

Village of Crooksville, Ohio

ORDINANCE NO. 2283

ORDINANCE PERMITTING SIGNS TO BE PLACED IN THE VILLAGE CORPORATION.

Signs - Village of Crooksville

SIGNS

Section: 1.01 Purpose.

The purposes of these sign regulations are to establish minimum standards: to encourage the effective use of signs as a means of communication in the village; to maintain and enhance the aesthetic environment and the village's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the possible adverse effects of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign regulations. The sign ordinance codified in this chapter is adopted under the authority of the village.

Section: 1.02 Scope.

This chapter shall be binding upon the owner of any property upon which a sign is placed, upon any lessee of such property and upon any person who constructs or maintains signs within the village. This chapter governs all signs currently in use and those hereinafter installed in the village.

Section: 1.03 Applicability.

A. A sign may be erected, placed, established, painted, created or maintained in the village only in conformity with the standards, procedures, exemptions and other requirements of this chapter.

B. The effect of this chapter as more specifically set forth is:

1. To establish a permanent system to allow a variety of types of signs in commercial, industrial and business park areas and a limited variety of signs in residential and other areas, subject to the standards and permit procedures of this chapter;
2. To allow certain signs that are small, unobtrusive and incidental to the principal use of respective lots on which they are located, subject to the substantive requirements of this chapter, but without the requirements for a permit;
3. To prohibit all signs not expressly permitted by this chapter;

4. To establish reasonable fees; and
5. To provide for enforcement of the provisions of this chapter.

Section: 1.04 Interpretations.

Words and phrases used in this chapter shall have the meaning set forth in Section 1.05. Words and phrases not defined in this chapter but defined in other ordinances of the village, shall be given the meaning set forth in such ordinances. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Chapter and section heading or captions are for reference purposes only and shall not be used in the interpretation of this chapter.

Section: 1.05 Definitions.

For the purposes of this chapter, the following terms, phrases, words and their derivations shall have the meaning given in this section:

"Area identification sign" means a sign to identify a common area containing a group of structures or a single structure, such as a residential subdivision, apartment, complex, industrial park or shopping center, located at the entrance or entrances of the area, and consisting of a freestanding sign or a fence or wall or archway with letters or symbols affixed thereto.

"Administrator" means an agent of the village of Crooksville authorized to permit, inspect, approve or deny construction within the village and the authorized government representative on sign issues.

"Building marker" means any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

"Bulletin sign" means any sign erected by a charitable, educational or religious institution or a public body, which is erected upon the same property as the institution, for purposes of announcing events which are held on the premises, and contains no commercial message.

"Canopy sign" means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door entrance, window or outdoor service area. A marquee is not a canopy.

"Commercial message" means any sign wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, sale or sales event or other commercial activity.

"Construction sign" means any sign which alerts persons of construction or demolition activities for a project or which describes the project or the contractors involved.

"Display surface" means the net geometric area enclosed by the display surface of the sign including outer extremities of all letters, characters and delineations; provided, however, "display surface area" shall not include the structural supports for free standing signs.

"Erect" means to build, construct, attach, hang, place, suspend or affix.

"Flag" means any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of government, political subdivision or other entity.

"Flashing sign" means an illuminated sign on which artificial or reflected light is not maintained stationary and constant in intensity and color at all times when in use.

"Garage/yard sale sign" means any sign which advertises a private sale of personal property used to dispose of personal household possessions. Not for the use of any commercial venture.

"Home Occupational Sign" means a sign intended to advertise or call attention to a business established in one's private home.

"Illuminated sign" means any sign which has characters, letters, figures, designs or outline illuminated directly or indirectly by electric lights or luminous tube.

"Incidental sign" means a sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone warning" and other similar directives. No sign with a commercial message legible from a position off the lot on which the sign is located shall be considered incidental.

"Joint identification sign" means a sign which serves as common or collective identification for a group of persons or businesses operating on the same area lot (e.g., shopping center, office complex, etc.). Such sign may name the persons, or businesses included but carry no other advertising matter.

"Lease" means an agreement by which a property owner conveys, usually for a specified rent, to other persons, permissions to erect and maintain an advertising sign upon his property.

"Lot" means any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record, that is recognized and intended as a unit for the purposes of transfer of ownership.

"Nonconforming sign" means a sign existing at the effective date of the adoption of the ordinance codified in this chapter which could not be built under the terms of this chapter.

"Off-premises sign" means a sign which directs attention to a business, commodity, service, entertainment or attraction sold, offered or existing elsewhere than upon the same lot where such sign is displayed. The term off-premises sign shall include an outdoor advertising sign (billboard) on which space is leased or rented by the owner thereof to others for the purpose of conveying a commercial or noncommercial message.

"Pennant" means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string usually in series, designed to move in the wind.

"Person" means and includes any person, firm partnership, association, corporation, company or organization singular or plural, of any kind.

"Projecting sign" means any sign that shall be affixed at an angle or perpendicularly to the wall of any building in such a manner to read perpendicularly or at an angle to the wall on which it is mounted.

"Real estate sign" means a temporary sign placed upon property for the purpose of advertising to the public the sale or lease of such property.

"Roof sign" means any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

"Setback" means the distance from the property line to the nearest part of the applicable building, structure or sign, measured perpendicularly to the property line.

"Sign" means and includes every device, frame, letter, figure, character, mark, plane, point, design, picture, logo, stroke, stripe, trademark or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed out of doors in view of the general public; in addition, any of the above which is not placed out of doors, but which is illuminated with artificial or reflected light. Also, the above, when near the inside surface of a window in such a way as to be in view of the general public and used or intended to be used to attract attention or convey information to motorists.

"Shopping center" means a cohesive unit of stores or other commercial businesses arranged and constructed according to a plan and contained within a separate parcel of land.

"Streets" means a strip of land or access way subject to vehicular traffic and/or pedestrian traffic that provides direct or indirect access to property, including, but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, sidewalks, terraces, trails or other thoroughfares.

"Temporary sign" means any sign intended to be displayed for a period of not more than sixty days in a twelve month period or until construction or sale of property is completed; including real estate, political or construction site signs and banners, decorative type displays or anything similar to the aforementioned.

"Wall sign" means any sign that shall be affixed parallel to the wall or printed on the wall of any building in such a manner as to read parallel to the wall on which it is mounted: provided, however, such wall sign shall not project above the top of the wall or beyond the end of the building. For the purposes of this chapter, any sign display surface that is affixed flat against the sloping surface of a mansard roof shall be considered a wall sign. Any sign that is affixed to the building marquee, building awning or a building canopy shall be considered a wall sign.

"Yard card" means any sign, pictures, symbol or combination thereof, designed to be temporarily place in a residential or commercial lot, for purposes of commemorating a personal event such as a birthday, graduation or anniversary.

Section: 1.06 Administration.

The Administrator for the village of Crooksville shall be responsible for the enforcement of this chapter and shall have the following powers and duties:

- A. Interpret this chapter;
- B. Issue or deny permits;
- C. Conduct inspections of property to determine compliance with this chapter;
- D. Assist persons desiring such assistance with permit application, interpretation and compliance-
- E. Receive and file all applications for variances or appeals;
- F. Maintain records relevant to this Ordinance;
- G. Issue notices of noncompliance with this Ordinance;
- H. Remove dangerous or abandoned signs in accordance with this chapter; and
- I. Enforce this chapter.

1.07 Permit required.

A. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without a sign permit, except those signs permitted under Sections 1.11 and 1.12, without being in conformity with the provisions of this chapter or department of commerce and codes. The sign shall also meet all of the structural requirements of the village and state building codes.

B. Before any sign for which a permit is required by this section is erected, there shall be submitted to the Administrator the written consent of the owner of the land upon which the sign is to be located that permission has been so granted, a scale drawing of the proposed sign indicating its location on the premises (a site plan) and its relationship to other structures and property lines, and a computation of the display area as defined in this chapter.

C. Back to back signs shall constitute but one sign within the meaning of this section.

Section: 1.08 Exemptions.

The following signs are exempt from the provisions of this Ordinance and require no sign permit:

- A. Informational signs, notices, traffic signs or signals, street signs or railroad signs or any other safety-related signs placed by a utility or any unit of government;
- B. Christmas or other seasonal decorations with no commercial message; and
- C. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation or ordinance.

Section: 1.09 Signs prohibited.

A. The following types of signs are not permitted within village corporation limits:

- 1. Signs which create a hazard or a dangerous distraction or obstruction to vehicular traffic or nuisance to adjoining residential property;
- 2. Signs which resemble, imitate or approximate the shape, size, form or color of railroad or traffic signs, signals or devices or signs which obstruct or interfere with the effectiveness of such devices;
- 3. Signs which obstruct or interfere with traffic visibility;
- 4. Signs lighted in such a way as to cause glare or impair driver visibility upon public right-of-ways;
- 5. Signs, or any part thereof (including sign anchors, braces or guiderods), which are attached, fastened or anchored to any fire escape, fire ladder or standpipe;
- 6. Signs, or any part thereof, or any anchor, brace or guiderods, erected, relocated or maintained so as to hinder or prevent ingress and egress from public or private driveways, parking lots or fire escapes or through a door, doorway or window or other opening intended to provide light, air, ingress or egress for any building as required by law. This section shall not prohibit the temporary closure of and signature of public drives for the purpose of preventing trespassing;
- 7. Signs which hinder or prevent pedestrian traffic on a sidewalk or so as to hinder or prevent the raising or placing of ladders against the building, by the fire department as necessity therefore may require.

B. No off-premises signs or similar structures shall be erected within the corporate limits of the village. This provision does not apply to community boards located at entrance to the village corporation limits for organizational groups.

C. Signs affixed to vehicles or trailers shall not be used to circumvent this section.

Section: 1.10 General requirements.

A. All signs, whether attached to or detached from a building or structure, shall be located only on those sides of a building or structure which face on a public street or alley, right-of-way or public parking lot.

B. No sign shall extend above the high point or peak of the roof, wall or parapet of the building or structure to which it is attached, except a projecting sign as defined herein, which may extend up to, but not more than, five feet above such high point or peak of the roof, wall or parapet of the building or structure to which it is attached. No wall sign shall extend beyond the building more than eighteen inches. No part of any projecting sign shall be less than ten feet from the grade underneath.

C. Vision setback lines at public sidewalk right-of-ways or at the intersections of public streets and public or private driveways shall not be less than ten feet unless otherwise specifically stated in this chapter.

D. With the exception of temporary signs, the total gross surface area of all business signs on a single lot shall be determined in the following manner: for each building side facing a public street or alley right-of-way or public parking lot, the maximum allowable area in square feet of restricted signs shall be the sum of 2.5 times the lineal footage of structure facing on such public right of way plus the setback distance as defined in this chapter. However there shall be a minimum allowed side area of twenty-five square feet per building side facing a public street or alley right-of-way or public parking lot of each business on the first floor level and a maximum of one hundred square feet per building side facing a public street or alley right of way or public parking lot, for each business on the first floor level. The gross surface area of all restricted signs requiring a permit under Section 1.07 is cumulative. However, the gross surface sign area allowed for one building side shall not be cumulative to another side.

E. On lots of one acre or less where the building or structure area is less than twenty percent of the lot area or on a lot of any acreage where no building or structure exists but a commercial service exists, the allowed gross surface area per lot shall be determined by the village Administrator. But in no case shall such sign area exceed one hundred square feet in area for each lot line abutting a public street and alley right-of-way or public parking lot.

F. Signs for businesses located above the first floor level shall be prohibited except as follows:

1. Business or professional name plates located inside of windows or which are painted upon windows above the first floor level of any building or structure side facing a public street or alley right-of-way or parking lot and which occupy fifty percent or less the window area.

2. One group directory sign may be affixed at each public entrance which faces a public street or alley right of way or private parking lot.

G. Location of all signs shall be set back five feet from the front lot line or sideyard lot line if on corner lots. In commercial, industrial and business park areas, a detached or projecting sign with

its lowest point not less than ten feet above the ground level may be located within the five foot setback but not projecting into the public highway right-of-ways.

H. No person, firm or corporation shall post or otherwise fasten any paper or other material, paint, stencil or write any number, sign, name or any disfiguring mark on any sidewalk, curb, gutter, street, any post, pole or tree, nor shall any of said objects be defaced in any manner, unless sanctioned by the provisions of this chapter or other provisions of the village ordinances or by the village Administrator in carrying out the provision of this chapter or any public work or construction.

I. Subdivision entrance signs may be permitted at the discretion of the village Council and subject to the requirements of this chapter. Specific design, sign appearance, location, size and continuing maintenance responsibility shall be submitted to the village council for approval. In all cases, subdivision signs shall not be erected less than ten feet from any side or rear lot line and may be placed within the street right-of-way after the Administrator has made a determination with Village Council that such location will not interfere with the use or maintenance of the street by the public. Approval shall not be given unless the Village Council shall find that the design, size and location of the sign will not have an adverse effect on public safety, is of appropriate size and aesthetically compatible with the area.

J. Multi-dwelling units may be allowed signs at the discretion of the village Council and subject to the requirements of this chapter. Specific design, sign appearance, location, size and continuing maintenance responsibility shall be submitted to the Village Council for its approval.

K. The use of banners, pennants, balloons, streamers or other similar media for advertising shall be strictly prohibited except for special promotions lasting not more than fourteen days and only upon approval of the Administrator. Upon application, the Administrator shall have the authority to approve up to three permanent pennant, balloon, streamer or other similar advertising media locations for individual property locations throughout the village.

L. Each lot, whether occupied by one or more business establishments, shall be limited to any combination of signs with total signage permitted to be determined pursuant to subsection D of this section.

1. Any individual display surface of a detached sign shall not exceed one hundred square feet and the total vertical height including structural supports shall not exceed ten feet with all measurements being measured from the adjacent grade; and

2. Any individual display surface of a roof sign shall not exceed one hundred square feet.

M. Externally illuminated signs, including flood lighting shall illuminate only the immediate area of the sign, concentrating light upon the sign without radiating light upon adjacent public or private property as to interfere with the comfort and repose of those residing in the neighborhood dwellings or constituting a traffic hazard or detriment to traffic safety.

N. Internally illuminated signs shall illuminate only the immediate area of the sign, concentrating light within the sign without radiating light upon adjacent public or private property so as to interfere with the comfort and repose of those residing in the neighboring dwellings.

O. Wall signs shall be located on the premises being served and the display surface shall not exceed one hundred square feet for each such sign. The number of wall signs used on a lot shall not be limited, provided however, the total allowed gross surface sign area for restricted signs is not exceeded and not project from a building by more than eighteen inches.

P. Projecting signs shall be located on the premises being served and shall be limited to one such sign for each business for each public street or alley right-of-way or public parking lot upon which it faces. No projecting sign shall be at its lowest point less than ten feet above any walkway, driveway, parking lot, nor exceed twenty feet in height and fifty square feet in area.

Q. Business signs shall be located on the premises being served and shall be limited to permitted combinations of detached, flat, painted, projecting or skeleton cutout letter signs as may be allowed under the total allowed gross surface area of all business signs.

R. Area identification signs and/or joint identification signs for shopping centers, office complexes and similar structures shall be addressed through the Village Council's design review process and ultimately approved by the Crooksville, Village Council.

Section: 1.11 Signs permitted without a building permit.

With the exception of signs located in residential areas, the following types of signs shall be permitted without a building permit, subject to requirements for location, size and number as specified herein and subject to all village and state building code requirements and electrical code requirements if illuminated:

A. Address number;

B. Residential name plates;

C. On-premises commemorative, historical, building marker or similar types of signs;

D. Awning or Canopy Signs. These shall be located on the premises being served and shall only display the owner's name or business name. One awning or canopy sign shall not occupy more than thirty percent of the area vertical face of such awning or canopy. No canopy or awning shall be less than eight feet in height from the sidewalk. No sign shall be installed above or below the canopy or awning.

E. Bulletin signs for public, charitable or religious institutions which shall be located on the premises of the institution being served and shall be limited to one such sign for each institution except on corner lots where two signs, one facing each street, shall be permitted. One bulletin sign shall not exceed thirty-two square feet in area.

F. Real estate signs advertising a property for sale, rent or auction. Such signs shall be unlighted; and shall not exceed nine square feet for single and two family residences and sixteen square feet for multiple family residences and non-residences; and shall be removed not more than ten days after a transaction is complete. No real estate sale sign shall be erected in any street fight-of-way or less than ten feet from a side or rear lot line. There shall be no more than two real estate signs on the premises.

G. Construction signs for ongoing construction which shall be located on the site of construction with any one individual sign not exceeding thirty-two square feet in area and with total signage for all construction signs on site not to exceed seventy- five square feet. Such signs shall be unlighted and shall be removed within ten days after final inspection by the village administrator.

H. Election Signs. Political signs are permitted in all areas without a building permit, subject to the following conditions:

1. Election campaign signs shall not be located on any property owned by the village of Crooksville nor shall any election campaign sign be located on any village road right of way. On any property where election campaign signs are permitted to be located, permission to erect such signs shall be obtained from the owner of such property.

2. No election campaign signs shall be erected before the first day of circulation of nomination papers by candidates, or the first day on which candidates would circulate nomination papers were papers to be required, and shall be removed within seven days following completion of the election.

3. The owner of the property on which the sign is placed shall be responsible for its removal.

4. If the signs are located contrary to this section or if the signs are not removed within the seven day period, the village shall cause such signs to be removed without the necessity of giving notice. One election campaign sign shall not exceed twenty square feet in area.

I. Incidental signs shall be located on the premises being served and shall be unlimited as to the number of such signs. No individual incidental sign shall exceed ten square feet in area and shall comply with the minimum height and setback requirements.

J. Open house signs.

1. Such signs shall not be illuminated and shall not exceed six square feet. Such signs may be placed at a rate of one per intersection per company and shall only be displayed for a period from eight a.m. to eight p.m. on the day of the open house.

2. The principal broker of the real estate company shall be responsible for compliance with this section. Failure to comply with this section may be subject to fine or suspension of privileges in accordance with Section 1.17 of this chapter.

K. The flag, pennant or insignia of any government, or any religious or fraternal organization. Such flag, pennant or insignia shall not exceed eighty square feet.

L. Yard cards provided such signs are displayed for a maximum period of five days, and such signs are displayed for a period no greater than thirty days in any twelve month period.

Section: 1.12 Residential signs.

A. Signs Permitted. In residential areas, only the following signs are permitted as regulated by this chapter:

1. Address numbers;
2. Residential nameplates;
3. Election signs;
4. Temporary open house signs;
5. Real estate signs;
6. Residential construction signs;
7. Home occupation signs;
8. On-premises commemorative, historical or similar types of signs;
9. Private garage or yard sale signs;
10. The flag or insignia of any government, religious or fraternal organization;
11. Yard cards; and
12. Multidwelling unit signs.

B. Private Garage, Yard or Rummage Sale Signs. Such signs shall not exceed five square feet and are permitted for a period of not more than five consecutive days in residential areas only. Said signs are not permitted on utility poles, or nailed to the outer walls of any building or structure.

C. Home Occupation Signs. Home occupation signs are permitted to be placed within residential areas subject to the following conditions:

1. The sign is not greater than five square feet in area and is mounted flat against the building.

Section: 1.13 Temporary development signs.

A. Permit Required. No sign shall be erected which shall advertise or designate the promotion of a subdivision or other similar development without first obtaining approval from the Village Council and a permit from the Village of Crooksville's Administrator. The owner or developer

shall make application for the erection of such sign; application shall indicate the location on the property, wording, size, which shall not exceed thirty- two square feet, and the period of time in which the sign is to remain on the premises.

Section: 1.14 Construction and maintenance of signs.

A. Wind Pressures and Deadload Requirements. All signs and other advertising structures shall be designed and constructed to withstand wind pressure of not less than forty pounds per square foot of area and shall be constructed to receive deadloads as required in village or state building codes or other ordinances.

B. Maintenance and Safety. The owner of any sign shall keep such sign in good maintenance and repair which includes restoring, repainting or replacement of a worn or damaged legally existing sign to its original condition; and shall maintain the premises on which the sign is erected in a clear, sanitary and inoffensive condition, free and clear of all obnoxious substances, rubbish, weeds and grass.

C. Supporting Members or Braces. The supporting members or braces of all signs shall be constructed of galvanized iron, properly treated steel, copper, brass or other non-corrosive material. All projecting signs, if placed at right or other angle to the wall of roof of any building, shall be attached by such non-corrosive metal bolts, anchors, cable or other metal attachments as shall insure permanent and safe construction and shall be maintained free from rust or other defects. Every means of device used for attaching any sign shall extend through the walls or roof to the building and shall be securely anchored by wall plates or nuts to the inside of the walls or to bearing on the underside of two or more roof or ceiling joists in accordance with instructions, given by the Administrator. Small flat signs containing less than ten square feet of area may be attached to a building by the use of lag bolts or other means to the satisfaction of the Administrator.

D. Sign Repair. Signs affixed which shall fail to comply with the orders of the Village Administrator relative to the painting, repair, alteration, maintenance or removal of said sign pursuant to a written notice thereof and within thirty days thereafter shall be painted, repaired, altered, maintained or removed. In the event public safety necessitates sign repair, the Administrator may make such orders as are reasonably necessary to assure the signs threat to public safety is abated. In such cases involving issues of public safety, the Administrator shall be permitted to order repair within twenty-four hours to thirty days after receipt of a notice of safety violation. Following the lapse of time as specified in the Administrator's notice, the sign shall be repaired, altered, maintained or removed under the authority of the Administrator and any cost incurred shall be paid by the owner of the premises on which the sign is located.

E. Electrical Requirements. All electrical installations shall be done according to national, state and local codes to insure safety and function.

Section: 1.15 Nonconforming signs.

A. Any sign located in the village on the date of adoption of this code, or located in an area annexed to the village hereafter, which does not conform with the provisions of this code, is a nonconforming sign and may be continued, except as provided below:

1. The sign is structurally altered in any way except for normal maintenance and repair.
2. The sign is removed from its fast or when substantial repairs are required amounting to either repair of fifty percent or more of damaged sign or the sign is damaged so that the overall value of the sign is decreased beyond fifty percent of the sign's present day value.
3. The existing sign face no longer advertises a bonafide business, product or services associated with that enterprise in the village of Crooksville.
4. The sign is structurally altered for purposes of maintenance and repair in such a way that the sign will be less in compliance with the requirements of this code than it was before alteration.
5. The sign is relocated.

B. On the date of the occurrence of any of the above, the sign shall be removed by the owner, agent or person having beneficial use of the premises upon which such sign may be found within thirty days after written notification by the Administrator. After such notice from the Administrator is given to the owner, agent or person having beneficial use of the premises upon which the sign may be found, the Administrator is authorized to enter upon the premises and retrieve any such sign and any expense incurred shall be paid by the owner of the premises upon which the sign is located.

Section: 1.16 Sign Permit.

No person shall erect, relocate, or reconstruct any signs without having first obtained and having in force and effect a permit from the village Administrator.

A. Applications for a sign permit shall be made to the Administrator and shall contain or have attached thereto the following information:

1. The name, address and telephone number of the applicant;
2. The location of the building, structure or lot to which or upon which the sign is to be attached or erected;
3. The name of the person, firm, corporation or association erecting the sign;
4. The written consent of the owner or lessee of the building, structure or land to which or upon which the sign is to be affixed, in the event that the applicant is not the owner;

5. A scale drawing of such sign indicating the dimensions, the materials being used, the type of illumination, if any, and the method of construction and attachment;

6. A scale drawing indicating the location-and position of such sign in relation to nearby buildings or structures;

7. Such additional information as may be required by the Administrator or the Village Council.

B. Fee Receipt. For each individual sign for which a permit is required pursuant to Section 1.07 of this chapter, the Administrator shall collect the fee of twenty-five dollars.

C. Application for Sign Permit. The application for a permit for a sign shall be filed with the Village Administrator with the appropriate fee as set forth in subsection B of this section and upon such filing the Administrator shall examine plans and specifications and other data and the premises upon which the sign is to be erected as set forth in the application and if it shall appear that the proposed sign is in compliance with all of the requirements of the ordinance codified in this chapter and all other ordinances of the village of Crooksville and the laws, rules and regulations of the state of Ohio and its administrative agencies, the Administrator shall then issue such sign permit. If the Administrator shall determine that the permit cannot be issued as a proposed sign does not conform to this chapter, other ordinances of the village or state statute or the Ohio Administrative Code, or if the Administrator is of some doubt as to whether or not the sign is a proper sign considering all factors, or is of the type of sign that should be referred to the Village Council for review, then the Administrator shall refer the application to the Village Council, with his comments for consideration and decision in accordance with this chapter. The Administrator shall attend the meeting of the Village Council and present any comments or evidence that he has for the benefit of the Village Council. Appeals to the Village Council may be made by any aggrieved person pursuant to this chapter. Each case before the Village Council shall be decided on its own merits, with the Village Council issuing a written decision including its reasons for the granting or denial of the appeal. A signed permit issued under this chapter shall be valid for a period of four months after the date of issue, and after such four months if the sign is not installed, such permit shall automatically lapse and be null and void without further notice or action on the part of the Administrator.

D. Violations. Any person who shall erect or cause to be erected any sign subject to this chapter without first obtaining a permit therefore as required by this chapter, shall be subject to a permanent fee in twice the amount set forth in subsection B of this section. In addition, violation of this chapter shall allow the Crooksville Village Council to cause the removal of the offending sign and assess the cost of such removal to the person or entity violating this chapter. If such cost is not paid within thirty days after demand, the village clerk shall charge the cost to the lot or parcel on which the offending sign is located as a special tax against said lot or parcel and the same shall be collected like other taxes on real estate.

E. Preliminary Inspection. The applicant shall, upon completion of the installation, relocation or alteration of the sign, notify the village Administrator who will assure the sign complies with the regulations of this chapter.

F. Annual Inspections. The Village Administrator or his authorized representative shall inspect prior to July 1st of each year, every projecting sign. If any such sign is found to be insecurely fastened or in any way conflicts with this chapter or state statute or the Ohio Administrative Code, the Administrator shall report this fact to the owner of the sign or to the owner or occupant of the premises on which it is fastened. If the sign is not made to comply within thirty days after such notice, it may be removed or altered to comply at the expense of the holder of the permit or the owner of the property by the Administrator, further provided that the Village Council may cause any sign to be removed summarily and without notice whenever public safety requires this to be done immediately.

G. Liability. Acceptance of fees for a building permit for a sign as provided herein shall not be deemed an assumption of any liability by the village and the owner of any building or structure upon which a sign is erected shall be liable for any damages and injuries that may be caused to person or property by the erection of such sign.

H. Revocation of Permit. The village Administrator or Council may at any time for a violation of this chapter, revoke a permit or require changes so the sign conforms with this chapter. The holder of a revoked permit shall be entitled to an appeal pursuant to subsection C of this section.

Section: 1.17 Violations.

In the case of any violation of any provision of this chapter, the Village Council and Administrator may institute appropriate action or proceeding to enjoin violation of this chapter.


Section: 1.18 Penalties.

Any person, firm or corporation who fails to comply with any provision of this chapter shall upon conviction thereof, forfeit not less than fifty dollars nor more than one thousand dollars and costs of prosecution for each violation and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment thereof, but not exceeding six months. Each day a violation exists or continues shall constitute a separate offense. In addition, violation of this chapter shall allow the Crooksville Village Council to cause the removal of the offending sign and assess the cost of such removal to the person or entity violating this chapter. If such cost is not paid within thirty days after demand, the village clerk shall charge the cost to the lot or parcel on which the offending sign is located as a special tax against said lot or parcel and the same shall be collected like other taxes on real estate.

PASSED: MAY 7, 2001

Attest:


(CLERK)


(MAYOR)