

Chapter 7

OFFICE AND INDUSTRIAL USE DISTRICTS SIGNS

11-7-1: OFFICE AND INDUSTRIAL USE DISTRICTS SIGNS:

In addition to the general provisions of this Title, all signs shall meet the following standards provided herein. (Ord. 91-06, 8-28-91)

11-7-2: SETBACKS:

Permitted signs, other than billboards, may be located in any required yard, but shall be not less than five feet (5') from any lot line adjacent to any street, nor less than ten feet (10') from any other lot line. See Figure 11-6-2:A, Business Sign Setbacks set out in Section 11-9-3, which are the same for office and industrial signs. (Ord. 91-06, 8-28-91)

11-7-3: PERMITTED SIGNS:

Signs, including billboards, which are permitted without a special permit include only the following and no others: (Ord. 91-06, 8-28-91)

11-7-3-1: CONSTRUCTION SIGN:

One single or double face freestanding unilluminated sign per lot, which shall meet the same standards set forth in Section 11-6-3-1. (Ord. 91-06, 8-28-91)

11-7-3-2: DIRECTORY SIGN:

One freestanding single or double face sign listing the name of the property owner or tenants, which may be illuminated and shall meet the following standards (see Figure 11-7-3-2:A, set out in Section 11-9-3):

A. Surface Area: The surface area of any face shall not exceed thirty (30) square feet;
and

B. Height: Such signs shall not exceed six feet (6') in height above the grade of the nearest adjoining street or driveway. (Ord. 91-06, 8-28-91)

11-7-3-3: FREESTANDING IDENTIFICATION SIGN:

One single, double or multiple face sign per building frontage, which may be illuminated and which shall meet the following standards (see Figure 11-7-3-3:A, set out in Section 11-9-3):

A. Surface Area: The surface area of any face shall not exceed thirty (30) square feet nor a total cumulative area of sixty (60) square feet for double or multiple face signs; and

B. Height: Such signs shall not exceed six feet (6') in height above the nearest adjoining street or driveway. (Ord. 91-06, 8-28-91)

11-7-3-4: HELP WANTED SIGN:

One unilluminated single or double face freestanding sign for each occupied lot advertising "Help Wanted" and which shall meet the following standards (see Figure 11-7-3-4:A, set out in Section 11-9-3):

A. Surface Area: The surface area of any face shall not exceed twelve (12) square feet; and

B. Height: The height of such signs shall not exceed six feet (6') above the nearest adjoining street or driveway. (Ord. 91-06, 8-28-91)

11-7-3-5: LANDSCAPED SUBDIVISION IDENTIFICATION SIGN:

One single, double or multiple face freestanding sign at each street entrance to a subdivision for the sole purpose of displaying the name of the subdivision. The sign may be illuminated and shall meet the following standards (see Figure 11-7-3-5:A, set out in Section 11-9-3):

A. Surface Area: The surface area of any single face sign shall not exceed ninety six (96) square feet, or one hundred ninety two (192) square feet of cumulative total surface area for any double or multiple face sign;

B. Height: Such signs shall not exceed eighteen feet (18') in height above the grade of the street or driveway closest to the sign; and

C. Easement: Any such sign shall be located within a permanent easement for the sign and landscaping. The easement shall include provisions for the continued maintenance of the sign and landscaping, and shall be recorded as part of the plat of subdivision. (Ord. 91-06, 8-28-91)

11-7-3-6: POLITICAL OR NONCOMMERCIAL SIGNS:

Any number of signs, which shall not exceed six (6) square feet of surface area per sign, nor a cumulative total surface area of thirty six (36) square feet per lot. (Ord. 91-06, 8-28-91)

11-7-3-7: REAL ESTATE SIGN:

One single or double face freestanding unilluminated sign facing each street frontage of a lot, and meeting the same standards set forth in Section 11-6-3-6. (Ord. 91-06, 8-28-91)

11-7-3-8: WALL IDENTIFICATION SIGN:

One "wall sign" per building frontage as defined in this Title, which may be illuminated and subject to the following standards:

A. Surface Area: The surface area of any wall sign shall not exceed five percent (5%) of the area of the building frontage wall, nor one hundred (100) square feet, whichever is less; and

B. Height: The height of any wall sign shall conform to the standards set forth in the general provisions, Section 11-4-4. (Ord. 91-06, 8-28-91)

11-7-3-9: FREESTANDING TOLL ROAD IDENTIFICATION SIGN:

One single or double face sign per forty (40) acre single user site fronting on the I-94 toll road, which may be illuminated and which shall meet the following standards (see Figure 11-7-3-9:A, set out in Section 11-9-3):

A. Surface Area: The surface area of any face shall not exceed four hundred fifty (450) square feet; and

B. Height: Such signs shall not exceed fifteen feet (15') in height above the level of the adjacent toll road pavement nearest to the sign;

C. Setbacks: Toll road identification signs shall meet the following setbacks:

1. Three hundred feet (300') from any residential use district; and
2. Twenty five feet (25') from any public street or road right of way other than the toll road; and
3. No less than five feet (5') or no greater than one hundred feet (100') from the toll road right of way; and
4. One hundred feet (100') from any other property line.

D. Spacing: Toll road identification signs shall be at least one thousand two hundred feet (1,200') away from any other toll road identification sign or billboard along the same side of the toll road.

E. Single User Site: A "single user site" is defined as being a tract of land comprising one or more contiguous lots or parcels owned by a single owner upon which that owner or his lessee conducts a single business activity.

F. Trade Logos: Brand names, trade symbols or logos of any business or company, other than the user of the site, shall not be permitted, except that such trade logos of a company not located on the site may comprise not more than ten percent (10%) of any sign face for signs donated by that company to a not-for-profit single user of the site. (Ord. 92-15, 6-17-92)

11-7-4: SPECIAL PERMIT SIGNS:

A special permit sign shall be any sign approved by the Board of Trustees upon granting of a special permit. Such signs shall be installed completely on private property and shall be subject to the restrictions imposed by the Board of Trustees. Special permit signs in office and industrial use districts include the following: (Ord. 91-06, 8-28-91)

11-7-4-1: DEVELOPER'S SIGN:

One unilluminated freestanding single or double face sign facing each street adjacent to the lot or subdivision and which shall also meet the office and industrial use district setback standards and the following requirements (see Section 11-9-3, Figure 11-6-4-1:A, Business Developer's Sign, which are the same for the office and industrial use districts):

A. Surface Area: The surface area of such signs shall not be greater than thirty two (32) square feet per face;

B. Height: Such signs shall not be higher than twelve feet (12'); and

C. Removal: Such signs shall be removed upon the installation of either a real estate sign, freestanding identification sign, or as otherwise required by restrictions imposed by the Board of Trustees. (Ord. 91-06, 8-28-91)

11-7-4-2: TEMPORARY SIGNS:

"Temporary signs" as defined by this Title and for which a maintenance agreement shall be provided for signs displayed more than thirty (30) days, and otherwise meeting all other restrictions imposed by the Board of Trustees. (Ord. 91-06, 8-28-91)

11-7-5: BILLBOARDS:

Billboards shall be permitted in the office and industrial use districts on unimproved lots only and shall comply with all the following standards (see Figure 11-7-5:A):

A. Number: Not more than one single face sign for a lot of six hundred feet (600') of frontage or less and one additional single face sign for each six hundred feet (600') of additional frontage;

B. Spacing: Single faced signs shall be at least six hundred feet (600') from any other billboard. Back-to-back double face signs shall be at least one thousand two hundred feet (1,200') from any other billboard;

C. Height and Length: Billboards shall be limited to twenty five feet (25') in maximum height and length;

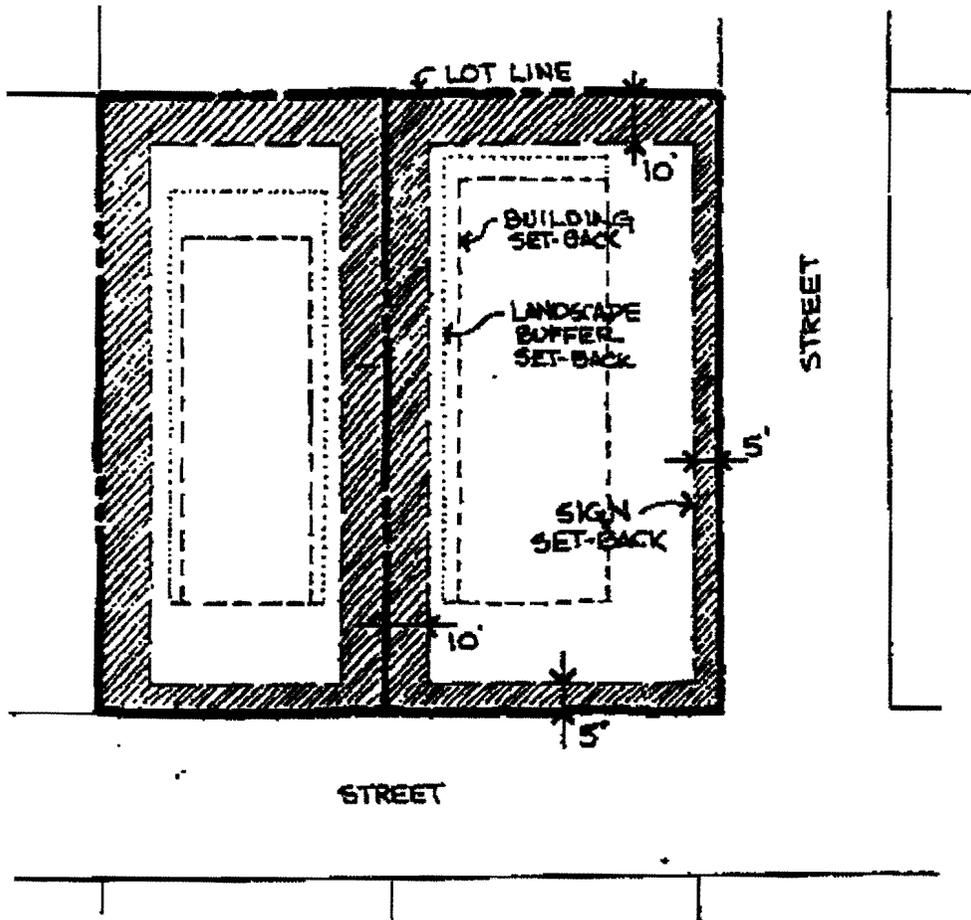
D. Surface Area: Billboards shall be limited to two hundred eighty four (284) square feet in surface area per face;

E. Setbacks: Billboards shall be set back as follows:

1. One hundred fifty feet (150') from any adjoining residential use district; and
2. Three hundred feet (300') from any residential use district if any face is visible from the district; and
3. Twenty five feet (25') from any public street or road right of way; and
4. Ten feet (10') from any other property line. (Ord. 91-06, 8-28-91)

FIGURE 11-6-2:A

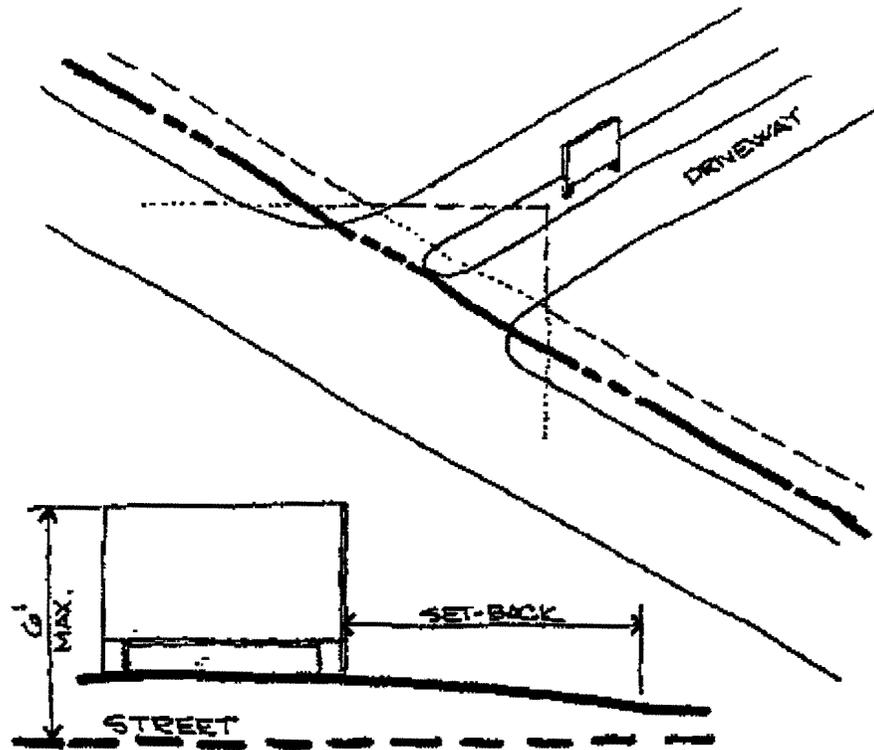
Business Sign Setbacks



Permitted signs may be located in any required yard, but shall be not less than five feet (5') from any lot line adjacent to any street, nor less than ten feet (10') from any other lot line.

FIGURE 11-7-3-2:A

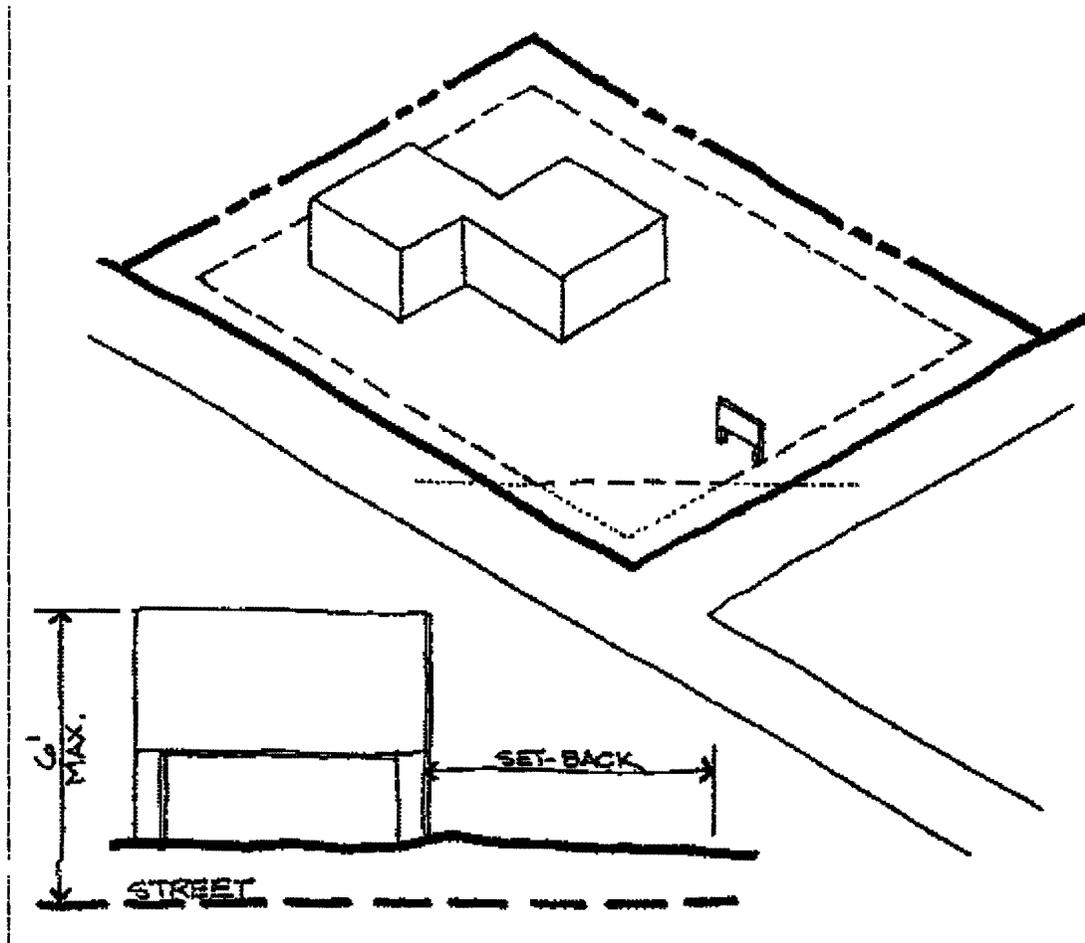
Office and Industrial Directory Sign



One freestanding single or double face sign listing the name of the property owner or tenants, which may be illuminated and shall meet the following standards: the surface area of any face shall not exceed thirty (30) square feet; and such signs shall not exceed six feet (6') in height above the grade of the nearest adjoining street or driveway.

FIGURE 11-7-3-3:A

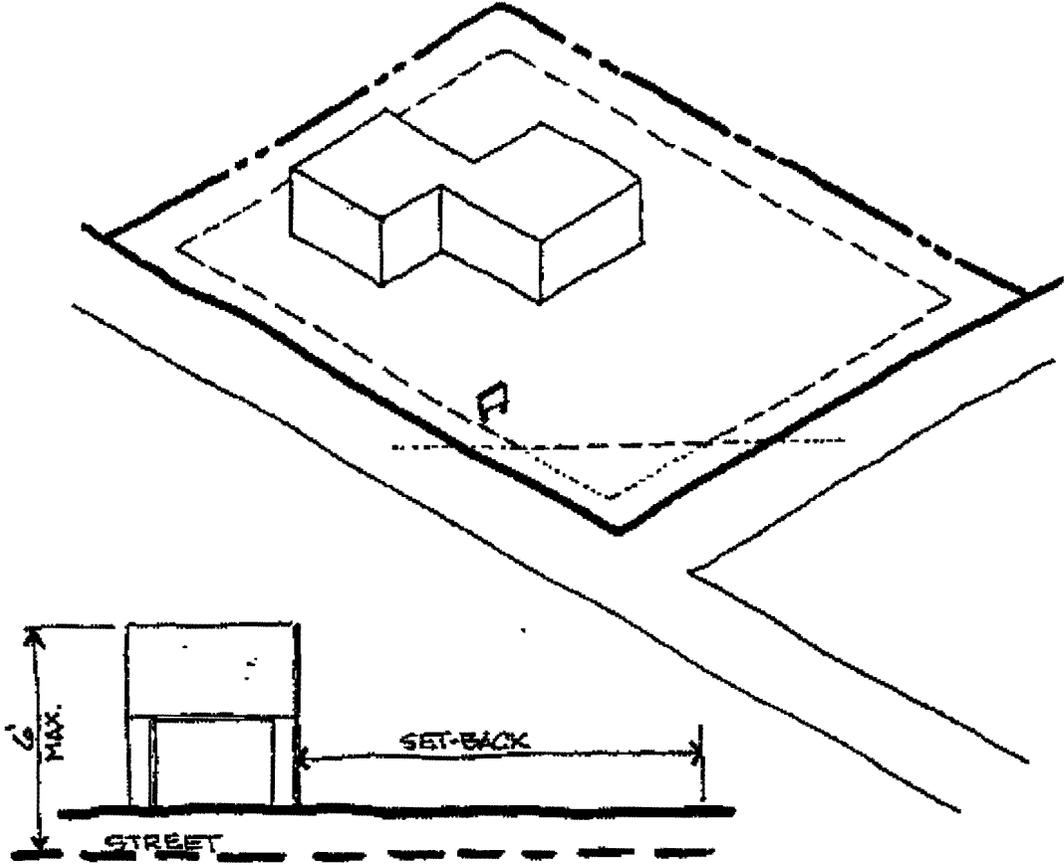
Office and Industrial Freestanding Identification Sign



One single, double or multiple face sign per building frontage, which may be illuminated and which shall meet the following standards: the surface area of any face shall not exceed thirty (30) square feet nor a total cumulative area of sixty (60) square feet for double or multiple face signs; and such signs shall not exceed six feet (6') in height above the nearest adjoining street or driveway.

FIGURE 11-7-3-4:A

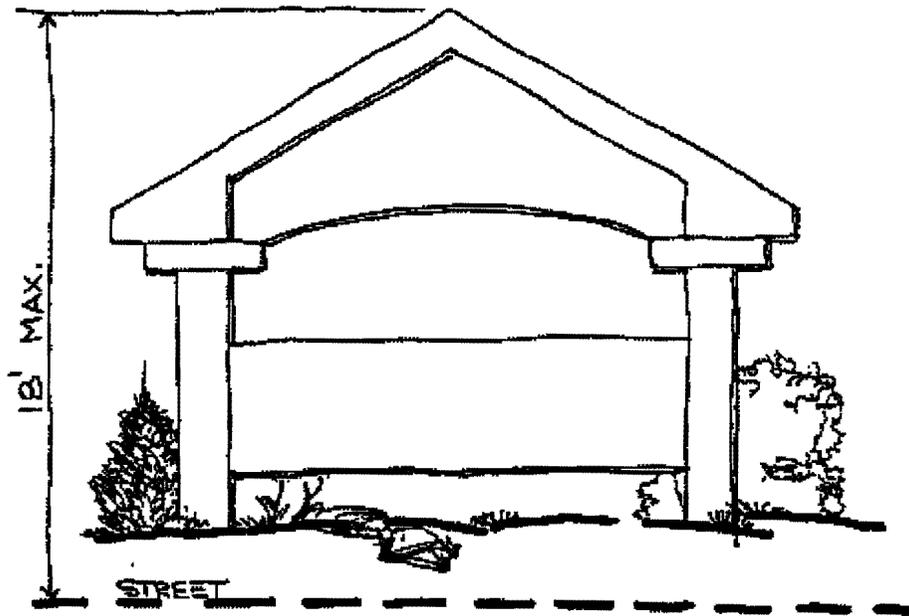
Office and Industrial Help Wanted Sign



One unilluminated single or double face freestanding sign for each occupied lot advertising "Help Wanted" and which shall meet the following standards: the surface area of any face shall not exceed twelve (12) square feet; and the height of such signs shall not exceed six feet (6') above the nearest adjoining street or driveway.

FIGURE 11-7-3-5:A

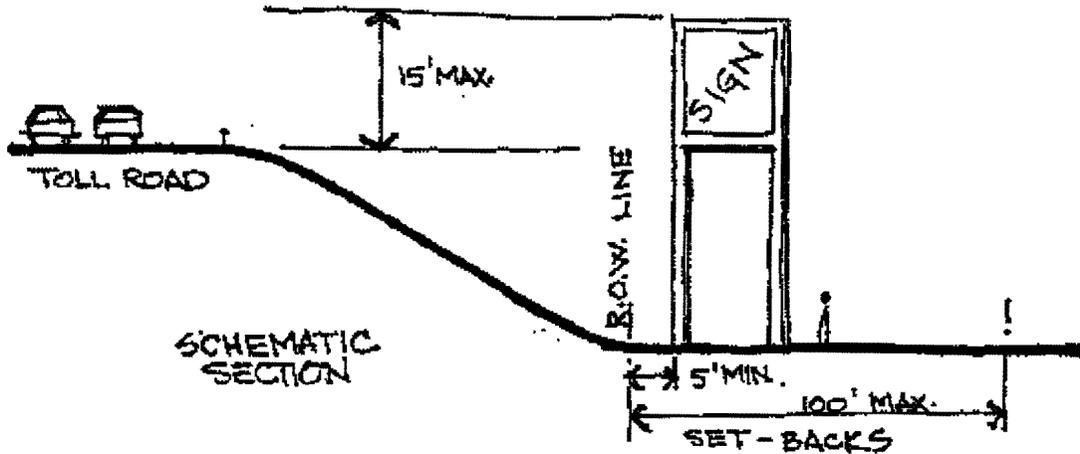
Office and Industrial Landscaped Subdivision
Identification Sign



One single, double or multiple face freestanding sign at each street entrance to a subdivision for the sole purpose of displaying the name of the subdivision. The sign may be illuminated and shall meet the following standards: the surface area of any single face sign shall not exceed ninety six (96) square feet, or one hundred ninety two (192) square feet of cumulative total surface area for any double or multiple face sign; and such signs shall not exceed eighteen feet (18') in height above the grade of the street or driveway closest to the sign.

FIGURE 11-7-3-9:A

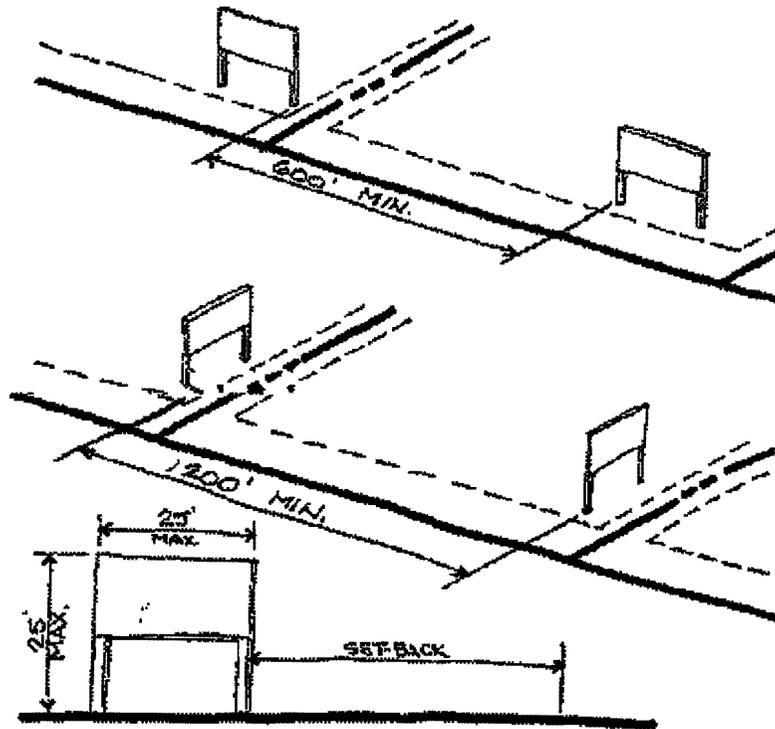
Office and Industrial Freestanding Toll
Road Identification Sign



One single or double face sign per forty (40) acre single use site, which may be illuminated and which shall meet the following standards: the surface area of any face shall not exceed four hundred fifty (450) square feet; such signs shall not exceed fifteen feet (15') in height above the level of the adjacent toll road pavement nearest to the sign; toll road identification signs shall meet the following setbacks: three hundred feet (300') from any residential use district; twenty five feet (25') from any public street or road right of way other than the toll road; no less than five feet (5') or no greater than one hundred feet (100') from the toll road right of way; and one hundred feet (100') from any other property line. Toll road identification signs shall be at least one thousand two hundred feet (1,200') away from any other toll road identification sign or billboard along the same side of the toll road.

FIGURE 11-7-5:A

Billboards



Billboards shall be permitted in the office and industrial use districts on unimproved lots only and shall comply with all the following standards: not more than one single face sign for a lot of six hundred feet (600') of frontage or less and one additional single face sign for each six hundred feet (600') of additional frontage; single faced signs shall be at least six hundred feet (600') from any other billboard. Back-to-back double face signs shall be at least one thousand two hundred feet (1,200') from any other billboard; billboards shall be limited to twenty five feet (25') in maximum height and length; and billboards shall be limited to two hundred eighty four (284) square feet in surface area per face. (Ord. 91-06, 8-28-91; amd. Ord. 92-15, 6-17-92; Ord. 92-30, 12-29-92)