

1119.11 NONCONFORMING SIGNS.

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OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1119.11 NONCONFORMING SIGNS.

CHAPTER 1119 Signs

1119.09 PERMANENT SIGNS.

The following are the types of permanent signs allowed in the City of Sheffield Lake and the applicable regulations for each type of sign.

(a) Permanent Signs in Residential Districts.

(1) Entrance Signs. Two (2) wall signs or one permanent monument sign may be permitted for any subdivision or multi-family dwelling development provided that the sign meets the following requirements:

A. General Standards.

- i. Each sign may have a maximum sign area of thirty-six (36) square feet.
- ii. No such sign or any portion of the structure shall exceed six (6) feet in height.
- iii. The sign may only be illuminated through an external light source.

B. Monument Sign.

i. A maximum of one permanent monument sign may be permitted for each entrance to the subdivision or development on a collector or arterial street, as determined by the Zoning Inspector.

ii. Each sign shall be setback ten (10) feet from the public right-of-way.

iii. If an applicant proposes to use monument signs, no wall signs, as allowed in in this subsection, below, shall be permitted.

iv. Monument signs shall comply with the design standards of Section 1119.09(b)(1).

C. Wall Signs on Entry Fences or Walls.

i. A maximum of two (2) wall signs may be permitted for each entrance to the subdivision or development on a collector or arterial street, as determined by the Zoning Inspector.

ii. The signs shall be mounted to a decorative wall or fence adjacent to the entrance street.

iii. The sign shall be setback ten (10) feet from the public right-of-way.

iv. Wall signs shall comply with the design standards of Section 1119.09(b)(2)F.

v. If an applicant proposes to use wall signs, no monument sign, as allowed in this subsection, above, shall be permitted.

(2) Permanent Signs for Conditional Uses in Residential Districts.

A. One (1) permanent monument sign may be permitted on a lot containing a use that is allowed and approved as a conditional use in the applicable residential district provided the sign meets the following requirements:

i. The sign shall be set back ten (10) feet from the public right-of-way.

ii. The maximum sign area shall be thirty-six (36) square feet.

iii. No such sign or any portion of the structure shall exceed six (6) feet in height.

iv. Such signs may incorporate an electronic message center in compliance with Section 1119.08(j)(6). Such electronic message center shall not comprise more than fifty percent (50%) of the total sign area.

B. Buildings signs shall be permitted on a lot containing a use approved as a conditional use provided the signs meet the same requirements for building signs in the B-1 District in Section 1119.09(b)(2).

(b) Permanent Signs in Nonresidential Districts.

(1) Freestanding Signs. All freestanding signs in nonresidential district shall be monument or pole signs that meet the following requirements:

A. The edge of any freestanding sign shall be set back minimum of eighteen (18) inches from the curb line or right-of-way, and fifteen (15) feet from any adjacent lot lines.

B. All supports and foundations for any freestanding sign shall only be permitted on private property.

C. Only one (1) freestanding sign shall be permitted along each street frontage. One (1) additional freestanding sign may be allowed on the same street frontage provided there is a minimum lot width of 200 feet and the signs are separated by at least 100 feet.

D. The maximum sign area permitted, per sign, shall be forty (40) square feet.

E. The maximum sign height shall be sixteen (16) feet.

F. Only monument signs may include manual changeable copy signs or electronic message centers as regulated by this chapter. The manual changeable copy or electronic message center area shall not exceed seventy-five percent (75%) of the total sign area.

G. Where a freestanding sign serves a multi-tenant building, it shall be the responsibility of the property owner to determine the messaging on the sign.

H. Exposed sign foundations shall be constructed with a finished material such as brick, stone, or wood.

I. Design Requirements.

i. Outside the fire limits, as established in Chapter 1353, monument signs may be constructed of combustible materials. Within the fire limits, structural members of ground signs may be made of wood if the facing is made of sheet metal or other noncombustible material. The letters, figures, characters or representation in cut-out or irregular form, decorations and structural trim of ground signs may be made of approved combustible materials.

ii. Letters, figures, characters or representation in cut-out or irregular form, maintained in conjunction with, attached to or superimposed upon, any sign shall be safely and securely built or attached to the sign structure.

iii. Pole signs shall be constructed of noncombustible materials, provided, however, that facings, letters, figures, decorations, and structural trim thereof may be made of approved combustible materials.

iv. Pole signs shall be set in concrete footings of sufficient size and weight to prevent overturning the sign.

(2) Building Signs. Except for the wall sign permitted in Section 1119.05(c), building signs shall not be permitted in residential districts unless accessory to an approved conditional use. In all other districts, building signs are permitted on principal structures in accordance with the following:

A. The building sign area allowed in this section shall include the total amount of all wall, canopy, awning, marquee, and projecting signs on each façade wall. Standards for each individual building sign type are established in this section.

B. Building signs shall not extend above the top of the roofline of the building to which it is attached. For canopy signs, the signs may be attached above the canopy, which is attached permanently to the building, provided that the sign does not extend above the top of the roofline of the building.

C. Building signs may not be attached to mechanical equipment or roof screening.

D. Building signs shall not include electronic message centers.

E. Building Sign Allowance.

i. There is no maximum number of permitted building signs.

ii. Where there is a building sign allowance for a primary façade, such building sign area shall only be attached to the primary façade.

iii. Where there is a secondary façade, as determined in Section 1119.07(d), there shall only be one designated secondary façade and any building sign area allowed for the secondary façade shall be attached to the applicable secondary façade.

iv. There shall be a maximum of two and one-half (2.5) square feet of building sign area per lineal foot of primary façade width for each building or building unit frontage, as applicable.

v. There shall be a maximum of one (1.0) square feet of building sign area per lineal foot of secondary façade width for each building or building unit frontage, as applicable.

F. Wall Sign Standards. Any wall sign shall comply with the following standards:

i. Wall signs shall be mounted on or flush with a wall and shall not project more than

twenty-four (24) inches from the wall or face of the building to which it is attached.

ii. A wall sign may be mounted on the façade wall or mounted on a raceway or wireway.

iii. No wall sign shall extend any closer than twelve (12) inches to either the top or side edges of the surface or wall to which it is attached.

iv. No wall sign shall extend above the parapet of the main building to which it is attached, nor beyond the vertical limits of such building.

v. Wall signs may be internally or externally illuminated except when attached to a façade that faces a residential zoning district, in which case the illumination of the wall sign is prohibited.

vi. The wall sign allowance may be used for signs attached to roofed structures over fueling stations or to stand-alone accessory structure such as Automated Teller Machines (ATMS) or detached accessory buildings.

vii. Wall signs shall be constructed of noncombustible materials, provided, however, that facings, letters, figures, decorations, and structural trim thereof may be made of approved combustible materials.

viii. Wall signs shall be securely fastened to a masonry wall by means of anchors, bolts, expansion screws or similar connectors. A wall sign which is attached to a wall of wood may be anchored with wood blocks used in connection with screws and nails. A wall sign shall not be entirely supported by an unbraced parapet wall.

G. Canopy, Awning, or Marquee Sign Standards. Any canopy, awning, or marquee sign comply with the following standards:

i. Signage shall not cover more than twenty-four (24) square feet of any individual awning, canopy, or marquee.

ii. Canopies or awnings should not extend more than thirty-six (36) inches from the façade.

iii. Signage may be mounted above any canopy or marquee that extends over a customer entrance provided that the maximum sign height over the canopy shall be eighteen (18) inches as measured from the top of the canopy to the top of the sign.

iv. Only the area of the sign may be illuminated internally on a canopy, awning, or marquee. The remainder of any canopy, awning, or marquee shall not be illuminated or may be illuminated by an external source such as gooseneck lighting.

v. Marquees shall be constructed of noncombustible materials and shall not project within eighteen (18) inches of the curb line.

vi. The roofs of all marquees shall be properly guttered and connected by downspouts to a sewer so that water will not drop or flood onto public property.

vii. Marquee signs shall be constructed of noncombustible materials, provided, however, that the facings, letters, figures and decorations thereof may be made of approved combustible plastics.

viii. Awning, canopy, and marquee signs shall be constructed of noncombustible materials, provided, however, that facings, letters, figures, decorations, and structural trim thereof may be made of approved combustible materials.

H. Projecting Sign Standards. Any projecting sign shall comply with the following standards:

i. Only one projecting sign shall be permitted for each tenant of building space.

ii. A projecting sign shall be perpendicular to the wall of the building to which it is attached and shall not extend more than four (4) feet from the façade wall to which it is attached.

iii. Projecting signs shall maintain a minimum six (6) inch clearance from the façade of any building.

iv. Decorative supporting structures for projecting signs are encouraged and shall not count toward the maximum square footage of signs allowed, however, in no case shall the supporting structure exceed six (6) square feet.

v. The maximum sign area for a projecting sign shall be twenty-four (24) square feet.

vi. Projecting signs shall not be internally illuminated.

vii. Projecting signs must be suspended from brackets approved by the building official and contain no exposed guy wires or turnbuckles.

viii. The edge of any projecting sign shall be set back a minimum of eighteen (18) inches from the curb or right-of-way.

ix. Projecting signs shall be constructed of noncombustible materials, provided, however, that facings, letters, figures, decorations, and structural trim thereof may be made of approved combustible materials.

x. Projecting signs may have letters, panels or ornaments of porcelain enamel, glass, approved combustible plastics or other hard materials.

xi. All projecting signs shall be supported by strong steel brackets attached to walls of buildings with through bolts, expansion bolts or other equally secure methods and shall be braced and held firmly in place with soft iron or steel cables or chain of adequate strength. All such supports shall be attached to walls of buildings with expansion bolts or an equivalent method. Projecting signs which are permitted to extend above parapet walls may be attached to brackets fastened to roofs by means of through bolts but shall not be attached to any part of the wall above a point of bearing of the roof joists or rafters.

(3) Window Signs.

A. Window signs shall not require a zoning permit.

B. Window signs are prohibited in residential zoning districts except as allowed for temporary signs.

C. Window signs may be temporarily or permanently attached to the window surface.

D. Window signs shall not occupy more than fifty percent (50%) of the window area. The sign area is based on the total window area, regardless of the presence of an awning. Window areas separated by piers, architectural elements, or similar features that are not glass or window framing, or support shall be considered separate and distinct window areas. See Figure 1119-H.

Figure 1119-H: The window area is illustrated within the dashed line area for the two storefronts in the above image. The dashed lines highlight two separate window areas due to the separation by an architectural feature not related to the windows.

(4) Drive-Through Facility Signs.

A. Drive-through facility signs shall only be permitted in nonresidential zoning districts.

B. One drive-through facility sign shall be allowed for each stacking lane in a drive-through facility provided the total aggregate sign area of all ground signs associated with each drive-through facility does not exceed seventy-two (72) square feet. In no case shall a single drive-through facility sign exceed thirty-six (36) square feet in sign area.

C. Such signs shall be oriented so as to only be visible to occupants of vehicles in the stacking lanes of the drive-through facility.

D. No drive-through facility sign under this section shall exceed six (6) feet in height measured from the grade of the adjacent driving surface to the top of the sign.

E. Drive-through facility signs may be internally or externally illuminated. Up to one hundred percent (100%) of each sign may be an electronic message center if they comply with the following

standards:

F. Any message change shall be a static, instant message change.

G. Only Light Emitting Diodes (LED) technology or similar quality signs shall be permitted for electronic message centers.

H. The electronic message center shall come equipped with an automatic dimming photocell, which automatically adjusts the display's brightness based on ambient light conditions.

I. The electronic message center shall be turned off during the hours when the related business is closed.

J. Drive-through facility signs attached to a wall of building shall be calculated as part of the building signage allowance in Section 1119.09(b)(2).

K. The maximum sign areas of this section shall not apply where the drive-through facility sign is located in a manner that is not visible from a public right-of-way or from an adjacent residential lot, as determined by the Planning Commission during the site plan review process.

L. Drive-through facility signs shall meet the same design requirements as freestanding signs in Section 1119.09(b)(1)I.

(5) Driveway Signs.

A. Driveway signs shall not be permitted in residential zoning district except when accessory to an approved conditional use. In all other districts, driveway signs shall be permitted provided each sign complies with the standards of this section.

B. Driveway signs shall only be permitted near driveway entrances to a public street.

C. A maximum of two (2) driveway signs are permitted per individual driveway.

D. Driveway signs shall be located within thirty (30) feet of the right-of-way.

E. Each driveway sign shall not exceed four (4) square feet in area and thirty (30) inches in height.

F. Driveway signs may be internally or externally illuminated.

G. Driveway signs shall meet the same design requirements as freestanding signs in Section 1119.09(b)(1)I.

(Ord. 26-22. Passed 4-26-22.)

1119.10 TEMPORARY SIGNS.

The following are the types of temporary signs allowed in the City of Sheffield Lake and the applicable regulations for each type of sign.

(a) Standards Applicable to All Temporary Signs.

(1) Temporary signs shall not be mounted, attached, affixed, installed or otherwise secured in a manner that will make the sign a permanent sign.

(2) No temporary sign shall be mounted, attached, affixed, installed or otherwise secured so as to protrude above the roofline of a structure.

(3) Unless otherwise specifically stated, temporary signs shall not be illuminated.

(4) No temporary sign shall require a foundation, support, wiring, fittings or elements that would traditionally require a building permit or electrical permit.

(5) Temporary signs shall not be affixed to any permanent sign or permanent structure except when a banner sign is permitted to cover a permanent sign in accordance with Section 1119.10(d)(4) or when such sign is attached to the principal building as permitted in this chapter.

(6) All temporary signs shall be secured in such a manner as to prevent swinging or other significantly noticeable movement resulting from the wind that could pose a danger to people, vehicles or structures.

(7) Temporary signs shall be set back at least five (5) feet from every right-of-way line, and at

least ten (10) feet from any side or rear lot line shall not extend more than six (6) inches from any wall or structure upon which they are erected.

(8) Mobile signs on wheels, runners, casters, parked trailers, parked vehicles or other temporary or movable signs shall not be permitted unless otherwise specifically stated in this chapter.

(9) Because of the nature of materials typically used to construct temporary signs and to avoid the unsightliness of deteriorating signs and all safety concerns which accompany such a condition, temporary signs shall be removed or replaced when such sign is deteriorated.

(b) Temporary Signs with a Noncommercial Message. Temporary signs with a noncommercial message do not require a zoning permit provided they comply with the following standards:

(1) Temporary signs that contain a noncommercial message shall still be required to comply with vision clearance requirements. See Section 1113.05: Intersection Visibility.

(2) The maximum height of temporary signs with a noncommercial message shall be six (6) feet.

(3) The maximum sign area of any sign with a noncommercial message shall be twenty-four (24) square feet.

(4) Such signs shall be limited to yard signs or banner signs. Signs may also be posted in windows.

(c) Temporary Signs with a Commercial Message in Residential Zoning Districts. Temporary signs with a commercial message located in residential zoning districts do not require a zoning permit provided they comply with the following standards:

(1) Up to two (2) signs with a commercial message shall be permitted on any single lot.

(2) The signs may only be yard signs subject to the sign-specific standards in Section 1119.10(e) or may be signs temporarily posted in a window.

(3) The maximum sign area for any individual sign shall be six square feet with a maximum height of six (6) feet.

(4) For lots or subdivisions where there is a minimum lot area of ten (10) acres and no principal use, one of the commercial signs may be twenty-four (24) square feet in area with a maximum height of six (6) feet.

(5) In lieu of the above regulations, any permitted conditional use located in a residential zoning district shall be permitted the same amount of temporary signs with a commercial message as allowed in nonresidential zoning districts below.

(d) Temporary Signs with a Commercial Message in Nonresidential Zoning Districts. Temporary signs with a commercial message located in nonresidential zoning districts or on lots in residential zoning districts where the principal use is conditionally permitted shall meet the following requirements:

(1) Signs Allowed for an Unrestricted Time. The following temporary signs do not require a zoning permit and are allowed for an unrestricted amount of time provided signs are maintained in good condition, as required by this code:

A. A maximum of twenty-four (24) square feet of aggregate temporary sign area with commercial messaging shall be permitted for every 200 feet of lineal street frontage.

B. The maximum size of any single temporary sign shall be twenty-four (24) square feet.

C. The signs are limited to yard signs or banner signs subject to the sign-specific standards in Section 1119.10(e). The signs may also be posted in windows.

D. The maximum height of the sign shall be six (6) feet.

E. Temporary banner signs may not be used to cover an existing permanent sign unless

authorized pursuant Section 1119.10(d)(4).

(2) A-Frame or T-Frame Sidewalk Signs.

A. Only one (1) sidewalk sign is allowed for any one (1) business establishment, at one time, and shall be located within five (5) feet of such business.

B. There shall be no time limit for sidewalk signs with the exception that the sign shall only be placed outside during the hours of the establishment's operation.

C. Such signs shall not exceed twelve (12) square feet in area with a maximum height of four feet.

D. The sign shall only be permitted on a private sidewalk or walkway provided it is placed on pavement and not in any landscaped areas or on pavement used for vehicles (e.g., driveways and parking lots).

E. If the sign is placed on a sidewalk or walkway, the sign can only be placed where the paved sidewalk or walkway width, not including curb top, is at least seven (7) feet wide. The width and placement of the sign shall be such so that there shall be a minimum width of four (4) feet of clear and passable sidewalk or walkway for pedestrians.

F. The sign must be freestanding and shall not be affixed, chained, anchored, or otherwise secured to the ground or to any pole, parking meter, tree, tree grate, fire hydrant, railing, or other structure.

G. The sign must not obstruct vehicular traffic or access to parking meters, bicycle racks and other features legally in the right-of-way.

H. The sign must not interfere with the opening of car doors in legal spaces, or with the operation of wheelchair lifts and ramps, cab stands, loading zones or bus stops.

I. The sign shall be internally weighted so that it is stable and windproof.

J. The City of Sheffield Lake shall be held harmless from any liability resulting from accident or injury caused by the placement and/or maintenance of such sign.

K. A zoning permit shall be required for the initial use and placement of the sidewalk sign.

(3) Signs Allowed for a Restricted Time. The following temporary signs require a zoning permit and are allowed on a restricted time basis in addition to that allowed in Section 1119.10(d)(1) above, provided the signs are maintained in good condition, as required by this code:

A. The maximum sign area shall not exceed the total building sign area allowed pursuant to Section 1119.09(b)(2) or twenty-four (24) square feet, whichever is less.

B. Such temporary signage, regardless of size, shall be permitted up to thirty (30) days, twice a year.

C. The signs are limited to yard signs, feather signs, or banner signs subject to the sign-specific standards in Section 1119.10(e).

D. The maximum height of the sign shall be six (6) feet.

(4) Temporary Signs for New Uses (Restricted Time). For applications related to the establishment of a new use within an existing building where there is existing permanent sign, a banner sign may be approved for up to sixty (60) consecutive days to cover the existing permanent sign. Such banner sign shall not exceed the sign area of the permanent sign and shall require a zoning permit.

(e) Standards for Sign Types.

(1) Banner Signs.

A. Unless otherwise specifically stated, there shall be no maximum number of banner signs provided the aggregate total square footage of all banner signs does not exceed the maximum sign area allowed in this section.

B. Banner signs may be attached to a building, fence or other similar structure. A banner sign attached to posts and mounted in a yard or landscaped area shall be regulated as a temporary yard sign.

C. The maximum height standard for temporary signs shall not apply to a banner sign but such signs shall not be mounted in a manner that extends above the roofline of a building or the top of the structure on which it is mounted.

(2) Feather Signs. Only one feather sign is permitted for every 100 feet of street frontage, or fraction thereof.

(3) Yard Signs.

A. Unless otherwise specifically stated, there shall be no maximum number of yard signs provided the aggregate total square footage of all yard signs does not exceed the maximum sign area allowed in this section on temporary signs.

B. There shall be a maximum of two faces to the sign, mounted back-to-back.

(Ord. 26-22. Passed 4-26-22.)

1119.11 NONCONFORMING SIGNS.

(a) Any sign that was lawfully in existence at the time of the effective date of this code, or amendment thereto, that does not conform to the provisions herein, shall be deemed a legal nonconforming sign and may remain on a lot of record except as qualified below.

(b) A sign shall lose its legal nonconforming status if any of the following occurs:

(1) If such sign is damaged to an amount exceeding fifty percent (50%) of the sign's replacement value not including the cost or value related to the foundation or work below grade, as determined by at least two sign companies requested to provide a quote by the City;

(2) The structure of the sign is altered in any form;

(3) The sign is relocated;

(4) The sign is defined as a temporary sign and has been in use for more than one year following the effective date of this amendment; or

(5) The nonconforming sign and its structure (including support and frame and panel) are determined by the building official to be unsafe or in violation of this code and are declared a nuisance.

(c) A nonconforming sign shall not be altered, modified, or reconstructed other than to comply with this chapter except that a sign panel may be replaced (no other structural alteration) or the sign face may be repainted when there is a change of use or tenancy.

(d) Any sign that loses its legal nonconforming status must be brought into compliance with the provisions of this chapter and any other City laws and ordinances by an application for, and issuance of, a zoning permit or by complete removal.

(e) Failure to bring a sign into compliance after loss of a legal nonconformity status shall cause the sign to be considered an illegal sign.

(f) Minor repairs and maintenance of legal nonconforming signs shall be permitted.

(g) Nonconforming signs shall be maintained in good condition pursuant to applicable building codes.

(Ord. 26-22. Passed 4-26-22.)

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- ORDINANCE NO. 116-84
- ORDINANCES OF SHEFFIELD LAKE
- ordinance with the following:
- Ord. 26-22
- ordinance with Section 1119
- effective date of this code, or amendment thereto, that does not conform to the provisions herein, shall be deemed a legal nonconforming sign and may remain on a lot of record except as qua
- effective date of this amendment; or
- ordinances by an application for, and issuance of, a zoning permit or by complete removal
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