more than three feet in any direction during any wind condition up to 25 miles per hour. Such signs shall not be attached to or mounted on any platform, roof, or similar structure, and must be placed so that they will be clear of all utility lines, roads, parking lots and adjacent property in case of collapse.

(G) *Model Home Period Sign.*

- (1) *General.* A sign permit must be obtained in accordance with § [153.1512](#). See § [153.073](#) for additional regulation pertaining to model homes. Shall be permitted in lieu of an exempt residential sale or leasing period sign as described in §[153.1589\(I\)](#).
- (2) *Location.* Shall be located only on the lot or parcel where homes are being constructed.
- (3) *Size, Height.* Such signs shall be limited to eight square feet in area and six feet in height ~~and may not be internally illuminated.~~
- (4) *Illumination.* May not be internally illuminated.
- (5) *Duration.* Shall be permitted during any period when an approved residential development is under construction, until such time as the subdivision or development is complete or the model home is discontinued.

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- (H) *Non-residential Sale or Leasing Period Signs.*
- (1) *General.* A sign permit must be obtained in accordance with § [153.1512](#).
 - (2) *Number.* ~~Only~~ One such sign is permitted per parcel, either ground, wall, or window ~~street frontage is permitted.~~
 - (3) *Size, Height.* ~~Ground-mounted~~ Such signs are limited to ~~16 square feet in area and 4 feet in height for lots with less than 100 feet of street frontage~~ and 32 square feet in area and 8 feet in height ~~for lots with street frontage of 100 feet or more.~~ Wall signs shall be limited to 16 square feet in area with a maximum height of 15 feet to the top of the sign. Window signs shall not to exceed 10% of the total window area of the establishment or 6 square feet, whichever is less. ~~Individual tenant spaces within a parcel are allowed a window or wall sign no larger than 16 square feet in area.~~
 - (4) *Placement.* ~~Free-standing~~ Signs must be located so that they do not interfere with the safe movement of vehicular and pedestrian traffic.
 - (5) *Duration.* ~~Freestanding signs~~ Such signs shall be permitted for 30 number of days contiguously and no more than 90 total days in a calendar year ~~may not be displayed more than 180 days in any calendar year~~, and must be removed within 14 days after the sale, rental, or lease has occurred.
 - (5) *Materials/Design.* Such signs shall be professionally design and constructed. Plywood and cardboard are not permitted materials.
- (I) *Residential Sale or Leasing Period Sign*
- (1) *General.* A sign permit is not required for Residential Sale or Leasing Period Signs. Such signs are subject to the restrictions listed in § 153.1534 and § 153.1545.
 - (2) *Size, Height.* Such signs are limited to seven square feet in area and three feet in height in all residential areas.
 - (3) *Placement.* Free-standing signs must be located so that they do not interfere with the safe movement of vehicular or pedestrian traffic. Permitted temporary off-premises signs must not be located so that they interfere with the safe movement of vehicular or pedestrian traffic and may not be located within street medians.
 - (4) *Duration.* Such signs are permitted during any period when any premise or part thereof is actively offered for sale or lease, and removed no later than 30 days after the premises or part thereof is occupied by a new owner or tenant.
- (J) *Sandwich Board Signs.*
- (1) *General.* Sandwich board signs require approval of a Certificate of Zoning Plan Approval prior to use/installation.
 - (2) *Number.* One per ground floor storefront tenant.
 - (3) *Placement.* Sandwich board signs are permitted only immediately in front of the ground story tenant space. Signs shall be placed within 6 ft. of the

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primary ground floor public entrance of the business. Signs shall maintain a minimum unobstructed 5-ft. clearance on sidewalks and shall not impede the safe movement of pedestrians or the safe operation of vehicles.

- (4) *Material, Color.* Sandwich board signs shall be constructed with a wood or metal frame with a chalkboard or whiteboard face. The sandwich board sign frame shall be finished in subdued colors. Sandwich board signs constructed of plastic, PVC, vinyl, and other similar materials as determined by the Planning Director are prohibited. Tracked line slide letters are prohibited.
 - (5) *Size, Height.* A maximum of six square feet in area per side and three feet in height.
 - (6) *Duration.* Sandwich board signs shall be removed and stored indoors or in a location not visible to the public during non-business hours.
 - (7) *Illumination.* May not be illuminated.
- (K) *Seasonal Business Period Sign.*
- (1) *General.* A sign permit must be obtained in accordance with § [153.1512](#).
 - (2) *Number.* One sign per street frontage is permitted.
 - (3) *Size, Height.* Such signs are limited to 32 square feet in area and 8 feet in height.
 - (4) *Setback.* They must be set back at least eight feet from any public right-of-way.
 - (5) ~~*Colors.* Such signs are limited to three colors, including black and white.~~
- (L) *Seasonal Decorations.*
- (1) *General.* Seasonal decorations do not require a sign permit. Such decorations are subject to the restrictions listed in § 153.1534 and § 153.1545.
 - (2) *Illumination.* Such decorations may be illuminated, providing no safety or visibility hazards are caused by such illumination. Animated and flashing seasonal decorations are permitted for residential uses only, and may not be installed in locations that create safety or visibility hazards.
 - (3) *Duration.* Decorations erected or installed shall be permitted an aggregate total of 60 days in any one given year. ~~Such decorations are to be displayed not more than 60 consecutive days.~~
- (M) *Special Events*
- (1) *General.* A temporary sign permit will be issued for a special event only after a special event application form has been filled out and approved. The event coordinator is required to complete a special event application form, which includes a description of the proposed signage. On-site temporary signage before or during a special event, with

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the exception of banners and gas-inflatable devices, does not require a permit.

- (2) *Number.* A special event organizer may erect a maximum of eight temporary off-premise signs, provided that a sign permit is obtained from the Planning Director or designee before installation. The location and number of signs permitted, up to the maximum permitted in this Subsection 153.1589(L) will be determined on a case-by-case basis, based on considerations of traffic safety and size of attendance.
 - (3) *Placement.* The city will provide and install standardized sandwich boards for all off-premise signs. The event organizer is responsible for supplying paper or plastic signs which will be affixed to the boards.
 - (4) *Size.* A maximum of two signs may be up to six square feet in area and three feet in height. A maximum of six signs may be up to two square feet in area and one foot in height.
 - (5) *Duration.* A maximum of two signs may be installed no earlier than seven days immediately preceding the event but must be removed no later than 24 hours following conclusion of the event. A maximum of six signs may be installed no earlier than 24 hours immediately preceding the event but must be removed within 24 hours following conclusion of the event.
 - (6) *Illumination.* May not be illuminated.
- (N) *Other Temporary Signs.*
- (1) *General.* All other temporary signs do not require a sign permit and are subject to the restrictions listed in § 153.1534 and § 153.1545. Permission to post such signs must be obtained from the owner(s) of the property on which the signs are placed.
 - (2) *Number.* Up to two temporary signs erected on a lot or parcel.
 - (3) *Size.* Do not exceed six square feet in size.
 - (4) *Height.* Do not exceed three feet in height.
 - (5) *Materials.* Are not to be illuminated in any manner.
 - (6) *Placement.* Are not to be affixed to any public utility, pole, tree, or natural object, are not located within a public right-of-way, and do not create a safety or visibility hazard.
 - (7) *Duration.* All of the permitted signs are limited to a period of four months.

§ 153.15960 SIGNS WITH SPECIAL CONDITIONS.

For all permanent sign types listed below, a sign permit must be obtained in accordance with § 153.1512. In addition to the requirements and regulations in Sections 153.150 through 153.1623, the following special conditions shall apply:

(A) *Corporate Office Signs along Interstate District.*

- (1) For the purposes of this chapter, the Interstate District is hereby defined to include property with frontage on Interstate 270 that has been improved with corporate office building(s) constructed with two or more

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stories above the natural grade. Such building is entitled to a wall sign or a ground sign facing the interstate in addition to other permitted signage. In all cases, a maximum of two signs shall be permitted. For wall signs, the permitted sign area is based upon the number of building stories above natural grade and the building setback from the interstate right-of-way line. Buildings that are set back at least 50 feet from the interstate shall be entitled to 100 square feet of signage per story, up to a maximum of 300 square feet. Multi-story buildings set back less than 50 feet from the interstate shall be entitled to a maximum 100 square feet of wall signage regardless of number of stories. Any such wall sign shall be individual channel letters and shall be limited to one color. Wall signs may not extend above the roof line of the building. They may not be attached to a penthouse or roof structure including but not limited to mechanical equipment or roof screening. For ground signs, the permitted sign size is based upon the building setback. Buildings set back at least 100 feet from the interstate, shall be entitled to a sign no greater than 80 feet in area and not more than 12 feet in height.

- (2) Buildings setback less than 100 feet from the interstate shall be entitled to a sign no greater than 50 feet in area and not more than eight feet in height. All Interstate District signs shall conform to all setback, design, location, and other requirements not specifically addressed in this section.
- (B) *Joint Identification Signs.* One ground sign identifying only the name of a shopping center or other building complex shall be permitted, if there is a minimum of three uses sharing the same site. Such signs shall be permitted in addition to the permitted signs of individual occupants, but shall not list the names of these occupants. A joint identification sign shall not exceed the maximum permitted height of any ground sign identifying the individual occupants and the area of a joint identification sign shall not exceed 80 square feet. A second joint identification sign of the same size is permitted if the site has frontage on two streets, provided that the total lot frontage (on two streets) is 1000 feet or greater. The two signs shall be no closer than 75 feet. For all buildings or complexes designed and/or intended for multi-tenant usage, a total sign plan conforming to all the requirements of this Code must be submitted to the Planning Director or designee before any sign permit for the complex or an individual tenant will be issued.
- (C) *Entry Feature Signs.* These shall include signs graphically identifying a subdivision and/or multi-family development. Such signs shall be limited to monument signs only. Pole and pylon signs are prohibited. Such signs must consist entirely of natural materials, such as wood, brick and stone. The reverse sides of such signs shall be finished to match the fronts. The graphic area of such signs shall not exceed 20 square feet and the height of the monument shall be limited to six feet. Such signs may not interfere with the safe movement of vehicular and pedestrian traffic. If an entry feature sign is to be located within the right-of-way it must be reviewed and approved by City

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Council, the Planning and Zoning Commission and the City Engineer. Such signage must meet Dublin lighting and landscaping requirements.

- (D) *Signs within the Architectural Review District.* Refer to the Architectural Review Board regulations and the Historic Design Guidelines for regulations pertaining to signs in these locations.
- (E) *Nonconforming Signs.* All pre-existing illegal nonconforming signs must be removed in accordance with this subchapter. The Planning Director shall issue an order for the sign to be removed within 15 days. The cost of removal will be assessed to the property owner. If the property owner refuses to pay for removal of the sign, the cost of such removal shall be assessed to the property owner's tax records. All pre-existing legal signs that do not conform to the standards of this subchapter must be brought into conformity under any of the following conditions:
- (1) Upon any change in the use of the property for which such property was intended at the time this subchapter became effective.
 - (2) Upon the discontinuance of the present use of property for a period of more than six months.
 - (3) Upon alterations to the existing sign, the following regulations shall apply:
 - (a) Structural. No display sign shall hereafter be altered, rebuilt, enlarged, extended, or relocated except in conformity with the provisions of this subchapter.
 - (b) Repainting or Refacing. The repainting of existing nonconforming signs shall not be considered an alteration within the meaning of this section. Refacing an existing nonconforming sign shall not be considered an alteration as long as the refacing constitutes an exact replica of the existing sign face. The design, color scheme, translucency, graphics and text must exactly match those existing. If any portion of the replacement face(s) is not an exact replica of the original sign face, the replacement face(s) must be brought into compliance with this subchapter in so far as practicable.
 - (c) Existing Signs; continuance. Except as otherwise specifically provided, nothing in this section shall require the removal or discontinuance of a legally existing nonconforming permanent display sign which is attached to the property, as distinguished from a temporary or portable sign, that is not altered, rebuilt, enlarged, extended or relocated.
- (F) *Gasoline Stations.* Gasoline stations, whose principal business is the sale of motor fuel, may display signs in addition to those hereinabove authorized. Such signs shall be limited to the following:
- (1) One non-illuminated, double-faced sign not exceeding five square feet on a side is permitted for each set of motor fuel pumps identifying "self service" or "full service."
 - (2) Price and grade information can be displayed only on the permitted sign, in manually changeable copy. Changeable copy for these purposes

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shall not include liquid crystal display (LCD), light emitting diodes (LED), or other similar electro/mechanical displays. This is the only circumstance in which changeable copy may be used.

- (3) Signs limited to the identification of the brand name, logo or type of fuel sold and other signs as may be required by law shall be permitted on the motor fuel pumps. Fuel pumps shall not be illuminated. No signs projecting above the pumps may be permitted, except as required by law.
- (4) Any other such signs as may be required by law.
- (G) *Architectural Review District.* Signs within the Architectural Review District shall require prior review and approval by the Architectural Review Board. Signs within the Architectural Review District shall be in conformance with the ~~Historic Old~~ Dublin Sign Guidelines, or any properly adopted successor guidelines or regulations. In no case shall such guidelines permit signage which exceed the size, height, color, opacity, and design requirements within this subchapter.
- (H) *Drive-thru menu board signs.* This shall include free-standing, pole, pylon and monument signs. A drive-thru menu board sign is permitted only when all of the following conditions are fulfilled:
 - (1) The sign is located on the property to which it refers;
 - (2) The sign is not visible from the public right-of-way; and
 - (3) The sign does not exceed 32 square feet in size.
- (I) *Signs on vending machines, trash bins, or other devices.* All such signs shall be screened from view of any public right-of-way and adjoining private property.
- (J) *Neon signs.* Neon may only be used for internal illumination if totally enclosed and not externally visible.

§ 153.160~~1~~ FEES AND MAINTENANCE.

- (A) *Fees.* Permit and any other fees as determined by Council are posted in a fee schedule available through the Planning Division. The application fee is payable at the time of application and the permit fee is payable upon receipt of the sign permit.
- (B) *Reinspection and Maintenance.* All signs for which a permit shall be issued in accordance with this subchapter shall be subject to the following provisions:
 - (1) The Planning Director or designee shall reinspect each sign once every 24 months following erection of such sign to determine its continued compliance with the approved permit and plans as they were issued and to insure proper operating conditions and maintenance in accordance with this subchapter. The sign owner shall be solely responsible for maintaining the appearance, safety and structural integrity of the sign at all times.
 - (2) Whenever the inspecting official finds a sign in need of repair, support, replacement, cleaning, repainting, or any maintenance service necessary

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to maintain reasonable and proper appearance and public safety, he or she shall issue an order to the owner allowing 30 days to effect needed repairs or maintenance. If the inspecting official determines that the existing condition of the sign creates an immediate hazard to the health or safety of the general public, he or she shall issue an order to the owner requiring the sign to be removed immediately.

- (3) Failure of an owner to comply with the provisions listed above shall be cause for the inspecting official to order the permit issued for the sign void and issue an order for the sign to be removed. The cost of removal will be assessed to the property owner. If the property owner refuses to pay for removal of the sign, the cost of such removal shall be assessed to the property owner's tax records.
- (C) *Registration of sign contractors.* It shall be unlawful for any person to construct, install, relocate, alter, or maintain, any building mounted or ground sign within the city if the person is not currently registered with the city as a registered sign contractor or has not provided the bond required by division (E) of this section.
- (1) A person desiring to be a registered sign contractor authorized to construct, install, relocate, alter, maintain, or remove building mounted or ground signs within the city shall register with the Division of Planning on a form prescribed by the Division for such registration and pay the fee for such registration as prescribed in the city's fee schedule.
 - (2) The registration form shall include the following information:
 - (a) Name of the registrant;
 1. Name includes fictitious names or trade names (i.e., the "DBA" name) as well as the legal name of the entity or natural person.
 - (b) Current address of the registrant;
 - (c) Current phone number of the registrant;
 - (d) A space or box to indicate whether the application is for a new registration, or a renewal of an existing registration;
 - (e) Designation of a person who will be the primary contact between the registrant and the city, including the address, phone number, and e-mail address for such person;
 - (f) A statement, signed by a person with authority to bind the prospective registrant, acknowledging that the erection of signs within the city is subject to the Dublin Codified Ordinances and agreeing that the prospective registrant shall not construct, install, relocate, alter, maintain, or remove any ground or building mounted sign unless in compliance with the City of Dublin Codified Ordinances.
 - (g) Proof of general commercial liability insurance with a minimum combined bodily and property damage coverage in the amount of \$300,000, and showing the city as a certificate holder. Liability insurance coverage shall be maintained in full force and effect and a

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copy of any policy changes including renewal forwarded to the Planning Division throughout the term of registration.

- (h) Any other information as determined by the Planning Director.
 - (3) It shall be the duty of the registrant to provide updated information to the city if any person listed in the registration form disassociates from the registrant or any address, telephone number, or e-mail address changes for the registrant or its designated contact person.
 - (4) If the registrant is a corporation, limited liability company, partnership, limited liability partnership, or other entity that is not a natural person, the registrant shall include the information listed above for all shareholders, partners, members, or other persons holding greater than a 10% equity interest in the entity.
 - (5) Failure to provide all required information shall result in denial of registration.
 - (6) The Planning Director may revoke the registration, or deny a registration renewal, to a person who has forfeited any portion of the bond required by division (E) of this section within the prior three calendar years, or who installs, constructs, relocates, or alters a sign without first obtaining a permit.
 - (7) No person who has outstanding fees, taxes, or judgments against said person and in favor of the city shall be registered until every such fee, tax, or judgment is satisfied. No person who is subject of an outstanding zoning violation shall be registered until such violation is resolved.
 - (8) Registration shall not be effective until the registrant has been provided a certificate issued by the city stating that the registrant has been registered.
 - (9) Registration renewals shall be due between November 1 and December 1 of each year. Registrations will expire at 12:00 a.m. on December 31. All first-time registrants who are registered after January 1 shall have to re-register within the registration renewal period of the same year.
Example: a first-time registrant who registers March 1, 2019, will have to re-register during the registration renewal period in 2019.
- (D) *Permit applicant's acknowledgment.* In conjunction with the submittal of an application for a sign permit, the owner of the property, tenant in possession of the property, or registered sign contractor shall comply with the following at the time of application submittal:
- (1) The owner of the property, tenant in possession of the property, or registered sign contractor shall have acknowledged in writing that the installation of the sign(s) is required to comply with the terms of the approved permit.
 - (2) The owner of the property, tenant in possession of the property, or registered sign contractor shall have acknowledged in writing that all fabrication and installation work and materials used in connection with the sign(s) shall conform to the requirements of the municipality and be

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installed under the Chief Building Official's and Planning Director's general supervision; that the owner of the property, tenant in possession of the property, or registered sign contractor is required to notify the Chief Building Official and Planning Director in writing three days or more before any installation has begun on such sign(s) to permit inspection; that in the event of any violation of, or noncompliance with, any of the provisions and stipulations of the approved permit(s), the municipality shall have the right to stop the work forthwith and complete or cause the completion of such improvements according to the approved permit and that in such event the owner of the property, tenant in possession of the property, or registered sign contractor shall reimburse the municipality for any and all expenses incurred thereby. The city may draw upon the bond provided pursuant to division (E) of this section to collect such reimbursement. Drawing upon the bond shall not prevent the city from pursuing any other remedy available to collect reimbursement for its expenses.

- (E) *Sign contractor bond required.* A registered sign contractor shall maintain a bond as described in division (F) of this section, to be applied against any building mounted or ground sign the sign contractor constructs, installs, alters, relocates, or maintains. The registered sign contractor shall not commence work on any building mounted or ground sign until providing the required bond. Expiration of the bond or other failure to maintain it in good standing shall be cause for immediate revocation of the sign contractor's registration. At the time of registration or re-registration with the city, the sign contractor shall provide proof that the bond remains in good standing and is in the amount that the Planning Director has established pursuant to division (F) of this section.
- (F) *Form of sign contractor bond.* The bond required by division (E) of this section shall be in a form approved by the Planning Director and conditioned to save the city harmless from all loss and damage to persons or property which may be occasioned in any way, by accident or the want of care or skill on the part of the registered sign contractor or any agent thereof, in the prosecution of the work. The bond shall also provide for payment to the city for damages to the city or city property in the course of performance of work, including reimbursement to the city of any expenses the city incurs in remedying or removing a non-compliant sign constructed, installed, altered, relocated, or maintained by the registered sign contractor. The bond shall be in an amount to be determined and published by the Planning Director, in an amount or amounts reasonably calculated to provide security to the city.

§ 153.1612 ABANDONED SIGNS.

- (A) A sign shall be considered abandoned:
 - (1) When the sign remains after the discontinuance of a use.

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- (a) A business is considered to have discontinued operations if it is closed to the public for at least 90 consecutive days.
- (b) A seasonal business is considered to have discontinued operations if it is closed to the public for at least 72 hours after the expiration of an 80-day seasonal business permit.
- (2) When the sign on its immediate premises is not adequately maintained and the repairs or maintenance ordered under § 153.1612(B) are not effected within the 30-day time limit.
- (3) When the pre-existing legal sign does not conform to the provisions of this subchapter and is not brought into conformity upon any change in use or design as specified in § 153.1601(J).
- (B) The Planning Director shall determine whether a sign shall be considered abandoned. Upon determination that the sign is abandoned, the right to maintain and use such sign shall terminate immediately and the Planning Director shall issue an order for the sign to be removed within 15 days by the property owner. Any abandoned sign still standing after 15 days following an order for removal may be removed by the city. If the property owner refuses to pay for removal of the sign, the cost of such removal, as determined by City Council, will be added to the owner's tax records.

§ 153.1623 TABLE OF HEIGHT, AREA AND SETBACK REQUIREMENTS.

RESIDENTIAL							
	Wall Signs Maximum Area	Wall Signs Maximum Height		Ground Signs Maximum Area	Ground Signs Maximum Height	Ground Signs Minimum Setback	Window Signs Maximum Area
PERMANENT SIGNS							
School/Church	20	8		15	6	8	not permitted
Day Care (Conditional Use)	8	8		8	6	8	not permitted
Entry Feature Sign	not permitted	n/a		20	6	0	not permitted
Sexually Oriented Business	32	15		not permitted	not permitted	not permitted	10
TEMPORARY SIGNS							
Development Period	not permitted	n/a		32	8	0	not permitted

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RESIDENTIAL						
	Wall Signs Maximum Area	Wall Signs Maximum Height	Ground Signs Maximum Area	Ground Signs Maximum Height	Ground Signs Minimum Setback	Window Signs Maximum Area
Garage Sale Period	not permitted	n/a	2	1	n/a	not permitted
Model Home Period	not permitted	n/a	8	6	8	not permitted
Residential Sale or Leasing Period	not permitted	n/a	7	3	0	7

NONRESIDENTIAL						
	Wall Signs Maximum Area	Wall Signs Maximum Height	Ground Signs Maximum Area	Ground Signs Maximum Height	Ground Signs Minimum Setback	Window Signs Maximum Area

PERMANENT SIGNS						
School, Church, Library	20	8	15	6	8	not permitted
Development	32	8	32	8	8	not permitted
Day Care/Nursing Homes	20	8	15	6	8	not permitted
Office (Admin., Professional)	50	15	50	15	8	10
General Commerce (Retail, Restaurant, Lodging, Consumer Service, Personal Service, Entertainment, Wholesaling,	80	15	50	15	8	10

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NONRESIDENTIAL						
	Wall Signs Maximum Area	Wall Signs Maximum Height	Ground Signs Maximum Area	Ground Signs Maximum Height	Ground Signs Minimum Setback	Window Signs Maximum Area
Bank, Hospital, Manufacturing, Research)						
Joint Identification	not permitted	n/a	80	15	8	not permitted
Service Stations	see § 153.160 (L)		see § 153.160 (L)			see § 153.160 (L)
TEMPORARY SIGNS						
Banners	30	15-see-§ 153.160(A)	30	15-see-§ 153.160(A)	0	30-not permitted
Seasonal Business Period	not permitted	not permitted	32	8	8	not permitted
Sandwich Board-Signs	not permitted	not permitted	6	3	0	not permitted
Nonresidential Sale-or Leasing-Period	see-§ 153.160(F)		see-§ 153.160(F)			see-§ 153.160(F)