

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2021 – 006

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTIONS 1272.03; 1272.04; 1272.05; 1272.09; 1272.11 1272.12 AND 1272.30 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, CONCERNING SIGN REQUIREMENTS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That Sections 1272.03; 1272.04; 1272.05; 1272.09; 1272.11; 1272.12 and 1272.30 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville be and are hereby amended to read in their entirety as follows:

**CHAPTER 1272
Signs**

* * *

1272.03 CLASSIFICATION OF SIGNS.

"Sign" means any display, figure, painting, drawing, placard, poster or other device which is designed, intended or used to convey a message, advertise, inform or direct attention to a building, person, institution, organization, issue, activity, place, object or product. It may be a structure or part thereof painted on or attached directly or indirectly on a structure.

(a) Classification by Use Types.

(1) "Permanent sign" means a sign designed for use for an indefinite period of time and shall include the following:

A. "Bulletin board" means an announcement sign which directs attention to an event and information.

B. "Directional sign" means a sign indicating only the direction of pedestrian and vehicular circulation routes on the lot on which the sign is located.

C. "Drive-thru Menu Board" means a sign with a drive-thru restaurant facility that provides food choices and directions for customers.

CD. "Nameplate" means a sign indicating the name, address or profession of the person or persons occupying a building or unit of a building.

DE. All other signs permitted by this Chapter other than Temporary signs.

(2) "Temporary sign" means a sign designed for use for a limited period of time. The expiration date of a temporary sign as approved by the Building Commissioner shall appear on each temporary sign.

(b) Classification by Structural Types. (See illustration - Signs: Structural Types.)

(1) Building signs shall include the following:

A. "Canopy sign" means a sign attached to the soffit or fascia of a canopy, covered entrance or walkway, or to a permanent awning or marquee and not projecting beyond the edges of same.

- B. "Projecting sign" means a sign attached to an outside building wall and which projects at a ninety degree (90°) angle therefrom.
 - C. "Wall or panel sign" means a sign integral with the face of an exterior building wall or mansard roof, or attached to and parallel with the wall or mansard roof.
 - D. "Window sign" means a sign painted, attached or affixed to the interior surface of a window and/or door of a building, which sign can be viewed from the exterior of the building.
- (2) Freestanding signs shall include the following:
- A. "Ground sign" means a sign in which the horizontal length of the sign exceeds its vertical height with an allowed supporting base not exceeding twelve inches above the original grade. The sign face area extends from the top of the sign to the bottom of the base.
 - B. "Pole sign" means a sign which is supported by or suspended from a freestanding column or columns and designed so as to permit pedestrian or vehicular movement under the sign.
 - C. "Pylon sign" means a sign in which the vertical height of the sign exceeds its horizontal length. The sign face area extends from the top of the sign to the bottom of the base. The base shall not exceed twelve inches from the original grade.

~~(Ord. 2009-155. Passed 11-16-09.)~~

1272.04 DESIGN STANDARDS.

Signs, as permitted in the various zoning districts, shall be professionally designed, constructed and installed so as to be compatible in character with regard to the architecture of the building on the lot on which they are located, and with the material, color and size of signs designed and located on the same building and on adjoining buildings in order to produce an overall unified effect in accordance with the standards set forth in this section.

- (a) Wall or Panel Signs. A wall or panel sign shall not project more than twelve inches from the building wall to which it is attached and shall be set back from the end of a building or party wall line for a distance of at least three feet and shall not project above the building wall or coping of a mansard roof.
- (b) Projecting Signs. Projecting signs shall not extend more than three feet from the face of a building and the lowest portion of such sign shall not be less than eight feet above the finished grade of a sidewalk, or other pedestrian way, and not less than fifteen feet above the finished grade of a vehicular way.
- (c) Sign Height. Maximum height of freestanding signs shall be in accordance with the height limitations as specified in their respective zoning district's regulations.
- (d) Vertical Dimension. The lowest member of all signs which are supported or suspended from a building shall not be less than eight feet above the finished grade of a sidewalk or other pedestrian way. If located over a pavement used for vehicular traffic or within eighteen inches of the vertical projection of the edges of such pavement, the lowest member of the sign shall not be less than fifteen feet above the finished pavement.
- (e) Relation to Openings. Signs shall not project over or obstruct the required windows or doors of any building.

- (f) Relation to Traffic Devices. Signs shall not be erected so as to obstruct sight lines along any public way, traffic control signals, street name signs, or street sight lines or signals at railroad grade crossings. Signs visible from the sight lines along any street shall not contain an arrow or words such as "stop", "go", "slow", or any terms which could cause confusion with traffic signals. The movement, content, coloring or manner of illumination of any sign shall not resemble traffic control signs or signals or cause confusion with traffic signals.
- (g) Movement Restrictions. No sign shall employ any parts or elements which revolve, rotate, whirl, or spin. Banners, **flags**, posters, pennants, ribbons, streamers, spinners, strings of lights, air balloons, **wind-driven signs** or other similar devices for the purpose of advertising are prohibited. Such devices may be permitted for Public Facilities uses, as approved by the Architectural Review Board and Building Commissioner, or for other uses as otherwise specifically permitted in this Chapter.
- (h) Signs on Corner Lots. No sign shall be allowed within a triangle formed between points on the front and side street right-of-way lines within thirty-five feet from their intersection.
- (i) Continuity. Signs seen in series on a building wall or walls, shall have a continuity of design with respect to shape, materials, color and placement.
- (j) Style and Color. The style or design of signs shall be consistent throughout a particular building or group of buildings; the colors of signs shall be compatible with the color of the building facade(s) and other existing and proposed signs.
- (k) Graphics. The lettering on a sign shall be clearly legible and in scale with the sign surface upon which it is placed.
- (l) Materials. Signs shall be constructed of materials which are of appropriate quality and durability, and which are compatible with the materials of the building upon which such signs are placed.
- (m) Structural Design. The construction, erection and maintenance of all signs shall be in compliance with this Chapter and the Building Code and all other applicable Municipal standards and regulations; provided, however, that in every instance the most restrictive standard shall govern.

~~(Ord. 2009-155. Passed 11-16-09.)~~

1272.05 ILLUMINATION OF SIGNS.

(a) This section is to provide reasonable lighting standards for signage in all districts to promote aesthetic value without compromising the health, safety and welfare of the community.

(b) An application must be submitted for each sign that the property owner requests be illuminated.

(c) The submittal of an application for the illumination of a sign in a Residential Zoning district shall be reviewed and acted upon by the Building Commissioner. The illumination of signs in Residential Zoning Districts shall meet the following standards:

- ~~(1) The maximum illumination level for externally illuminated signs shall be 40 footcandles.~~
- ~~(2) The maximum illumination level for internally illuminated signs shall be 50 Candelas per square foot.~~
- ~~(3) The sign submittal shall include substantial calculations that will indicate the lighting design target levels.~~
- (1) Light sources to illuminate permanent signs located inside or outside of buildings shall not be of excessive brightness or cause glare hazardous to pedestrians or drivers of automobiles, or be objectionable to adjacent Residential Districts. “Excessive brightness” shall be defined as any sign that emits more than 10.00 Footcandles (equivalent to 10.00 Lumen per square foot) of light when measured at night, three feet perpendicular from the center of any sign face.**

(d) The Building Commissioner may adopt rules and regulations to implement the provisions of this Chapter dealing with illuminated signs in Residential Zoning Districts.

(e) The submittal of an application for the illumination of signs in all other zoning districts (other than Residential Districts), shall be reviewed and acted upon by the Architectural Review Board. The illumination of signs in all other zoning districts shall meet the following standards:

- ~~(1) The maximum illumination level for externally illuminated signs shall be 80 footcandles.~~
- ~~(2) The maximum illumination level for internally illuminated signs shall be 100 Candelas per square foot.~~
- ~~(3) The sign submittal shall include substantial calculations that will confirm the lighting design target levels.~~
- (1) Light sources to illuminate permanent signs located inside or outside of buildings shall not be of excessive brightness or cause glare hazardous to pedestrians or drivers of automobiles, or be objectionable to adjacent Residential Districts. “Excessive brightness” shall be defined as any sign that emits more than 10.00 Footcandles (equivalent to 10.00 Lumen per square foot) of light when measured at night, three feet perpendicular from the center of any sign face.**

(f) The Architectural Review Board may adopt rules and regulations to implement the provisions of this Chapter dealing with illuminated signs in zoning districts other than Residential Districts.

(g) In all zoning districts, the sign lamps shall have a minimum color temperature of 3000 degrees Kelvin to 4000 degrees Kelvin, and a minimum Color Rendering Index (CRI) of 80 to 90. In all zoning districts, light sources to illuminate signs shall be shielded from all adjacent buildings and streets and shall not be of such brightness so as to cause glare, hazardous to pedestrians, or vehicle drivers, or so as to cause reasonable objection from any adjacent buildings or uses.

~~(Ord. 2009-155. Passed 11-16-09.)~~

1272.09 BUSINESS AND OFFICE BUILDING DISTRICT SIGNS.

Signs in Office Building, Local Business, General Business, Restaurant-Recreational Services, Shopping Center and Motorist Service Districts shall be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following regulations:

- (a) Use Types Permitted.
 - (1) Directional.
 - (2) Drive-thru Menu Boards on sites with an approved drive-thru restaurant facility.**
 - ~~(23)~~ Nameplate.
 - ~~(34)~~ All other permanent signs permitted by this Chapter, but specifically excluding bulletin board signs, changeable copy signs, and movement signs.
 - ~~(45)~~ Temporary Signs permitted by this Chapter.
- (b) Structural Types Permitted as set out herein.
 - (1) Canopy.
 - (2) Ground.
 - (3) Projecting.
 - (4) Pylon.
 - (5) Wall or panel.
 - (6) Window.
 - (7) Pole.

~~(Ord. 2009-155. Passed 11-16-09.)~~

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1272.11 BUSINESS SIGNS - MAXIMUM AREA PERMITTED.

The maximum sign face area for all permitted office, business and service use signage for each building or unit of a building shall be related to the width, or frontage, of the building or building unit thereof. Maximum sign face area shall be determined as follows:

- (a) Maximum Sign Face Area - Business Building **5,000 square feet or greater in area.** The total maximum sign face area (square feet) permitted for signage on the business building shall be determined by the formula:

Building Width x **4.52.5**

- (b) **Maximum Sign Face Area – Business Building less than 5,000 square feet in area.** The total maximum sign face area (square feet) permitted for signage on the business building shall be determined by the formula:

Building Width x 2.0

- ~~(c)~~ Maximum Sign Face Area - Business ~~Unit~~**Multi-Tenant Building.** The total maximum sign face area (square feet) permitted for ~~all signage~~ **a sign** on a business unit **within a multi-tenant building** shall be determined by the formula:

~~Building~~ **Tenant** Unit Width x 1.5

- (ed) Maximum Sign Face Area - Temporary Signs. The maximum sign face area (square feet) of permitted temporary signs shall be in accordance with the provisions of Section 1272.12(j) and (k).

~~(Ord. 2009-155. Passed 11-16-09.)~~

1272.12 BUSINESS SIGNS

Accessory signs in business districts shall only be designed, erected, altered, moved and maintained, in whole or in part, in accordance with the following regulations:

- (a) Regional Shopping Center Signs. For regional shopping centers as defined in Section 1258.15, permits for all signs shall be applied for, reviewed, approved and issued in accordance with the following Master Sign Program procedure. The standards and restrictions set forth in Sections 1272.04, 1272.10, 1272.11 and 1272.12 [other than (a)] do not apply to regional shopping centers for which a Master Sign Program has been requested and/or approved.
- (1) The applicant shall prepare and submit to the Planning Commission a Master Sign Program which shall set forth the design intent of such Program and shall govern all signs at the subject shopping center. The Master Sign Program shall include:
- A. A drawing at appropriate scale of the site plan of the total retail shopping center and/or portions or phrases of same showing:
 - 1. The sizes, shapes, locations and major physical features of all buildings, malls, arcades, canopies, grade wells, fences or other construction.
 - 2. The locations and configurations of all roadways, drives, walks, parking areas and pavings, including existing and proposed traffic signals, designated turn lanes, drive-through lanes, truck wells, handicapped parking, ramps and crosswalks;
 - 3. All earth forms or berms, and the locations, quantities and types of landscaping;
 - 4. The locations of all proposed free-standing signs; and
 - 5. The identity of the tenant business within each building or building unit.
 - B. Drawings at appropriate scale of the complete exterior elevations in color of any building for which a sign is proposed, with the proposed signs properly placed, scaled and rendered to reflect all proposed exterior materials, finishes, colors and lighting of each sign.
 - C. A tabular listing of all proposed signs, indicating for each sign:
 - 1. The sign graphics;
 - 2. The type of sign (ground, pylon, wall, canopy, etc.), sign dimensions and area; and
 - 3. The sign color(s) and method(s) of lighting.
 - D. Detailed sign construction and/or fabrication drawings at appropriate scale of each proposed sign, indicating sign design and layout, dimensions, area, materials, finishes, colors, type styles, graphics, methods of illumination, numbers and types of lamps, lens materials and colors, construction details, erection and mounting details.

- (2) Upon receipt of the Master Sign Program, the Secretary to the Planning Commission shall forward a copy to the Building Commissioner, the Architectural Review Board, and the Planning Commission for their review and recommendation.
 - (3) The Architectural Review Board shall review the Master Sign Program and shall make its recommendations to the Planning Commission within thirty business days after initial submission to the Secretary of the Planning Commission by the applicant.
 - (4) The Planning Commission shall then make its recommendation to Council together with the recommendation of the Architectural Review Board within fifteen (15) business days after receiving the recommendation of the Architectural Review Board.
 - (5) Council shall approve or disapprove the Master Sign Program within thirty (30) days on the basis of the recommendation of the Planning Commission, Architectural Review Board and on its own findings. Council may, as part of its review, request a formal presentation of the Master Sign Program by the applicant.
 - (6) A Master Sign Program that has been approved by Council shall henceforth govern all sign permits issued for the subject regional shopping center. If a sign permit application conforms to the approved Master Sign Program, the Building Commissioner shall issue a sign permit in accordance with Section 1272.17.
 - (7) An approved Master Sign Program may be revised by resubmitting that portion of the Program to be revised to the Architectural Review Board and the Planning Commission for review. If the revised Sign Program is substantially consistent with the approved Master Sign Program, it shall be processed by the Planning Commission. Otherwise it shall be reviewed and approved through the same process as required by the originally approved Program.
- (b) Neighborhood and Community Shopping Center Signs. Permits for all signs in neighborhood and community shopping centers as defined in Section 1258.15 shall be applied for, reviewed, approved and issued in accordance with the following Master Sign Program procedure.
- (1) The applicant shall prepare and submit to the Planning Commission a Master Sign Program which shall set forth the design intent of such Program and shall govern all signs. The Master Sign Program shall include:
 - A. A drawing at appropriate scale of the site plan of the total shopping center and/or portions or phrases of same showing:
 1. The sizes, shapes, locations and major physical features of all buildings.
 2. The locations and configurations of all roadways, drives, walks, and parking areas.
 3. The locations of all proposed free-standing signs; and
 4. The identity of the tenant business within each building or building unit.
 - B. Drawings at appropriate scale of the complete exterior elevations in color of any building for which a sign is proposed, with the proposed signs properly placed, scaled and rendered to reflect all

- proposed exterior materials, finishes, colors and lighting of each sign.
- C. A tabular listing of all proposed signs for the subject shopping center, indicating for each sign:
1. The sign graphics;
 2. The type of sign (ground, pylon, wall, canopy, etc.), sign dimensions and area; and
 3. The sign color(s) and method(s) of lighting.
- D. Detailed sign construction and/or fabrication drawings at appropriate scale of each proposed sign, indicating sign design and layout, dimensions, area, materials, finishes, colors, type styles, graphics, methods of illumination, numbers and types of lamps, lens materials and colors, construction details, erection and mounting details.
- (2) Upon receipt of the Master Sign Program, the Secretary to the Planning Commission shall forward a copy to the Building Commissioner, the Architectural Review Board, and the Planning Commission for their review and recommendation.
- (3) The Architectural Review Board shall review the Master Sign Program and shall make its recommendations to the Planning Commission within thirty (30) business days after initial submission to the Building Commissioner by the applicant.
- (4) The Planning Commission shall approve or disapprove the Master Sign Program within thirty (30) days on the basis of the recommendation of the Architectural Review Board and on its own findings.
- (5) A Master Sign Program that has been approved by the Planning Commission shall henceforth govern all sign permits issued for the subject shopping center. If a sign permit application conforms to the approved Master Sign Program, the Building Commissioner shall issue a sign permit in accordance with Section 1272.17.
- (6) An approved Master Sign Program may be revised by resubmitting that portion of the Program to be revised to the Architectural Review Board for review. If the revised Sign Program is substantially consistent with the approved Master Sign Program, it shall be processed by the Architectural Review Board and the Building Commissioner. Otherwise it shall be reviewed and approved through the same process as required by the originally approved Program.
- (c) Wall Signs. One wall sign for each use not exceeding sign face area square footage equal to one hundred fifty percent (150%) of the width of the building unit, and not exceeding five feet in height shall be permitted on a building. For business uses 10,000 square feet and larger, additional wall signs related to the business use identifying certain separate services provided (i.e. pharmacy, garden supplies) may be permitted provided the maximum sign face area of all wall signs meet the requirements of this Section. Additional wall signs shall not exceed two feet in vertical dimension.
- (d) Pole Signs. One pole sign not exceeding fifty square feet in single face sign area and not exceeding fifty feet in height shall be permitted only on Royalton Road and within 1700 feet of the I-71 centerline, provided that it is set back at least twenty-five feet from the right-of-way line and one hundred feet from any Residential District.

- (e) Ground and Pylon Signs (Single Use). One permanent ground sign for a single use or one pylon sign for a single use shall be permitted on each lot. A permanent ground sign shall not exceed fifty square feet in single face sign area and five feet in height and shall be located not less than 100 feet from a Residential District; ten feet from any street right-of-way line; and twenty-five feet from any lot line. A pylon sign shall not exceed forty square feet in single face sign area and eight feet in height. It shall not be located closer than 100 feet from a Residential District; be a minimum of ten feet from any street right-of-way line; and set back a minimum of twenty-five feet from any lot line.
- (f) Canopy and Projecting Signs. One canopy sign or one projecting sign shall be permitted on a building for each separate use occupying the building. The maximum sign face area for a canopy sign shall be ten square feet; and the maximum vertical height shall be eighteen inches; with the sign placed a minimum of eight feet above the sidewalk. The maximum sign face area of a projecting sign shall be nine square feet with a maximum height of three feet and the projecting sign placed a minimum of eight feet above the sidewalk and fifteen feet above the vehicular way.
- (g) Ground Directional Signs. Ground directional signs indicating traffic routes may be permitted by the Building Commissioner, provided that no such sign exceeds three square feet in single face sign area; is closer than fifteen feet to any lot line, or ten feet to any street right-of-way line; and provided that no such sign exceeds three and one-half feet in height. Ground directional signs shall be permitted by the Building Commissioner based upon recommendations of the City Engineer or his designee, and the City safety forces taking into account the lot size and location relative to roadway and driveway access.
- (h) Ground and Pylon Signs for Business Multiple Use/Office Park. Either one ground sign or one pylon sign shall be permitted for purposes of business multiple use or an office park. Either sign shall not exceed fifty square feet in single face sign area, shall be set back a minimum of twenty-five feet from any lot line; and shall be set back a minimum of thirty-five feet from the nearest street right-of-way or the nearest edge of pavement. The maximum height of a ground sign shall be five feet from the original grade; and eight feet from the original grade in the case of a pylon sign.
- (i) Wall (Theatre Marquee) Signs. One wall (theatre marquee) sign is permitted on a building housing a theatre but not to exceed six hundred fifty square feet in single face area; and subject to maximum height and other reasonable restrictions as permitted by the City's Planning Commission and Architectural Review Board approval, based upon such factors as height clearances above pedestrian ways and vehicular drives, building design, and other theatre signage.
- (j) Temporary Project Signs. One temporary project ground sign not exceeding thirty-two square feet in single sign face area and eight feet in height shall be permitted if it is located on the lot of a proposed building or buildings under construction. It shall be located not less than 100 feet from the nearest residential lot line and not less than twenty-five feet from the nearest non-residential lot and street right-of-way line. Permits for such signs shall be for a period not exceeding six months from the issuance of the permit. However, such

permits may be renewed by the Building Commissioner for up to an additional six months if the Building Commissioner determines that the construction is being pursued diligently.

- (k) Other Temporary Signs. A maximum of two other temporary ground signs shall be permitted provided that each sign does not exceed six square feet in single face area or five feet in height. Such signs shall be located not less than ten feet from any lot lines and ten feet from any street right-of-way lines. Such temporary signs shall be further subject to location standards including reference to traffic routes, vehicle sight lines, drainage, retention, ingress/egress, and existing/proposed other site signage. Permits for such signs shall be for a period not exceeding six months from the issuance of the permit. However, such permits may be renewed by the Building Commissioner for up to an additional six months if he/she determines that the construction is being diligently pursued.
- (l) Temporary Banner Signs. One (1) temporary banner is permitted for a maximum of thirty days per event, and not more than four times a year. The total square footage of the banners shall not exceed 1.5 times the building width nor shall banners exceed three feet in height.
- (m) Illumination of Signs. Illumination of signs shall be permitted in accordance with the provisions of Section 1272.05.
- (n) Drive-thru Menu Board. A site with an approved drive-thru restaurant facility shall be permitted one (1) Drive-thru Menu Board and one (1) Preview Board per drive-thru lane. Drive-thru Menu Boards shall not exceed forty (40) square feet in area nor seven (7) feet in height. Preview Boards shall not exceed twenty (20) square feet in area nor six (6) feet in height. Such signs shall be located adjacent to the drive-thru lane and shall be oriented or screened so as not to face or be directly visible from a public right-of-way or an adjacent residential zoning district. Drive-thru Menu Boards may be internally illuminated and information may be digitally displayed, but displays shall be static with no visible movement or motion. Drive-thru Menu Board communication systems and/or lighting shall not create an adverse effect on neighboring properties. Drive-thru Menu Boards shall not block pedestrian or vehicle sight lines. Drive-thru Menu Boards and Preview Boards shall not count against the total business sign area permitted by Section 1272.11.

~~(Ord. 2009-155, Passed 11-16-09.)~~

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1272.30 SIGN REGULATION SUMMARY

ZONING DISTRICT	SIGN TYPE PERMITTED	NUMBER OF SIGNS PERMITTED	MAX SINGLE FACE SIGN AREA (SQ. FT)	TOTAL SIGN FACE AREA FOR ALL SIGNAGE (Sq. Ft.)	SETBACK STREET ROW (FT.)	SETBACK LOT LINE (FT.)	MAX HEIGHT (FT.)	OTHER REQUIREMENTS
RESIDENTIAL	WALL/PANEL	1	2		DWELLING	DWELLING	-	-
	* GROUND	1 – Each entrance to subdivision	30		10	-	5	Illuminated with the approval of ARB

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2021 – 006
Page 11

	* GROUND (TEMPORARY)	Not limited	6 per sign max. 36 total		10	25	5	
	* GROUND (TEMPORARY PROJECT)	1	25		25	25	8	Minimum 100' from nearest residence. To be removed upon the issuance of permit for the final sub- lot. Or two years – from date of issuance, whichever comes first.
PUBLIC FACILITIES	WALL/PANEL	1	6		BUILDING	BUILDING	-	-
	* GROUND	1	30		15	50	5	-
	* GROUND (DIRECTIONAL)	To be determined by Building Commissioner based upon recommenda- tions of the City safety forces, City Engineer, lot size and location relative to roadway access	3		10	10	3 ½	-
	* GROUND (CHANGEABLE COPY)	1	50		25	50	5	-
	BANNER (TEMPORARY)	1	Building unit width x 1.5		BUILDING	BUILDING	3'	30 DAY PERMIT – Maximum 4 times per year
	* GROUND (TEMPORARY)	Not limited	6 per sign max. 36 total		10	25	5	Illumination not permitted
BUSINESS¹ BUILDING ≥ 5,000 SF	WALL	1 – EACH USE	BUILDING G/ UNIT (WIDTH X 1.5) Building Width x 1.5	Building Width x 2.5	BUILDING	BUILDING	5	For additional wall signs see 1272.12(c)
BUSINESS¹ BUILDING < 5,000 SF		1 – Each Use	Building Width x 1.5	Building Width x 2.0	BUILDING	BUILDING	5	
MULTI-TENANT BUSINESS UNIT		1 – Each Use	Unit Width x 1.5	Unit Width x 1.5	BUILDING	BUILDING	5	
	POLE	1	50		25	100' RESIDEN-	50	Only on Royalton Road. 1700' Off I-

¹ Regional, neighborhood, and community shopping centers see SCO 1258.15 and 1272.12.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2021 – 006
Page 12

						TIAL DISTRICTS		71 centerline
	* GROUND [Single Use]	1 – only one ground or one pylon	50		10	25	5	Minimum 100' from residential district
	PYLON [Single Use]	1 - only one ground or one pylon	40		10	25	8	Minimum 100' from residential districts
	PYLON (Drive-thru Menu Board)	1 per drive-thru lane	40		50	25	7	Cannot directly face ROW or residential district without screening
	PYLON (Drive-thru Menu Preview Board)	1 per drive-thru lane	20		50	25	6	Cannot directly face ROW or residential district without screening
	CANOPY	1 – each use (either canopy or projecting)	10		BUILDING	BUILDING	18" Vertical Dimension	Minimum 8' above sidewalk
	PROJECTING	1 – each use (either canopy or projecting)	9		BUILDING	BUILDING	Maximum height 3'	Minimum 8' above sidewalk – 15' above vehicular way
	* GROUND (DIRECTIONAL)	To be determined by the Building Commissioner based upon recommendations of the City safety forces, city engineer, lot size and location relative to roadway access	3		10	15	3 ½	-
	* BUSINESS MULTIPLE USE/OFFICE PARK	Only one ground or pylon	50		35' from ROW or nearest edge of pavement	25	5' from original grade for Ground; and 8' for Pylon	-
	WALL (THEATRE MARQUE)	1	650		BUILDING	BUILDING	Planning Commission and ARB Approval	Planning Commission and ARB Approval ²
	* GROUND (TEMPORARY PROJECT)	1	32		25	25	8	Minimum 100' from residential district – 6 month permit-renewable
	* GROUND	Max. 2	6 per sign		10	10	5	Location standards

² Planning Commission and ARB approval based upon height clearances above pedestrian ways and vehicular drives, building design and other theatre signage.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2021 – 006
Page 13

	(TEMPORARY)		max.					– traffic; sight lines; drainage; ³ retention; ingress/ egress 6 month permit-renewable
	BANNER (TEMPORARY)	1	BUILDING UNIT WIDTH X 1.5		BUILDING	BUILDING	3'	30 day permit - Maximum 4 per year
INDUSTRIAL	GROUND OR PYLON	1 - only one ground or one pylon	50		10	25	Ground 5' Pylon 8'	Minimum 100' from residential district
	WALL	1 – EACH USE	50		BUILDING	BUILDING	-	-
	* GROUND (DIRECTIONAL)	Based upon recommendations of the City safety forces, City Engineer, lot size and location relative to roadway access	3		10	15	3	-
	* GROUND (TEMPORARY PROJECT)	1	50		25	25	5	Minimum 100' from residential district 6 month permit-renewable
	* GROUND (TEMPORARY)	No limit	6 per sign (max. 36 collectively)		10	25	5	
	BANNER (TEMPORARY)	1 Each industrial lot	BUILDING UNIT WIDTH X 1.5		BUILDING	BUILDING	3'	30 DAY PERMIT -Maximum 4 per year
	INDUSTRIAL PARK ENTRANCE (GROUND/ PYLON)	1 Ground or 1 pylon per entrance	75		35' from street ROW or nearest edge of pavement		5' – Ground 12' – Pylon	Minimum 100' from residential lot line

- * Ground Signs – All height measurements to be from original grade. Permanently affixed to the ground with footings, foundations and/or other supporting members. Typically constructed of stone, masonry, wood or metal products.
- * Ground (Temporary) – Not permanently affixed to the ground with footings or foundations, or attached to a structure. Typically constructed of plywood, sign board, vinyl or canvas. Easily removed from the location served.
- * Ground (Temporary Project) – Located on private or common property. A sign which directs attention to the promotion, development and construction of the property on which it is located.
- * Ground (directional) – Aid in the control of traffic within the boundaries of a parcel

³ Based upon relationship to traffic routes, vehicle sight lines, existing/proposed other site signage and site drainage.
C.O. Section 1272.12(k)

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2021 – 006

Page 14

- * Temporary Banner – Cloth or vinyl sign or an inflatable – maximum 30 days per event and no more than 4 issued per year. A single surface cloth or vinyl fabric attached to a supporting pole(s) or an inflatable.

~~(Ord. 2009-155. Passed 11-16-09.)~~

* * *

Section 2. That in case of conflict between any provision of this Ordinance and any other ordinance or resolution, or part thereof, the provisions of this Ordinance shall prevail and apply, unless a conflicting provision is deemed to be more restrictive.

Section 3. That any funds required for the operation of this Ordinance have been appropriated and shall be paid from the General Fund.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: January 19, 2021

Second reading: February 1, 2021

Third reading: _____

Public Hearing: March 15, 2021


President of Council

Date Passed: 3-15-21


	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	_____
DeMio	<input checked="" type="checkbox"/>	_____
Kaminski	<input checked="" type="checkbox"/>	_____
Kosek	<input checked="" type="checkbox"/>	_____
Roff	<input checked="" type="checkbox"/>	_____
Schonhut	<input checked="" type="checkbox"/>	_____
Short	<input checked="" type="checkbox"/>	_____

Referred to Planning Commission

January 20, 2021
Favorable Recommendation by
Approved: Planning Commission
January 28, 2021

Approved: 
Mayor

Date Approved: March 15, 2021

Attest: 
Clerk of Council

ORD. No. 2021-006 Amended: _____
1st Rdg. 01-19-21 Ref: PC/PZE
2nd Rdg. 02-01-21 Ref: PZE
3rd Rdg. 03-15-21 Ref: _____

Pub Hrg. 03-15-21 Ref: _____
Adopted: 03-15-21 Defeated: _____

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Tiffany Mekeel, Assistant Clerk of Council

DATE: January 20, 2021

SUBJECT: Referral from Council: Ordinance No. 2021-006

At its regular meeting of January 19, 2021, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2021-006 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTIONS 1272.03; 1272.04; 1272.05; 1272.09; 1272.11 1272.12 AND 1272.30 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, CONCERNING SIGN REQUIREMENTS.

A copy of the ordinance is attached for Planning Commission review.

TAM
Attachments

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Carol Brill, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: January 29, 2021

Please be advised that at its meeting of December 17, 2020, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2021-006

An Ordinance Amending Sections 1272.03; 1272.04; 1272.05; 1272.09; 1272.11; 1272.12 and 1272.30 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, Concerning Sign Requirements.

At that same meeting the Strongsville Planning Commission Tabled the following;

ORDINANCE NO. 2020-104

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Various Properties and Vacant Land Located on or Near Prospect Road, in the City of Strongsville from GI(General Industrial) Classification to RT-C (Townhouse-Cluster) Classification (Portions of PPN's 394-14-001; 394-14-002; 394-14-003); From GI (General Industrial) Classification to R1-75 (One Family 75) Classification (Portions of PPN's 394-14-004; 394-14-005; 394-14-006; 394-14-007); From GI (General Industrial) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029); and From R1075 One Family 75) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029 and Declaring an Emergency.