

CHAPTER 21: SIGNS

21.01 Purpose

The multiple purposes of this section are to: regulate and control all signs placed for exterior observation; coordinate the type, placement, and physical dimensions of signs; encourage the reasonable, orderly, and effective display of signs; enhance the physical appearance of the Village; protect property values; prevent visual clutter; and, authorize the use of signs which are compatible with their surroundings.

21.02 Exempt Signs~~Government signs excluded~~

~~Signs which are erected and maintained as a result of any law, order, or government regulation, including traffic control signs, shall not be subject to the requirements of this ordinance.~~

(A) **Type 1 Exemptions:** Signs which fall under a "Type 1" exemption are completely exempt from the provisions of this Chapter and thus shall not be observed or considered in any way toward the standards of this Chapter, and shall not require a zoning permit to install:

(1) **Government Signs:** Government signs are defined as those erected and maintained pursuant to a government's function, ordinances, or regulation. Government signs include, but are not limited to, signs required or installed by the City, the County, a public entity, a public transit agency, a state or federal statute, or by order of a court of competent jurisdiction.

(2) **Numeric Address Signs:** Each building, building unit, lot, or property shall have a sign providing the numeric address for identification purposes to assist in fire and safety protection. Such signs shall not exceed two (2) square feet in area.

(3) **Official Flags:** Flags bearing the insignia of any local, state, or federal government agency, including the American flag, are exempt.

(B) **Type 2 Exemptions:** Signs which fall under the "Type 2" exemption shall not be considered in applying limitations on the number of signs permitted on a single frontage, wall, property, or lot (as expressed in Tables 21.4, 21.5, and 21.6), but such signs shall be subject to the lighting, installation, height, setback, maintenance and other standards set forth in this Chapter:

(1) **Commemorative Plaques:** Commemorative plaques placed by recognized historical agencies are exempt under this Section.

(2) **Portable Temporary Signs:** Portable temporary signs (e.g. yard signs) no larger than two (2) square feet in area and no more than four (4) feet in height are exempt under this Section.

21.03 General Provisions

- (A) **Compliance:** No sign shall be erected, displayed, relocated or altered unless it is in full compliance with the regulations for the District in which it is located, and, meets all applicable provisions and regulations of this ordinance.
- (B) **Sign Permit:** Unless otherwise specified, an application for a sign permit shall be filed and approved by the Zoning Inspector prior to the placement of any and all signs.
- (C) **Enforcement:** The Zoning Inspector shall have the duty and authority to remove, or cause to be removed, any sign which is not in full compliance with the requirements of this ordinance. In such instances, the owner of the sign in violation shall bear the full costs of such removal, along with any penalty which has been assessed.
- (D) **Maintenance:** All signs and component parts thereof, as well as braces, cables, poles, uprights, and other supporting structures, shall be maintained in a safe, clean, and attractive condition.
- (E) **Code Standards:** All signs shall be designed and constructed to be in conformance with both the National Electric Code and the Ohio Basic Building Code.
- (F) **Nonconforming Signs:** Signs which legally existed prior to the enactment of these regulations are entitled to be kept, repaired, or replaced in a manner which maintains their preexisting nonconforming condition. However, whenever a nonconforming sign has been damaged to more than one half of its replacement value, it shall not be permitted to be repaired or replaced. In addition, any nonconforming sign which has been structurally altered, relocated, or replaced shall immediately be made to conform to the provisions of these regulations. It shall be the responsibility of the Village of Maineville Zoning Department to register and keep records of all non-conforming signs, and advise the owners of such signs of their being classified as non-conforming. Whenever a sign loses its non-conforming designation, the sign, including the base and all supports must be removed.
- (G) **Traffic Hazards:** No sign shall be erected within the public right-of-way in such a manner which obstructs free and clear vision, or, at any location where by reason of position, shape, motion, or color it may interfere with, obstruct the view of, or be confused with any traffic sign, signal, or device which makes use of the words "stop," "look," "danger," or, misleads and/or confuses traffic. See Table 21.2, Clear View Area.
- (H) **Illuminated Signs.** Illuminated signs shall be designed and constructed so as to concentrate the illumination upon the sign and prevent glare upon any street or adjacent property and prevent traffic hazards. ~~At no time shall blinking lights be permitted.~~
- (I) **Sanitation/Landscaping:** Property surrounding any freestanding pole/pylon sign shall be kept clean, sanitary and free from obnoxious and offensive weeds, debris, rubbish, and flammable materials. All plant materials and other landscaping surrounding a freestanding pole/pylon shall be maintained in a regular basis, including pruning, mowing, watering, fertilizing and replacement of dead or diseased materials.

VILLAGE OF MAINEVILLE ZONING ORDINANCE

(J) **Identification Mark:** Signs must carry the identification and address of the sign installer, which includes voltage and date of erection. In the event the sign is replaced, the new erector must place their identification mark and date on the sign.

(K) **Dangerous Signs:**

(1) Should any sign be abandoned, and found unsafe, or be in danger of falling, the owner of such sign ing shall, upon receipt of written notice from the Zoning Inspector, proceed within three (3-24) days from the date of notification to do one (1) of the following:

(1) RRemove said sign;

(2) Cause it to be repaired; or;

(3) Have it replaced.

(2) Should a sign pose an imminent threat or danger to public health and safety, the Zoning Inspector may take immediate enforcement action to abate the situation without requiring prior written notice to the owner. After taking action, the Zoning Inspector shall send written notice informing the owner of the action taken and the reasons for doing so.

(L) **Window Treatments/Lighting:** All window lighting shall be in a uniform color, installed internally and must have approval by the Village of Maineville Zoning Department.

(M) **Misrepresentation of Information:** Any sign not constructed as represented on an approved sign permit application shall be construed as a misrepresentation of facts and a violation of this ordinance. In such instances, the sign in violation shall be promptly removed or the error in violation corrected within a period of time specified by the Zoning Inspector.

(N) **Temporary Signs:** Unless otherwise stated in this Chapter, a temporary sign may be either on-premise or off-premise, provided the sign conforms to the standards and provisions applicable to the signage type and zoning district.

21.04

Measurement of sign area

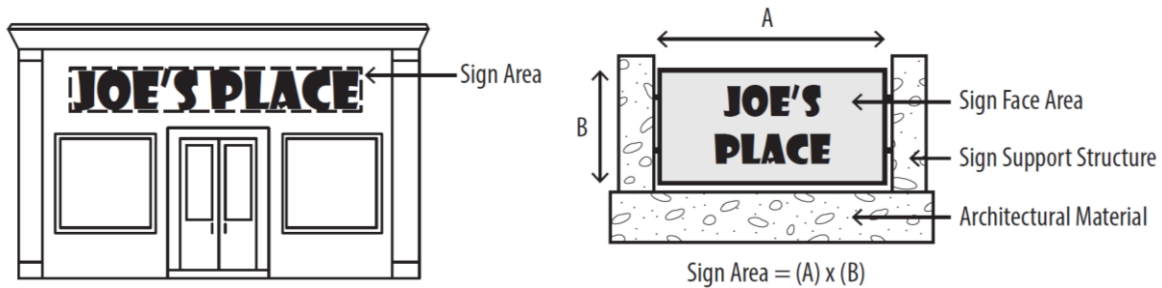
(A) Sign area shall be computed by means of the smallest, single geometric shape (i.e. square, rectangle, circle, or triangle) that encompasses the extreme limits of the writing, representation, emblem, or other display elements, together with the sign face area. The sign face area is defined as any material or color that is an integral part of the background of the display or used to differentiate the sign from the structure against which it is placed; this does not include any supporting framework, bracing, decorative fence or wall, or any other feature which otherwise meets all applicable zoning regulations and is clearly incidental to the display itself.

(B) The sign area for a sign with more than one face (multi-faced signs) shall be computed by adding together the area of all sign visible from any single point.

(C) When two (2) identical sign faces are placed back to back, so that both faces cannot be viewed from any one point at the same time, and when such sign faces are part of the

same sign structure and not more than two (2) feet apart, the sign area shall be computed by the measurement of one (1) of the faces.

TABLE 21.1: SIGN AREA MEASUREMENT



~~The entire area within the outermost perimeter on which written or graphic information is displayed shall constitute sign area. Where double faced signs exist, each sign face shall be included when computing allowable sign area. Frames and structural members, unless used for advertising purposes, shall be excluded from the computation of surface area. If the sign is of a cylindrical nature, the area shall be computed by multiplying the sign diameter by its height. Awning/Canopy signs shall not exceed fifty percent (50%) of the gross surface area of the smallest face of the awning. Advertisement on any awning/canopy sign shall be limited to the name of the owner and/or business conducted on the premises.~~

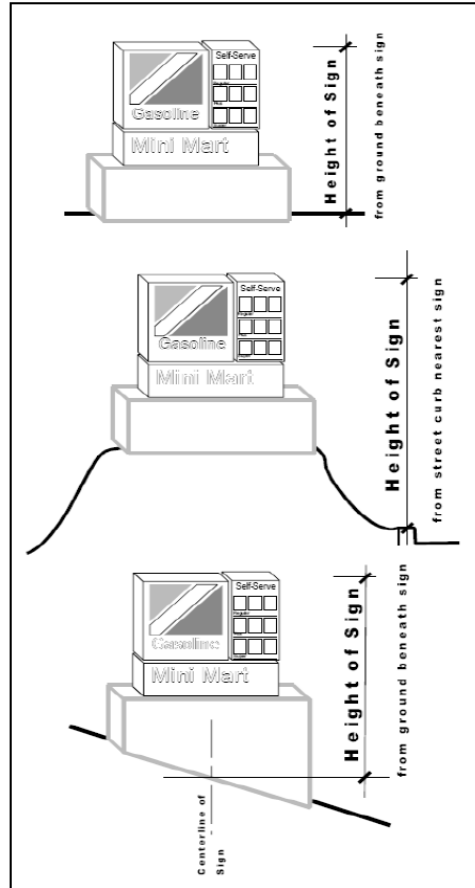
21.05 Measurement of sign height

- (1) The height of a ground sign shall be determined by measuring the vertical distance between the top part of a sign or its structure, whichever is highest, to the elevation of the ground directly beneath the sign. If the sign is placed on sloped terrain, the height shall be measured from the ground elevation at the centerline of the sign.
- (2) In cases where signs are to be located on man-made berms or other similar ground foundations, the elevation of the street curb nearest to the location of the sign shall be utilized for determining sign height. In the case of a private or public street without curbing, the edge of pavement nearest to the sign location shall be utilized to determine sign height.

21.06 Measurement of sign setbacks

Unless otherwise specified, the setback of all signs shall be measured from the existing right-of-way and adjoining property lines to the nearest point of the sign. Additional setback distance may be required by the Village Engineer or appropriate authority if widening or other public improvements are planned in the near future for a specific location along the frontage of a public road or street.

TABLE 21.2: SIGN HEIGHT MEASUREMENT



21.07 Building units

In many cases, the number of signs allowed for multi-tenant buildings is based on the number of building units. For purposes of this Chapter, a “building unit” shall be defined as a portion of a building that is owned or leased by a single occupant for a business purpose and has a public entrance. For instance, a single commercial building that is entirely owned or leased by a single occupant would constitute one (1) building unit; whereas a mixed-use building with four commercial tenant spaces having public entrances would constitute four (4) building units. “Building frontage” for a building unit shall be the most primary side/wall of the building, measured from the centerlines of the party walls defining such building unit.

21.085 Relocating signs

If any legally permitted sign is moved from one location to another, a new sign permit shall first be obtained. A new sign permit will not be required when relocation of the sign is necessary for ~~certain~~ public road improvements.

21.096 **Alteration or enlargement of signs**

Alteration, face change or enlargement of any legally existing sign shall first require the issuance of a new sign permit. A new permit will not be required for ordinary servicing or repainting of an existing sign, cleaning of the sign or changing of the message on [a changeable copy](#) ~~the sign, such as fuel prices.~~

21.107 **Prohibited Sign Locations**

Unless otherwise permitted, signs shall not be located in or project into any right-of-way. In addition, no person shall fasten, place, paint, or attach any sign, handbill, advertisement, poster, or notice of any kind, ~~whether political or otherwise,~~ or cause the same to be located on any curb, lamp post, utility pole, trash receptacle, bench, fire hydrant, or bus shelter.

21.1108 **Prohibited Signs**

The following types of signs are prohibited in all zoning districts within the Village:

- (A) Signs placed on vehicles and trailers which are parked or located for the primary purpose of either supplementing or replacing on-site signage shall be prohibited. This prohibition shall not, however, apply to either signing or lettering which is affixed, attached, or painted onto vehicles used to conduct everyday business. ~~This includes Portable signs which are mounted on a chassis.~~
- (B) ~~Aerial~~ Promotional Balloon Signs, ~~is defined as~~ any balloon, or other airborne floatation device which is tethered to the ground or to a building or other structure which directs attention to a business, commodity, service, or entertainment conducted, sold or offered.
- (C) Roof Signs
 - (1) **Roof Sign** is any sign erected and constructed wholly on or above the roof of a building, and supported by the roof structure, and extending vertically above the highest portion of the roof.
 - (2) **Roof Sign, Integral:** Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof. This definition includes signs erected on the mansard area of a roof.
- (D) Signs that are not securely affixed to the ground or otherwise affixed in a permanent manner to an unapproved support structure such as trees, bus shelters, utility poles, benches, trash receptacles, vending machines or other unapproved support structure.
- (E) Billboards, Pennants, banners, streamers, festoons, spinners, balloons, and similar devices.
- (F) ~~Any sign that contains obscene, indecent or immoral matter.~~ Signs which contain words, images, or graphic illustrations of an obscene nature.

(G) Signs emitting flame, smoke, steam, or other visual matter.

~~(HG) “Eye catchers”, moving, revolving or rotating signs,~~ Signs or portions of signs that revolve, whirl, spin, or otherwise make use of motion to attract attention.

(I) All blinking, flashing or intermittent lighted signs and similar shiny devices designed to reflect light and create a glimmering or flashing lights, except one (1) window sign per business.

~~(H) This prohibition does not apply to:~~

~~(1) Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.~~

~~(2) Holiday decorations and light strings displayed during holidays~~

~~(3) Rotating barber poles at a legitimate barber or beauty shop~~

~~(4) Accurate time and temperature displays~~

~~(5) Warning signs and markers placed by government officials.~~

~~21.09 Reserved~~

21.1210 Abandoned Signs

(A) Any sign which no longer advertises a bona fide business, conducted on the premises or a product sold on the premises for a period of ninety (90) days shall be deemed to be abandoned.

(B) Abandoned signs shall be taken down and removed by the owner, agent or person having the beneficial use of the building or structure upon which said sign is located. Removal must be completed within thirty (30) days upon receiving written notification from the Zoning Inspector.

(C) Upon failure to comply with such notice within the time frame specified in such order, the Village Administrator is hereby authorized to cause removal of said sign, and any expense thereto shall be paid by the owner of the property, building or structure on which the sign is erected, or to which sign is attached.

21.13 Signage Types

Tables 21.3 and 21.4 display various signage types addressed in subsequent Sections. The illustration in Table 21.3 serves as a guide for the Zoning Inspector to determine specific signage types, and is not meant to exclude other variations of the signage types shown. Definitions of each signage type may also be found in Chapter 32 (Definitions). Any signage type not displayed in Tables 21.3 or 21.4 shall require the Zoning Inspector to make a determination as to whether such signage type shall be allowed as a permitted sign or otherwise prohibited, based on being similar or not to one or more signage types specified elsewhere in this Chapter. The Zoning Inspector may convene the Board of Zoning Appeals to make the same determination if he or she believes the sign is not easily categorized with any of the signage types specified elsewhere in this Chapter.

TABLE 21.3: SIGNAGE TYPE ILLUSTRATION

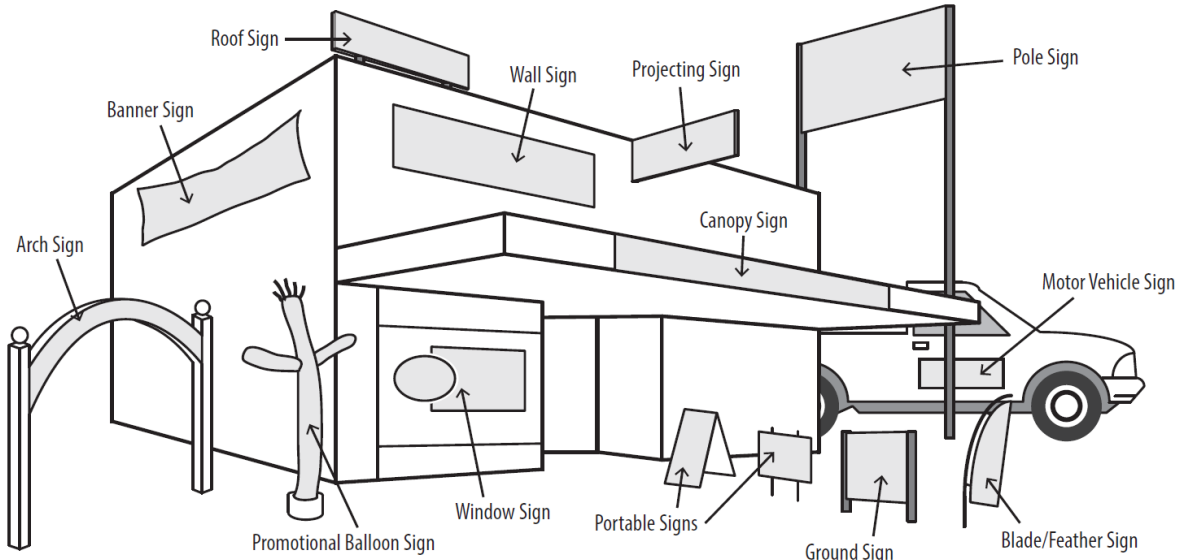
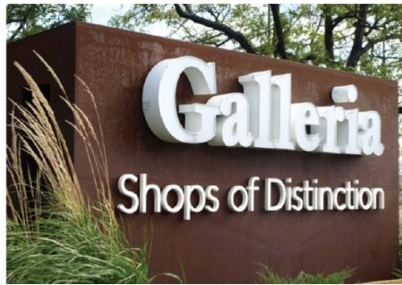


TABLE 21.4: SIGNAGE EXAMPLES



Ground (Monument) Sign



Ground (Monument) Sign - Multiple Businesses



Changeable Copy Sign (Letters)



Changeable Copy Sign (LED)

TABLE 21.4: SIGNAGE EXAMPLES (CONT.)



Cabinet Sign



Internally Illuminated Cabinet Sign



Channel Lettering



Reverse Channel Lettering



Portable Changeable Copy Sign



Blade/Feather Sign

21.14 Signs in Business Districts

- (A) **Number of Signs Permitted:** The provisions of Sec. 21.14 shall apply to all zoning districts identified as Business Districts in Sec. 5.03 (Establishment of Zoning Districts), which includes the M-1 and NB zones. Table 21.5 shall control the maximum number of certain signage types allowed, along with applicable standards specific to each type.
- (B) **Additional Limitations:** A single property may only have one (1) of the permanent signage types marked with an asterisk (*) in Table 21.5; a combination of two (2) or more of these signage types on the same property is prohibited.

VILLAGE OF MAINEVILLE ZONING ORDINANCE

TABLE 21.5: SIGNS IN BUSINESS DISTRICTS

SIGNAGE TYPE	NUMBER OF SIGNS PERMITTED	STANDARDS SECTION
PERMANENT SIGNS		
Arch Signs*	One (1) per street frontage	21.14(C)(1)
Canopy Signs (e.g. Awning Signs)	One (1) per building unit	21.14(C)(2)
Flag Signs	One (1) per building unit	21.14(C)(3)
Gateway Signs*	Two (2) (one on each side of an entrance) per comprehensively developed collection of three (3) buildings or more	21.14(C)(4)
Ground Signs*	One (1) per street frontage, except as provided in Section 4.513	21.14(C)(5)
Off-Premise Signs (e.g. Billboards)	Prohibited	N/A
Pole Signs	Prohibited	N/A
Projecting Signs	One (1) per building unit	21.14(C)(6)
Roof Signs	Prohibited	N/A
Wall Signs	One (1) per building unit, except for buildings with a single user which may have one (1) per exterior building wall	21.14(C)(7)
Window Signs	Permitted (no restriction on number)	21.14(C)(8)
TEMPORARY SIGNS		
Banner Signs	One (1) per building unit	21.14(D)(1)
Beacons/Searchlights	Prohibited, except for temporary events and emergency purposes	N/A
Blade/Feather Signs	Two (2) per building unit	21.14(D)(2)
Ground Signs	One (1) per building unit	21.14(D)(3)
Pennants or Streamers	Prohibited	N/A
Portable Signs (e.g. A-Frame)	One (1) per building unit	21.14(D)(4)
Promotional Balloons	Prohibited	N/A
Window Signs	Permitted (no restriction on number)	21.14(D)(5)

[\(C\) Permanent Sign Provisions](#)

[\(1\) Arch Signs: Permanent arch signs shall comply with the following standards:](#)

VILLAGE OF MAINEVILLE ZONING ORDINANCE

- (a) Minimum setback from right-of-way and adjoining property lines is (10) feet.
 - (b) Maximum height for signage, including any structural elements, is twenty-five (25) feet.
 - (c) Maximum area of the sign face is two (2) feet multiplied by the width of the span of the arch.
 - (d) Minimum clearance is fourteen (14) feet, four (4) inches.
 - (e) The maximum width of the signage and any structural elements shall equal the width of the passageway or paved roadway that passes underneath the sign, plus five (5) feet, with at least two and a half (2.5) feet on both sides.
 - (f) Maximum number of poles (structural supports) is two (2); one on either side of the driveway/roadway.
 - (g) Changeable copy arch signs are prohibited.
- (2) Canopy Signs:** The sign area of canopy signs shall not exceed twenty (20) square feet, a clearance of eight (8) feet shall be provided between the sidewalk and the sign, and such signs shall not extend above the roof line.
- (3) Flag Signs:** Flag signs are permitted provided they are attached to the side of a building, projecting outward in a diagonal fashion. The highest point of the flag shall be no taller than the highest eave of the building on which the flag is attached.
- (4) Gateway Signs:** Permanent gateway signs shall comply with the following standards:
- (a) Gateway signs shall maintain clear zones for pedestrians and motorists and comply with the following:
 - (i) Maintain a setback of ten (10) feet from adjoining property lines and public right-of-way line(s);
 - (ii) Ten (10) feet from the edge of any driveway; and
 - (iii) Five (5) feet from any sidewalk or paved path.
 - (b) Maximum sign height is ten (10) feet.
 - (c) Maximum sign area is sixty (60) square feet.
 - (d) Proof of an established mechanism to ensure the ongoing maintenance of the entire entrance structure and associated landscaping shall be submitted to the Zoning Inspector as part of the zoning permit application for a gateway sign.

VILLAGE OF MAINEVILLE ZONING ORDINANCE

(5) Ground Signs: Permanent ground signs shall comply with the following standards:

- (a) Signs shall be made of solid materials of a permanent nature known and used in the sign construction industry and shall include, but are not limited to: brick, stone, EIFS, polished or honed finish metals, decorative pre-cast concrete wood, architectural masonry, steel and/or metal, and glass.
- (b) Ground signs shall maintain clear zones for pedestrians and motorists and comply with the following:
 - (i) Maintain a setback of ten (10) feet from adjoining property lines and public right-of-way line(s);
 - (ii) Ten (10) feet from the edge of any driveway; and
 - (iii) Five (5) feet from any sidewalk or paved path.
- (c) Maximum sign height is eight (8) feet.
- (d) Maximum sign area is thirty two (32) square feet. For lots with multiple street frontages, the maximum sign area is cumulative and shall not be increased, but the owner may apply the maximum sign area to multiple signs with a maximum of one (1) sign per street frontage.
- (e) Changeable copy signs are permitted in accordance with the standards in Section 21.7 (Changeable Copy Signs). Electronic LED display signs are permitted.

(6) Projecting Signs: Permanent projecting signs shall comply with the following standards:

- (a) The sign must be attached to a principal building, with a maximum projection of five (5) feet.
- (b) The sign area shall not exceed nine (9) square feet.
- (c) Signs shall be installed to achieve a minimum vertical clearance of eight (8) feet from the bottom of the sign to the finished grade.
- (d) Projecting signs are prohibited over a vehicular access way.

(7) Wall Signs: A wall sign shall be permitted with an area not to exceed one (1) square foot in area for each one (1) linear foot of building frontage to a maximum size of one hundred fifty (150) square feet, with a maximum extension of eight (8) feet from the building wall.

(8) Window Signs: No more than fifty (50) percent of the window surface shall be covered by signage, inclusive of any temporary window signs which may be on display.

(D) Temporary Sign Provisions

(1) Banner Signs: Banner signs are permitted provided the sign is no larger than twenty (20) square feet, is not located on a single-family or two-family residential property, and is attached to the wall of a building. A zoning permit for this temporary sign type shall be valid up to sixty (60) calendar days, and no more than two (2) such permits for the same sign may be applied for within one (1) calendar year.

(2) Blade/Feather Signs: Temporary blade/feather signs shall comply with the following standards:

(a) The sign must be placed at least ten (10) feet away from the existing right-of-way line and adjoining properties.

(b) Maximum sign height is twelve (12) feet.

(c) Maximum sign area is twenty (20) square feet.

(d) Blade/feather signs must be on the premises of the business or activity they serve.

(e) A zoning permit for this temporary sign type shall be valid up to sixty (60) calendar days, and no more than (2) such permits for the same sign may be applied for within one (1) year.

(3) Ground Signs: Temporary ground signs shall comply with the following standards:

(a) No temporary ground sign may be erected on a single-family or two-family residential property.

(b) Ground signs shall maintain clear zones for pedestrians and motorists and comply with the following:

(i) Maintain a setback of ten (10) feet from adjoining property lines and public right-of-way line(s);

(ii) Ten (10) feet from the edge of any driveway; and

(iii) Five (5) feet from any sidewalk or paved path.

(c) Maximum sign height is six (6) feet.

(d) Maximum sign area is thirty six (36) square feet.

(e) Changeable copy signs are prohibited.

(f) A zoning permit for this temporary sign type shall be valid up to sixty (60) calendar days, and no more than (2) temporary sign permits for the same sign may be applied for within one (1) year. Once a temporary ground sign has been permitted for one hundred twenty (120) days, in order for the sign to remain it must be brought forward

for a permanent ground sign permit and meet the standards required of a permanent ground sign.

- (4) Portable Signs:** Temporary portable signs, such as A-Frame signs, sandwich boards, or other portable sign types which are not affixed to the ground or which can be easily removed from the ground by hand without the use of tools, are permitted in accordance with the following provisions:
- (a) Maximum sign height is six (6) feet.
 - (b) Maximum sign area is (12) square feet.
 - (c) Changeable copy signs are prohibited.
 - (d) Portable signs shall not be located on any sidewalk within the public right-of-way, and must be set back a minimum of ten (10) feet from the inside edge of any sidewalk.
 - (e) A zoning permit for this temporary sign type shall be valid up to sixty (60) calendar days, and no more than (2) temporary sign permits for the same sign may be applied for within one (1) year.
 - (f) Temporary portable signs which are no larger than two (2) square feet and also no more than four (4) feet in height are exempt from maximum number requirements pursuant to Section 21.2(B) (Type 2 Exemptions).
- (5) Window Signs:** No more than fifty (50) percent of the window surface shall be covered by signage, inclusive of any permanent window signs which may be on display. Temporary window signs do not require a zoning permit; however any window sign that has been on display for longer than sixty (60) days shall be considered a permanent window sign and is required to obtain a zoning permit.

21.15 Signs in Mixed Use Districts

(A) Number of Signs Permitted: The provisions of Sec. 21.15 shall apply to all zoning districts identified as Mixed Use Districts in Sec. 5.03 (Establishment of Zoning Districts), which includes the B-1 and B-2 zones. Table 21.6 shall control the maximum number of certain signage types allowed, along with applicable standards specific to each type.

(B) Permanent Sign Provisions

(1) Arch Signs: Permanent arch signs shall comply with the following standards:

- (a) Minimum setback from right-of-way and adjoining property lines is (10) feet.
- (b) Maximum height for signage, including any structural elements, is twenty-five (25) feet.
- (c) Maximum area of the sign face is two (2) feet multiplied by the width of the span of the arch.

VILLAGE OF MAINEVILLE ZONING ORDINANCE

TABLE 21.6: SIGNS IN MIXED USE DISTRICTS

SIGNAGE TYPE	NUMBER OF SIGNS PERMITTED	STANDARDS SECTION
PERMANENT SIGNS		
Arch Signs	As approved by the Planning Commission during Site Plan Review	21.15(B)(1)
Canopy Signs (e.g. Awning Signs)	One (1) per building unit	21.15(B)(2)
Flag Signs	One (1) per building unit	21.15(B)(3)
Gateway Signs	Prohibited	N/A
Ground Signs	One (1) per street frontage, except as provided in Section 4.513	21.15(B)(4)
Off-Premise Signs (e.g. Billboards)	Prohibited	N/A
Pole Signs	Prohibited	N/A
Projecting Signs	One (1) per building unit	21.15(B)(5)
Roof Signs	Prohibited	N/A
Wall Signs	One (1) per building unit	21.15(B)(6)
Window Signs	Permitted (no restriction on number)	21.15(B)(7)
TEMPORARY SIGNS		
Banner Signs	One (1) per building unit	21.15(C)(1)
Beacons/Searchlights	Prohibited, except for temporary events and emergency purposes	N/A
Blade/Feather Signs	Prohibited	N/A
Ground Signs	One (1) per building unit	21.15(C)(2)
Pennants or Streamers	Prohibited	N/A
Portable Signs (e.g. A-Frame)	One (1) per building unit	21.15(C)(3)
Promotional Balloons	Prohibited	N/A
Window Signs	Permitted (no restriction on number)	21.15(C)(4)

VILLAGE OF MAINEVILLE ZONING ORDINANCE

- (d) Minimum clearance is fourteen (14) feet, four (4) inches.
- (e) The maximum width of the signage and any structural elements shall equal the width of the passageway or paved roadway that passes underneath the sign, plus five (5) feet, with at least two and a half (2.5) feet on both sides.
- (f) Maximum number of poles (structural supports) is two (2); one on either side of the driveway/roadway.
- (g) Changeable copy arch signs are prohibited.
- (2) Canopy Signs:** The sign area of canopy signs shall not exceed twenty (20) square feet, a clearance of eight (8) feet shall be provided between the sidewalk and the sign, and such signs shall not extend above the roof line.
- (3) Flag Signs:** Flag signs are permitted provided they are attached to the side of a building, projecting outward in a diagonal fashion. The highest point of the flag shall be no taller than the highest eave of the building on which the flag is attached.
- (4) Ground Signs:** Permanent ground signs shall comply with the following standards:

 - (a) Signs shall be made of solid materials of a permanent nature known and used in the sign construction industry and shall include, but are not limited to: brick, stone, EIFS, polished or honed finish metals, decorative pre-cast concrete wood, architectural masonry, steel and/or metal, and glass.
 - (b) Ground signs shall maintain clear zones for pedestrians and motorists and comply with the following:

 - (i) Maintain a setback of ten (10) feet from adjoining property lines and public right-of-way line(s);
 - (ii) Ten (10) feet from the edge of any driveway; and
 - (iii) Five (5) feet from any sidewalk or paved path.
 - (c) Maximum sign height is six (6) feet.
 - (d) Maximum sign area is thirty two (32) square feet. For lots with multiple street frontages, the maximum sign area is cumulative and shall not be increased, but the owner may apply the maximum sign area to multiple signs with a maximum of one (1) sign per street frontage.
 - (e) Changeable copy signs are permitted in accordance with the standards in Section 21.7 (Changeable Copy Signs). Electronic LED display signs are permitted.

(5) Projecting Signs: Permanent projecting signs shall comply with the following standards:

- (a) The sign must be attached to a principal building, with a maximum projection of five (5) feet.
- (b) The sign area shall not exceed nine (9) square feet.
- (c) Signs shall be installed to achieve a minimum vertical clearance of eight (8) feet from the bottom of the sign to the finished grade.
- (d) Projecting signs are prohibited over a vehicular access way.

(6) Wall Signs: A wall sign shall be permitted with an area not to exceed one (1) square foot in area for each one linear foot of building frontage to a maximum size of one hundred fifty (150) square feet, with a maximum extension of eight (8) feet from the building wall.

(7) Window Signs: No more than fifty (50) percent of the window surface shall be covered by signage, inclusive of any temporary window signs which may be on display.

(C) Temporary Sign Provisions

(1) Banner Signs: Banner signs are permitted provided the sign is no larger than twenty (20) square feet, is not located on a single-family or two-family residential property, and is attached to the wall of a building. A zoning permit for this temporary sign type shall be valid up to sixty (60) calendar days, and no more than two (2) such permits for the same sign may be applied for within one (1) calendar year.

(2) Ground Signs: Temporary ground signs shall comply with the following standards:

- (a) No temporary ground sign may be erected on a single-family or two-family residential property.
- (b) Ground signs shall maintain clear zones for pedestrians and motorists and comply with the following:
 - (i) Maintain a setback of ten (10) feet from adjoining property lines and public right-of-way line(s);
 - (ii) Ten (10) feet from the edge of any driveway; and
 - (iii) Five (5) feet from any sidewalk or paved path.
- (c) Maximum sign height is eight (8) feet.
- (d) Maximum sign area is thirty six (36) square feet.
- (e) Changeable copy signs are prohibited.

(f) A zoning permit for this temporary sign type shall be valid up to sixty (60) calendar days, and no more than (2) temporary sign permits for the same sign may be applied for within one (1) year. Once a temporary ground sign has been permitted for one hundred twenty (120) days, in order for the sign to remain it must be brought forward for a permanent ground sign permit and meet the standards required of a permanent ground sign.

(3) Portable Signs: Temporary portable signs, such as A-Frame signs, sandwich boards, or other portable sign types which are not affixed to the ground or which can be easily removed from the ground by hand without the use of tools, are permitted in accordance with the following provisions:

(a) Maximum sign height is three (3) feet.

(b) Maximum sign area is six (6) square feet.

(c) A zoning permit for this temporary sign type shall be valid up to sixty (60) calendar days, and no more than (2) temporary sign permits for the same sign may be applied for within one (1) year.

(d) Temporary portable signs which are no larger than two (2) square feet and also no more than four (4) feet in height are exempt from maximum number requirements pursuant to Section 21.2(B) (Type 2 Exemptions).

(4) Window Signs: No more than fifty (50) percent of the window surface shall be covered by signage, inclusive of any permanent window signs which may be on display. Temporary window signs do not require a zoning permit; however any window sign that has been on display for longer than sixty (60) days shall be considered a permanent window sign and is required to obtain a zoning permit.

21.16 Signs in Residential Districts

(A) Number of Signs Permitted: The provisions of Sec. 21.16 shall apply to all zoning districts identified as Residential Districts in Sec. 5.03 (Establishment of Zoning Districts), which includes the R-1, R-2, R-3, and RR zones. Table 21.7 shall control the maximum number of certain signage types allowed, along with applicable standards specific to each type.

(B) Permanent Sign Provisions

(1) Arch Signs: Permanent arch signs shall comply with the following standards:

(a) Minimum setback from right-of-way and adjoining property lines is (10) feet.

(b) Maximum height for signage, including any structural elements, is twenty-five (25) feet.

(c) Maximum area of the sign face is two (2) feet multiplied by the width of the span of the arch.

- (d) Minimum clearance is fourteen (14) feet, four (4) inches.
- (e) The maximum width of the signage and any structural elements shall equal the width of passageway or paved driveway that passes underneath the sign, plus five (5) feet, with at least two and a half (2.5) feet on both sides.
- (f) Maximum number of poles (structural supports) is two (2) – one on either side of the passageway/driveway/roadway.
- (g) Changeable copy signs are prohibited.
- (h) Illumination of the arch sign is prohibited.

(2) Flag Signs

The maximum size of the flag shall be fifteen (15) square feet.

(3) Gateway Signs

- (a) Gateway signs shall maintain clear zones for pedestrians and motorists and comply with the following:
 - (i) Maintain a setback of ten (10) feet from adjoining property lines and public right-of-way line(s) as determined by the Warren County Thoroughfare Plan;
 - (ii) Ten (10) feet from the edge of any driveway; and
 - (iii) Five (5) feet from any sidewalk or paved path.
- (b) Maximum sign height is ten (10) feet.
- (c) Maximum sign area is thirty-six (36) square feet.
- (d) Changeable copy signs are prohibited.
- (e) Only concealed external light illumination shall be permitted; internal illumination including channel lettering is prohibited.
- (f) Proof of an established mechanism to ensure the ongoing maintenance of the entire entrance structure and associated landscaping shall be submitted to the Zoning Inspector as part of the zoning permit application for a gateway sign.

(4) Ground Signs: Permanent ground signs shall comply with the following standards:

VILLAGE OF MAINEVILLE ZONING ORDINANCE

TABLE 21.7: SIGNS IN RESIDENTIAL DISTRICTS

SIGNAGE TYPE	NUMBER OF SIGNS PERMITTED	STANDARDS SECTION
PERMANENT SIGNS		
Arch Signs	One (1) per property in RR; one (1) per community/subdivision entrance in R-1, R-2, and R-3	21.16(B)(1)
Canopy Signs (e.g. Awning Signs)	One (1) per multi-family or non-residential development site	N/A
Flag Signs	One (1) per property	21.16(B)(2)
Gateway Signs	One (1) on each side of a community/subdivision entrance	21.16(B)(3)
Ground Signs	One (1) per multi-family or non-residential development site	21.16(B)(4)
Off-Premise Signs (e.g. Billboards)	Prohibited	N/A
Pole Signs	Prohibited	N/A
Projecting Signs	One (1) per non-residential development site	21.16(B)(5)
Roof Signs	Prohibited	N/A
Wall Signs	One (1) per multi-family or non-residential development site	21.16(B)(6)
Window Signs	Prohibited	N/A
TEMPORARY SIGNS		
Banner Signs	Prohibited	N/A
Beacons/Searchlights	Prohibited, except for temporary events and emergency purposes	N/A
Blade/Feather Signs	Prohibited	N/A
Ground Signs	One (1) per property	21.16(C)(1)
Pennants or Streamers	Prohibited	N/A
Portable Signs (e.g. A-Frame)	One (1) per property	21.16(C)(2)
Promotional Balloons	Prohibited	N/A
Window Signs	Prohibited	N/A

VILLAGE OF MAINEVILLE ZONING ORDINANCE

- (a) No permanent ground sign may be erected on a single-family or two-family residential property, except as provided in Section 2.204.13 (Home Occupations).
- (b) Signs shall be made of solid materials of a permanent nature known and used in the sign construction industry and shall include, but are not limited to: brick, stone, EIFS, polished or honed finish metals, decorative pre-cast concrete, wood, architectural masonry, steel and/or metal, and glass.
- (c) Ground signs shall maintain clear zones for pedestrians and motorists and comply with the following:

 - (i) Maintain a setback of ten (10) feet from adjoining property lines and public right-of-way line(s);
 - (ii) Ten (10) feet from the edge of any driveway; and
 - (iii) Five (5) feet from any sidewalk or paved path.
- (d) Maximum sign height is eight (8) feet.
- (e) Maximum sign area is twenty-four (24) square feet.
- (f) Changeable copy signs are permitted in accordance with the standards in Section 21.7 (Changeable Copy Signs). Electronic LED display signs are permitted.
- (g) Only concealed external light illumination shall be permitted, excepting any LED displays. All other forms of internal illumination shall be prohibited.
- (5) Projecting Signs:** Permanent projecting signs shall comply with the following standards:

 - (a) The sign must be attached to a principal building, with a maximum projection of five (5) feet.
 - (b) The sign area shall not exceed nine (9) square feet.
 - (c) Signs shall be installed to achieve a minimum vertical clearance of eight (8) feet from the bottom of the sign to the finished grade.
 - (d) Projecting signs are prohibited over a vehicular access way.
- (6) Wall Signs:** A wall sign shall be permitted with an area not to exceed one (1) square foot in area for each one linear foot of building frontage to a maximum size of one hundred fifty (150) square feet, with a maximum extension of eight (8) feet from the building wall.

(C) Temporary Sign Provisions

VILLAGE OF MAINEVILLE ZONING ORDINANCE

(1) **Ground Signs:** Temporary ground signs shall comply with the following standards:

- (a) No temporary ground sign may be erected on a single-family or two-family residential property.
- (b) Ground signs shall maintain clear zones for pedestrians and motorists and comply with the following:
 - (i) Maintain a setback of ten (10) feet from adjoining property lines and public right-of-way line(s) as determined by the Warren County Thoroughfare Plan;
 - (ii) Ten (10) feet from the edge of any driveway; and
 - (iii) Five (5) feet from any sidewalk or paved path.
- (c) Maximum sign height is six (6) feet.
- (d) Maximum sign area is twenty-four (24) square feet.
- (e) Changeable copy signs are prohibited.
- (f) A zoning permit for this temporary sign type shall be valid up to sixty (60) calendar days, and no more than (2) such permits for the same sign may be applied for within one (1) year. Once a temporary ground sign has been permitted for one hundred twenty (120) days, in order for the sign to remain it must be brought forward for a permanent ground sign permit and meet the standards required of a permanent ground sign.

(2) **Portable Signs:** Temporary portable signs, such as A-Frame signs, sandwich boards, or other portable sign types which are not affixed to the ground or can be easily removed from the ground by hand without the use of tools, are permitted in accordance with the following provisions:

- (a) Maximum sign height is six (6) feet.
- (b) Maximum sign area is (12) square feet.
- (c) Changeable copy signs are prohibited.
- (d) Portable signs shall not be located on any sidewalk within the public right-of-way, and must be set back a minimum of ten (10) feet from the inside edge of any sidewalk.
- (e) A zoning permit for this temporary sign type shall be valid up to sixty (60) calendar days, and no more than (2) temporary sign permits for the same sign may be applied for within one (1) year.
- (f) Temporary portable signs which are no larger than two (2) square feet and also no more than four (4) feet in height are exempt from

maximum number requirements pursuant to Section 21.2(B) (Type 2 Exemptions).

21.17 Changeable Copy Signs

(A) General Standards

- (1) A changeable copy sign shall only be permitted as part of a permanent on-premise sign.
- (2) A changeable copy sign shall be limited to ground-mounted signs.
- (3) The sign face of a changeable copy sign shall not exceed fifty (50) percent of the total sign area or twenty (20) square feet, whichever is less.
- (4) Changeable copy signs which comprise an electronic sign copy or display message shall utilize an LED display and be subject to the standards of subsection (B) below.

(B) LED Display Standards

- (1) The sign copy or display message shall not change or alternate more than once every eight (8) seconds. The transition interval between messages shall be accomplished within one (1) second or less and no animation is permitted during the transition except for a fade or dissolve pattern.
- (2) The sign copy or display message shall remain static and motionless for the duration of the display time.
- (3) The sign copy or display message shall not contain animation, scrolling or running letters or text, flashing lights, or intermittent, alternating message changes.
- (4) The luminosity of the LED display shall be dimmed between dusk and dawn so that the sign shall emit no more than 0.2 foot-candles at all property lines.
- (5) A face change to a legal non-conforming sign, as determined under Sec. 21.08 (Non-Conforming Signs), which involves the conversion of an existing manual changeable copy sign to an electronic sign copy or display message shall meet all standards of Sec. 21.17 and in no case shall the electronic sign copy or display message exceed the area of the original changeable sign copy.

21.18 Non-Conforming Signs

(A) Determination of Legal Non-Conformity: Existing signs that do not conform to the specific provisions of this Zoning Ordinance may be eligible for the designation of a “legal non-conforming sign” and allowed to continue provided that they are not in violation of either of the following:

- (1) The Zoning Inspector and/or Building Inspector determines that such signs are properly maintained and do not in any way endanger the public or constitute a nuisance; and/or

(2) Except as provided in subsection (B) below, the sign was previously covered by a valid permit or variance, or complies with all applicable laws on the effective date of this Zoning Ordinance.

(B) Transitional Rules for Temporary Signs: All temporary signs, including portable signs, must comply with the new regulations of this Chapter. Existing temporary signs shall not qualify for non-conforming or grandfathering provisions of subsection (A) above; a zoning permit must be secured within ninety (90) days of the effective date of this provision. Failure to secure a zoning permit for an existing temporary sign after the ninety (90) day period shall render the sign illegal.

(C) Loss of Legal Non-Conforming Status: A legal non-conforming sign loses the legal non-conforming designation and shall be brought into compliance with the requirements of this Chapter or be removed if:

(1) The sign is relocated.

(2) The sign structure is replaced.

(3) The structure or size of the sign is altered in any way except toward compliance with this Zoning Ordinance. This does not refer to general maintenance, a change of copy on changeable copy signs, or face changes.

(4) The sign is part of an establishment that discontinues its operation for a period of six (6) months.

(5) The sign is damaged to an extent greater than fifty (50) percent of the estimated replacement value.

(D) Maintenance and Repair of Non-Conforming Signs: The legal non-conforming sign is subject to all requirements of this Chapter regarding safety, maintenance, and repair. However, if the sign suffers damage to an extent greater than fifty (50) percent of the estimated replacement value, such sign shall be replaced and/or reconstructed in compliance with this Zoning Ordinance.

~~21.11 Misrepresentation of information~~

~~Any sign not constructed as represented on an approved sign permit application shall be construed as a misrepresentation of facts and a violation of this ordinance. In such instances, the sign in violation shall be promptly removed or the error in violation corrected within a period of time specified by the Zoning Inspector.~~

~~21.12 Classes of signs~~

~~Two classes of signs, structural and functional, shall be permitted to be displayed within individual zoning districts in the Village of Maineville. These are:~~

~~**(A) Structural:** Structural signs include freestanding pole/pylon, monument, projecting, wall, and window signs as defined herein.~~

VILLAGE OF MAINEVILLE ZONING ORDINANCE

~~(1) **Freestanding pole/pylon signs** include any ground-mounted sign which is suspended or supported by one or more poles, columns, or braces. Such signs shall have a clearance of 8 or more feet above ground level, and, shall not exceed 20 feet in height. Permit Required~~

~~(2) **Monument signs** include any ground-mounted sign whose foundation or base sits directly on the ground. Such signs shall have a maximum height of 8 feet above ground level. Permit Required~~

~~(3) **Projecting signs** include any sign which is suspended from or supported by a building or structure and which extends more than 8 inches but less than 5 feet beyond the surface of such building or structure. Permit Required~~

~~(4) **Wall signs** include any sign which is directly attached to or painted on to the exterior surface of a building or structure, and does not extend more than 8 inches beyond the surface of such building or structure. Permit Required~~

~~(5) **Window signs** include any sign, picture, symbol, or combination thereof which is painted, glued, taped, or otherwise affixed to a window. Such signs shall not be limited in number, but, shall not be permitted to exceed 50% of total window area. Window signs shall include signs such as, but not limited to: Open, Lottery, and other Neon signage; however only one sign may blink or flash. No Permit Required~~

~~(B) **Functional:** Functional signs include auction, awning, canopy, circulation, construction, courtesy, directional, electronic message board, government, identification, name plate, political, real estate, traditional message boards, and temporary signs as defined herein.~~

~~(1) **Auction signs** include any sign which directs the attention of the general public to the sale of personal or real property. No Permit Required.~~

~~(2) **Awning signs** include any sign which is affixed, attached, or painted onto a surface covering either a window or a door of a business. The lowest point of an awning shall be at least eight (8) feet above a sidewalk or other walkway, with supports positioned as to not interfere with the normal flow of pedestrian traffic. Permit Required~~

~~(3) **Canopy signs** include any unenclosed roof structure supported by poles or columns which provide a fascia area for the purpose of providing limited signing in conjunction with the placement of gasoline pumps. Permit Required~~

~~(4) **Circulation signs:** Any sign which is intended to promote orderly vehicular movement directly onto or within a premise not exceeding four (4) square feet. No Permit Required~~

~~(5) **Construction signs** include any sign which identifies the name, address, telephone number, or email address of a development, or, one or more of the following: a builder, an architect, an engineer, a contractor, a developer, a landscape architect, a plumber, an electrician, or other business firm providing a specialized skill. No Permit Required~~

VILLAGE OF MAINEVILLE ZONING ORDINANCE

- ~~(6) — **Courtesy signs** include any non illuminated sign which is used for the purpose of advertising the price of one or more products or services offered on the premises of a gasoline station or convenience store. No Permit Required~~
- ~~(7) — **Directional signs** include any sign off premise sign which directs traffic to a particular location. No Permit Required~~
- ~~(8) — **Electronic message board** includes any sign which incorporates the use of lights, neon, liquid crystal display, or other device in order to display a message or pattern that informs people of information items such as, but not limited to, time and temperature. Permit Required~~
- ~~(9) — **Government sign:** Any sign which is displayed and maintained in the public interest by a municipal, county, state, federal entity, school or place of worship. No Permit Required~~
- ~~(10) — **Help Wanted Signs:** Any sign advertising the need for additional help not exceeding two (2) square feet. No Permit Required.~~
- ~~(11) — **Identification signs** include items such as the name, address, telephone number, occupation, and/or service being provided at a particular address. No Permit Required~~
- ~~(12) — **Incidental Signs** are informational signs such as “No Parking”, “Loading Only”, or “Telephone” signs.~~
- ~~(13) — **Off premise sign** is a sign which contains either a message or symbols which does not relate to the premises where such sign is located or to which it is affixed.~~
- ~~(14) — **Name plate** includes any sign which displays only the name and address, or, the name, address, and occupation of a person providing services from an office located within a building. No Permit Required~~
- ~~(15) — **Political signs:** Any sign which identifies a candidate or an issue in an election.. No Permit Required~~
- ~~(16) — **Portable Sign** is any sign which is moveable and which is not permanently attached to the ground, a structure, or other signs, and is designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes. Portable signs would include any sign which is supported by an “A-Frame”, “H-Frame” or “T-Frame” base which is designed to be easily moveable. See 21.23 b. No Permit Required~~
- ~~(17) — **Professional name plates:** No Permit Required.~~
- ~~(18) — **Real estate signs:** Any sign which announce the sale, rental, lease, or selling of a building, land, or a structure and not exceeding 4 square feet in a residential district and 8 square feet in all other districts. Open house signs may be displayed a maximum of seventy two (72) hours before an open house and removed the day of the open House. No Permit Required~~

~~(19) Traditional message boards include any sign which displays the name of a religious, educational, community, or other public or semi-public institutional building for the announcement of related activities, events, or services. No Permit Required.~~

~~(20) Temporary signs include any display constructed of canvas, cardboard, cloth, paper, plastic, plywood, or other material which is placed for a specified period of time, intended to announce special events, promotions, sales, etc. Examples of temporary signs include Real Estate, Personal Property for Sale, or Yard Sale signs. No Permit Required, See 21.23a.~~

~~21.13 Cumulative sizes of signs permitted~~

~~The amount of building frontage shall be the basis for determining the maximum allowable sign area permitted for any business choosing to utilize any combination of freestanding pole/pylon, monument, projecting, wall, and/or window signs. More specifically:~~

~~(A) One and one-half (1.5) square feet of sign area for every one lineal front foot of horizontal building facing the principal street where a business address is identified up to a maximum of 120 square feet.~~

~~(B) One (1) square foot of sign area per one foot of building setback up to a maximum of fifty (50) feet from the edge of the public right-of-way.~~

~~(C) Signs consisting of individual letters that are affixed directly to a building will be computed by measuring the area that would be required to enclose the letters.~~

~~21.14 Additional sign standards~~

~~(A) Every building which has a permitted sign area of 199 square feet or less shall be entitled to one freestanding pole/pylon sign.~~

~~(B) Every building which has a permitted sign area of 200 or more square feet shall be entitled to one freestanding pole/pylon sign and one monument sign.~~

~~(C) Buildings situated on corner lots shall be entitled to have 2 freestanding pole/pylon signs only when each street frontage is 300 or more feet in length with the exception of freestanding pole/pylon signs, there shall be no limit to the number or type of signs displayed as long as the amount of square footage is not exceeded.~~

~~(D) For each one foot of sign placement beyond the required setback, a freestanding pole/pylon sign may be increased a maximum of 2 square feet up to a maximum of 50 square feet.~~

~~(E) No freestanding pole/pylon or monument sign shall be located closer than 5 feet from any property line.~~

~~(F) The lowest point of an awning sign shall be at least eight (8) feet above a sidewalk or other walkway, with supports positioned as to not interfere with the normal flow of pedestrian traffic.~~

~~21.15 Temporary and Portable signs~~

~~(A) Residential, Planned Unit Development and Conservation Overlay Districts~~

~~(1) Temporary Signs as defined in 21.12 are permitted in accordance with the following guidelines.~~

~~(i) Real Estate Signs may be displayed until the property is sold. Upon sale of property, sign must be removed within 14 days.~~

~~(ii) Yard Sale signs may be placed 24 hours in advance of the sale and removed the last day of the sale. Signs **ARE NOT** permitted to be placed on utility poles.~~

~~(2) Signs are limited to a maximum of four (4) square feet per side.~~

~~(3) No more than one (1) sign per lot~~

~~(4) Sign must relate solely to the name or business of the occupant.~~

~~(5) Must be located a MINIMUM of 10 feet back from the inside edge of the sidewalk.~~

~~(B) Downtown Core, Downtown Support, Neighborhood Business and Industrial Districts~~

~~(1) Must be removed and secured indoors at the close of business. Sign cannot be displayed during non-working hours.~~

~~(2) Limited in style to "A Frame", "H Frame" and "T Frame"~~

~~(3) Must not exceed 10 square feet per side (2'x 5')~~

~~(4) Shall not have any lights and / or motion attention devices attached such as streamers, pennants, balloons, etc.~~

~~(5) Portable signs must conform to set back requirements as set forth in Section 21.03G~~

~~(6) Exception: In the event a place of business cannot meet set back requirements as listed above the Zoning Inspector shall make an on-site inspection to determine if alternate options are applicable. In this specific case, the Zoning Inspector shall have the authority to authorize a temporary sign location.~~