

SIGN REGULATIONS

154.370 INTENT.

It is recognized that certain uses located in appropriately zoned districts need and have a right to advertise through the use of sign displays. It is the intent of this chapter to encourage creative and imaginative design and use of signs in order to create a more attractive economic and business climate. It is further the intent of this chapter to foster and improve the economic vitality of the community by enhancing and protecting the physical appearance of the community. In order to accomplish this purpose, it is necessary to regulate the size, location, construction, and manner of display of signs as set forth in this subchapter.

(Ord. 51-05, § 8.08.03, passed 5-10-2005)

154.371 ADMINISTRATION.

After the effective date of the ordinance codified in this chapter, no sign, permanent or temporary, shall be erected except in accordance with the provisions of this title, as authorized by the issuance of a sign permit or temporary sign permit.

(Ord. 51-05, § 8.08.03A, passed 5-10-2005)

154.372 PERMIT; EXEMPTIONS.

The following shall not require permits:

(A) Ordinary maintenance and repair to existing signs, provided that such work does not affect the structure to a degree greater than twenty-five percent of the current replacement cost, exclusive of the structural support of the sign;

(B) Change of copy on signs listing current or future programs and events taking place on the premises;

(C) Seasonal decorations and displays, provided they conform to the provisions of this title;

(D) Real estate signs, provided they conform to the provisions of this title;

(E) Street signs erected by a subdivider or by the municipality for the purpose of street identification;

(F) Public information signs;

(G) Directional signs;

(H) Rotation, repainting, and posting of copy; and

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(I) Political campaign signs and posters, other than those placed on outdoor advertising structures, provided that such signs are erected no earlier than 45 days before the election to which they pertain, and further that such signs are removed no later than 15 days after said election. Political campaign signs shall not exceed:

- (1) Thirty-two square feet in area; or,
- (2) Six feet in height above grade.

(Ord. 51-05, § 8.08.03B, passed 5-10-2005)

154.373 PERMIT; APPLICATION; CONTENTS.

Application for a sign permit shall be made through the Building Commissioner and shall include the following information:

- (A) Location of the building, structure, or land to or on which the sign is to be erected;
- (B) The dimensions of the sign and, where applicable, the dimensions of the wall surface of the building to which it is to be attached;
- (C) The dimensions of the sign's structural members;
- (D) The proposed location of the sign in relation to the face of the building or to the lot lines of the property on which it is to be located, whichever is applicable;
- (E) Proof of licensing of the sign contractor to conduct business in the county; and
- (F) Statements by the owner, in written form, that:
 - (1) The county shall be held harmless from any claims, damages, liabilities, losses, actions, suits, or judgments which may be brought, presented, sustained, or obtained against the county or its officials because of negligence of the sign hanger, contractor, or his agents, or by reason of defects in the construction, or damages resulting from the collapse or failure of any sign,
 - (2) The owner will guarantee removal of the sign when the use which it identifies, instructs, attracts, guides, or advertises is terminated at that particular location, and
 - (3) The owner shall maintain the sign by repainting peeled surfaces and replacing inoperative components. Should the owner fail to maintain the sign as outlined herein within a reasonable time, the county shall remove the sign after first giving the owner of the sign 30 days written notice of its intent to do so.

(Ord. 51-05, § 8.08.03C, passed 5-10-2005) Penalty, see § 154.999

154.374 PERMIT; APPLICATION; APPROVAL OR DENIAL.

The Building Commissioner shall review an application for a sign permit and issue such permit in accordance with the provisions of this title or deny the application within ten working days of its receipt. Failure of the Building Commissioner to take such action shall constitute approval of the sign permit.

(Ord. 51-05, § 8.08.03D, passed 5-10-2005)

154.375 PERMIT; TIME LIMITATIONS; RENEWAL.

(A) A sign permit shall become null and void unless work thereon is substantially underway within four months of the issuance of said permit; provided, however, that when a sign permit is issued in connection with a building permit for the site on which the sign is to be located, the sign permit shall run concurrent with the building permit.

(B) The holder of a sign permit may apply through the Building Commissioner for a three month extension on the permit within ten working days of the expiration date. A sign permit shall be renewed only once, after which time the permit shall be null and void.

(Ord. 51-05, § 8.08.03E, passed 5-10-2005) Penalty, see § 154.999

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54.376 PERMIT; TEMPORARY SIGNS.

Temporary signs shall be issued a temporary sign permit for a period not to exceed 30 days. The holder of a temporary sign permit may apply through the Building Commissioner for a 30 day extension of the permit within ten working days of the expiration date. A temporary sign permit shall be renewed only once, after which time the permit shall be null and void.

(Ord. 51-05, § 8.08.03F, passed 5-10-2005) Penalty, see § 154.999

154.377 PERMIT; APPEAL ACTION.

The applicant may appeal a decision of the Building Commissioner to deny a sign permit or temporary sign permit before the Area Board of Zoning Appeals; provided, however, that the Area Board of Zoning Appeals is empowered to overturn the decision of the Building Commissioner and issue the sign permit or temporary sign permit only in instances when the size, location, construction, or manner of display of the proposed sign is wholly in conformance with the provisions of this chapter.

(Ord. 51-05, § 8.08.03G, passed 5-10-2005)

154.378 CONSTRUCTION SPECIFICATIONS.

All signs, permanent and temporary, constructed, connected, operated, and maintained in St. Joseph County shall be constructed, connected, operated, and maintained according to the specifications of the building and electrical codes of St. Joseph County.

(Ord. 51-05, § 8.08.03H, passed 5-10-2005)

154.379 MAINTENANCE AND REPAIR REQUIRED.

(A) All signs shall be maintained in a good state of repair. Painted faces or structural members shall be repainted whenever peeling or fading occurs. Neon tubes, lamps, ballasts, and transformers shall be kept in a good state of repair and safe condition.

(B) The county may order the removal of any sign which becomes a public hazard due to lack of maintenance or repair or which becomes insecure, in danger of falling, or otherwise unsafe.

(Ord. 51-05, § 8.08.03I, passed 5-10-2005) Penalty, see § 154.999

154.380 FREESTANDING ON-PREMISE SIGNS; GENERAL REGULATIONS.

The following provisions shall apply to freestanding on-premises signs:

(A) *Extension.* The sign, pole, or standard shall not extend beyond the property line or into the public right-of-way.

(B) *Design.* Freestanding signs shall be designed so that all framework for the lateral support of the sign shall be contained within the body of the sign or within the structure to which it is attached and shall not be visible. Exposed guy wires, chains, or other connections shall not be made a permanent part of the sign.

(C) *Height limits.*

(1) The maximum height of freestanding signs located along other than limited-access highways shall vary with the width of the lot on which the sign is located, as follows:

<i>Lot Width (in feet)</i>	<i>Maximum Height (in feet)</i>
0 – 50	25
51-100	35
101-200	45
Over 200	55

(2) Along limited access highways, the maximum height of freestanding signs shall be 85 feet, provided that such signs shall identify highway-oriented uses, such as automobile service stations, motels, and restaurants, located within 2,000 feet of the centerline of the interchange.

(3) Freestanding signs which function as directional signs shall have a maximum height of four feet.

(4) Freestanding signs located within 25 feet of the pavement shall have a minimum clearance of ten feet between the grade of the right-of-way and the lowest point of the sign, except that for purposes of this provision, decorative pole covers shall not be considered to be part of the sign.

(5) There shall be no minimum clearance requirement for freestanding signs located in excess of 25 feet of the pavement or for freestanding signs which function as directional signs.

(D) *Location.*

(1) All freestanding signs, except for outdoor advertising signs, shall be located a minimum of five feet from the right-of-way line.

(2) Freestanding signs which function as directional signs shall be located a minimum of five feet from the right-of-way line.

(Ord. 51-05, § 8.08.03J, passed 5-10-2005) Penalty, see § 154.999

154.381 MARQUEE OR CANOPY SIGNS; GENERAL REGULATIONS.

The following provisions shall apply to marquee or canopy signs:

(A) One marquee or canopy sign shall be permitted for each entrance to the building or structure to which the sign is attached.

(B) The display area of such marquee or canopy signs shall not exceed eight square feet per sign face, except that individual letters or symbols painted, stenciled, or otherwise applied to awnings and not exceeding three inches in height shall not be included in this provision.

(C) No sign shall extend beyond the outer edge of the marquee or roofed structure.

(D) There shall be at least an eight-foot six-inch clearance between the grade of the sidewalk and the lowest point of the sign.

(Ord. 51-05, § 8.08.03K, passed 5-10-2005) Penalty, see § 154.999

154.382 PROJECTING SIGNS; GENERAL REGULATIONS.

Projecting signs shall be permitted as follows:

- (A) One projecting sign shall be permitted for each ground floor use in a building or structure.
- (B) Where a use has such frontage on more than one street, there may be one projecting sign for each frontage; provided, that only a sign computed for the frontage of a street shall face that street, or there may be one corner projecting sign, which shall be computed on the basis of one-half the frontage of the use on both streets.
- (C) It is the intent of this section to encourage, wherever it is feasible, the use of lateral supports that are contained within the framework of the sign frame. Where additional side bracing is required, guy wires, and not chains, shall be used.
- (D) The height of the projecting sign shall not exceed eight feet above the parapet wall of the building, and the lowest point of the projecting sign shall be not less than ten feet above the grade.
- (E) The projection of projecting signs shall be limited by the more restrictive of the following:
 - (1) No projecting sign shall project further than one-half the distance from the sign location to the nearest side building line; or
 - (2) The projection of projecting signs shall be limited to eight-feet three-inches.

(Ord. 51-05, § 8.08.03L, passed 5-10-2005) Penalty, see § 154.999

154.383 ROOF; MOUNT SIGNS; GENERAL REGULATIONS.

Roof-mount signs shall not be permitted, except where such signs appear to be an architectural and integral part of the building and, further provided, that:

- (A) All structural members shall be effectively hidden from view;
- (B) The maximum height of such signs shall be six feet; and,
- (C) Such signs shall be on-premises signs only.

(Ord. 51-05, § 8.08.03M, passed 5-10-2005) Penalty, see § 154.999

154.384 ILLUMINATED SIGNS.

(A) Unless otherwise specified below in § 154.391 or § 154.392, illuminated signs shall be illuminated only by direct or indirect lighting sources; provided, that the beam from an indirect source shall be effectively concealed from view.

(B) Strobe lights shall not be permitted.

(Ord. 51-05, § 8.08.03N, passed 5-10-2005) Penalty, see § 154.999

154.385 WINDOW SIGNS.

Window signs shall not exceed 25 percent of the window area and shall be used only to identify and advertise the products and services available on the premises.

(Ord. 51-05, § 8.08.03O, passed 5-10-2005) Penalty, see § 154.999

154.386 TEMPORARY SIGNS.

Temporary signs shall be permitted, provided that:

(A) There shall not be more than one such sign per frontage;

(B) A temporary sign shall not exceed 50 square feet in display area;

(C) Temporary signs shall be for temporary use only, not to exceed 30 days within a 12 month period of time following the issuance of the temporary sign permit; provided, however, that the holder of a temporary sign permit may apply for a 30 day extension in accordance with the provisions of this subchapter. A temporary sign permit showing the period of time during which the sign is permitted shall be affixed to the sign in a conspicuous location;

(D) A temporary sign shall be located a minimum of 25 feet from the right-of-way line; and

(E) Exposed lamps shall be covered with a sunshade. Lamps shall not exceed 25 watts and shall be of the incandescent type only.

(Ord. 51-05, § 8.08.03P, passed 5-10-2005) Penalty, see § 154.999

154.387 FLASHING SIGNS.

Flashing signs shall be permitted, provided that:

(A) Exposed incandescent bulbs of more than 25 watts shall not be permitted;

(B) This provision shall not apply to bulbs that are used to convey a changing message for time and temperature, news or other such information; and

(C) Flashing signs shall be permitted only in the C: Commercial, B: Business and M: Manufacturing Districts.

(Ord. 51-05, § 8.08.03Q, passed 5-10-2005) Penalty, see § 154.999

154.388 SLOW-SPEED REVOLVING SIGNS.

Slow-speed (six revolutions per minute or less) revolving signs shall be permitted; provided, that the mechanism required to operate the sign is effectively concealed from view; and, further provided, that a direct beam of light shall not revolve. Revolving signs shall be permitted only in the C: Commercial, B: Business, and M: Manufacturing Districts.

(Ord. 51-05, § 8.08.03R, passed 5-10-2005) Penalty, see § 154.999

154.389 AREA OF EMBELLISHMENTS.

The total area of any embellishments shall not exceed 15 percent of the display area of the sign to which the embellishment is added.

(Ord. 51-05, § 8.08.03S, passed 5-10-2005) Penalty, see § 154.999

154.390 PERMITTED SIGNS IN A: AGRICULTURAL DISTRICT.

Signs shall be permitted in the A: Agricultural District as follows:

(A) Development signs, provided that:

(1) Such signs shall be temporary and shall be displayed on the construction site only for the duration of the construction; and

(2) The maximum display area of such signs shall be 100 square feet.

(B) Directional signs;

(C) Commemorative, historical, and memorial signs, markers, and plaques not exceeding six square feet in display area and containing no advertising material thereon;

(D) Identification signs, denoting the name of occupants and/or professions, not exceeding one square foot in display area;

(E) Identification signs for real estate developments and special uses, provided that:

(1) For real estate developments, there shall not be more than one (1) such sign, a maximum of 32 square feet in copy area, or two such signs, a maximum of 16 square feet each in copy area, and containing no advertising material, except the name and street address of the development, located at each of the principal entrances; and

(2) For special uses, there shall not be more than one such sign, a maximum of 32 square feet in copy area, or two such signs, a maximum of 16 square feet each in copy area.

(F) Nursing homes, religious uses, school and other institutional uses: 64 square feet in copy area, or two such signs, a maximum of 32 square feet each in copy area;

(G) Public information signs;

(H) Real estate signs, provided that:

(1) Such signs shall not exceed four square feet in display area for residential uses or 32 square feet in display area for nonresidential uses; and

(2) Such signs shall be removed from the premises within 15 working days of the sale, lease, or rental of the premises.

(I) Seasonal decorations and displays, provided that such signs shall be temporary; and

(J) Signs for the purpose of outdoor testing of paints, provided that:

(1) Such signs shall be located on a paint exposure farm as permitted under the provisions of this subchapter;

(2) A single non-flashing, non-illuminated identification sign, not exceeding 50 square feet in display area or projecting more than ten feet above the ground elevation shall be permitted; and

The paint exposure panels shall not project more than eight feet above the ground elevation.

(Ord. 51-05, § 8.08.03T, passed 5-10-2005) Penalty, see § 154.999

154.391 PERMITTED SIGNS IN O/B: OFFICE/BUFFER DISTRICT.

Signs shall be permitted in the O/B: Office/Buffer District as follows:

(A) All signs permitted in the A: Agricultural District, except that signs for the purpose of outdoor testing of paints, as provided for in § 154.390(J), above, shall not be permitted in the O/B: Office/Buffer District.

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(B) One on-premise, freestanding sign per primary building provided that:

(1) The sign shall not exceed:

Along all state or federal highways	48 square feet in area
Along all local or county roads	32 square feet in area

(2) The top of the sign does not exceed five feet above grade; (ord. 64-13, passed 10-8-13)

(3) The sign meets the setback requirements of § 154.380(D), above; and

(4) The sign may be:

(a) Direct lighted, if the light source is focused on the sign surface so as to prevent glare or spillover light; or,

(b) Internally illuminated, if the background of the sign is opaque and only the letters or logos of the message are illuminated.

(C) One marquee or canopy sign per primary building provided that:

(1) The sign does not exceed 16 square feet in area;

(2) The sign meets the requirements of § 154.381, above; and

(3) The sign may be:

(a) Direct lighted, if the light source is focused on the sign surface so as to prevent glare or spillover light; or,

(b) Internally illuminated, if the background of the sign is opaque and only the letters or logos of the message are illuminated.

(D) Fascia signs provided that:

(1) The sign does not exceed 16 square feet; and

(2) The sign may be:

(a) Direct lighted, if the light source is focused on the sign surface so as to prevent glare or spillover light; or,

(b) Internally illuminated, if the background of the sign is opaque and only the letters or logos of the message are illuminated.

- (E) Directional signs provided that:
- (1) The sign does not exceed two square feet;
 - (2) The sign shall not exceed two and one-half feet above grade; and
 - (3) The sign may be:
 - (a) Direct lighted, if the light source is focused on the sign surface so as to prevent glare or spillover light; or,
 - (b) Internally illuminated, if the background of the sign is opaque and only the letters or logos of the message are illuminated.
- (F) Window signs not exceeding two square feet of copy area.

(Ord. 51-05, § 8.08.03U, passed 5-10-2005) Penalty, see § 154.999

154.392 PERMITTED SIGNS; O: OFFICE DISTRICT.

Signs shall be permitted in the O: Office District as follows:

- (A) All signs permitted in the A: Agricultural District, except that signs for the purpose of outdoor testing of paints, as provided for in § 154.390(J), above, shall not be permitted in the O: Office District.
- (B) One on-premise, freestanding sign per primary building provided that:
- (1) The sign not exceed 48 square feet in area;
 - (2) The top of the sign does not exceed five feet above grade; (ord. 64-13, passed 10-8-13)
 - (3) The sign meets the setback requirements of § 154.380(D), above; and,
 - (4) The sign may be:
 - (a) Direct lighted, if the light source is focused on the sign surface so as to prevent glare or spillover light; or,
 - (b) internally illuminated, if the background of the sign is opaque and only the letters or logos of the message are illuminated.
- (C) One marquee or canopy sign per primary building provided that:
- (1) The sign does not exceed 16 square feet in area;

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- (2) The sign meets the requirements of § 154.381, above; and
- (3) The sign may be:
 - (a) Direct lighted, if the light source is focused on the sign surface so as to prevent glare or spillover light; or,
 - (b) Internally illuminated, if the background of the sign is opaque and only the letters or logos of the message are illuminated.
- (D) Fascia signs provided that:
 - (1) The sign does not exceed 16 square feet; and
 - (2) The sign may be:
 - (a) Direct lighted, if the light source is focused on the sign surface so as to prevent glare or spillover light; or,
 - (B) Internally illuminated, if the background of the sign is opaque and only the letters or logos of the message are illuminated.
- (E) Directional signs provided that:
 - (1) The sign does not exceed two and one-half square feet;
 - (2) The sign shall not exceed two and one-half feet above grade; and
 - (3) The sign may be:
 - (a) Direct lighted, if the light source is focused on the sign surface so as to prevent glare or spillover light; or,
 - (b) Internally illuminated, if the background of the sign is opaque and only the letters or logos of the message are illuminated.
- (F) Window signs not exceeding two square feet of copy area.

(Ord. 51-05, § 8.08.03V, passed 5-10-2005) Penalty, see § 154.999

154.393 SIGNS EXPRESSLY PROHIBITED FROM THE O/B: OFFICE/BUFFER DISTRICT AND THE O: OFFICE DISTRICT.

Because of the unique intent and requirements of the O/B: Office/Buffer District and the O: Office District certain signs have been determined to be detrimental to the O/B: Office/Buffer District and the O: Office District and surrounding residential uses. Therefore, the following signs are expressly prohibited from the O/B: Office/Buffer District and the O: Office District:

- (A) Flashing signs;
- (B) Outdoor advertising signs;
- (C) Portable signs;
- (D) Roof-mounted signs;
- (E) Temporary signs; and,
- (F) Window signs exceeding two square feet of copy area.

(Ord. 51-05, § 8.08.03W, passed 5-10-2005) Penalty, see § 154.999

1514.394 PERMITTED SIGNS IN B: BUSINESS, C: COMMERCIAL, L: LIGHT INDUSTRIAL AND M: MANUFACTURING DISTRICTS.

Signs shall be permitted in the B Business, C Commercial, L: Light Industrial and M: Manufacturing Districts as follows:

(A) All signs permitted in the A: Agricultural District, except that signs for the purpose of outdoor testing of paints, as provided for in § 154.390(J), above, shall not be permitted in the B: Business, C: Commercial, L: Light Industrial or M: Manufacturing Districts;

(B) All double face on-premises signs, including projecting and non-projecting, freestanding, and building-mounted shall be limited in area as follows:

(1) The total display area of all double face on- premises signs shall not exceed two square feet for each linear foot of lot frontage; and

(2) In computing the display area, only the display area of one face of a double face sign shall be counted.

(C) The copy area of a single face on-premises sign, including a wall sign, shall not be larger than ten percent of the area of the façade to which the sign is oriented;

- (D) Outdoor advertising signs, provided they conform to the following specifications:
- (1) Maximum Display Area:
 - (a) *Limited access highways and arterials.* The maximum sign surface area for off-premise signs oriented toward a limited access highway shall be 672 square feet.
 - (b) *All other streets.* The maximum sign surface area for off-premise signs oriented toward any street not classified as a limited access highway shall be 300 square feet.
 - (c) *Temporary extensions.* Temporary extensions or embellishments integrally incorporated into the sign surface and having: a vertical height of no more than four feet above the top of the main portion of the sign; a maximum horizontal dimension of no more than one foot beyond the sides of the main portion of the sign; or, a maximum vertical dimension of no more than one foot below the bottom of the main portion of the sign, with a maximum combined area not to exceed 200 square feet in additional sign surface area may be added to a 672 square foot off-premise sign.
 - (2) The backs of outdoor advertising signs shall be concealed by another advertising display, shall be screened by suitable architectural treatment, or shall be painted to blend with the surroundings and kept so painted;
 - (3) The maximum height of outdoor advertising signs shall be 35 feet;
 - (4) The required side yards and setback for outdoor advertising signs shall be as established for the district in which the sign is located;
 - (5) The spacing between outdoor advertising signs shall be governed by the following:
 - (a) *Linear spacing/limited access highways.* The minimum separation between off-premise signs located along and oriented toward the same limited access highway shall be 1,000 feet;
 - (b) *Linear spacing/all other streets.* The minimum separation between off-premise signs located along and oriented toward the same street shall be 750 feet;
 - (c) *Measurement of linear spacing.* The method of measurement of the spacing between off-premise signs oriented toward the same limited access highway or street shall be along the centerline of the limited access highway or street to which the off-premise sign is oriented, from the point in the centerline closest to the leading edge of the off-premise sign; and
 - (d) *Radial spacing.* In no event shall an off-premise sign be located closer than 300 feet from any other off-premise sign regardless of location or orientation.

(6) Separation from certain districts or uses.

(a) *Linear spacing.* The minimum distance between an off-premise sign and a residential district, historic preservation district, public park, residential use, religious use, private or parochial school, designated historic landmark or river shall be 200 feet, measured along the centerline of the limited access highway or street to which the off-premise sign is oriented, from the point in the centerline closest to the leading edge of the off-premise sign to the point in the centerline nearest district boundary or lot line of a use specified herein.

(b) *Radial spacing.* The minimum distance between an off-premise sign and a residential district, historic preservation district, public park, residential use, religious use, private or parochial school, designated historic landmark or river shall be 100 feet, measured perpendicular from the nearest edge of the sign surface to the nearest district boundary or lot line of a use specified herein.

(7) Outdoor advertising signs shall not be mounted on a roof

(E) Directional signs shall be permitted, provided that:

(1) There shall be a maximum of two such signs located at each curb cut; and

(2) Such signs shall contain no advertising, with the exception of the name of the use located on the premises.

(Ord. 51-05, § 8.08.03X, passed 5-10-2005) Penalty, see § 154.999

154.395 PERMITTED SIGNS IN R: SINGLE FAMILY DISTRICTS.

Signs shall be permitted in the R: Single Family Districts as follows: all signs permitted in the A: Agricultural District, except that signs for the purpose of outdoor testing of paints, as provided for in § 154.390(J), above, shall not be permitted in the R: Single Family Districts.

(Ord. 51-05, § 8.08.03Y, passed 5-10-2005) Penalty, see § 154.999

154.396 PERMITTED SIGNS IN THE R-2: RESIDENTIAL DISTRICT.

Signs shall be permitted in the R-2: Residential District shall be all signs permitted in the R: Single Family District.

(Ord. 51-05, § 8.08.03Z, passed 5-10-2005) Penalty, see § 154.999

154.397 SIGNS NOT PERMITTED IN ANY DISTRICT.

Signs not permitted in any district shall be as follows:

- (A) Banners, pennants, and streamers shall not be permitted, except:
 - (1) Flags and banners of the United States, the state, or any other political entity, religious or fraternal organization, or
 - (2) Banners, pennants, and streamers permitted under a temporary sign permit;
- (B) Permanent window signs located above the ground floor level in a building for the purpose of being viewed from outside the building;
- (C) Portable and mobile signs shall not be permitted, except under a temporary sign permit;
- (D) Signs which are structurally unsafe, as determined by the Building Commissioner;
- (E) Signs obstructing free ingress or egress from a required exit, or which prevent light or ventilation as required in local codes and ordinances;
- (F) Signs which by reason of size, location, content, coloring, or illumination violate municipal and state highway standards;
- (G) Signs bearing words, phrases, symbols, colors, or characters which mislead, interfere with, or confuse traffic;
- (H) Signs erected on or attached to any sidewalk, street, or highway right-of-way, curb, curbstone, hydrant, lamppost, tree, barricade, temporary walkway, telephone, telegraph, or electric light pole, public fence, or on a fixture of the fire alarm or police system, except public information signs; and,
- (I) Signs which involve revolving or rotating beams of light.

(Ord. 51-05, § 8.08.03AA, passed 5-10-2005) Penalty, see § 154.999

154.398 RIGHT OF ENTRY FOR INSPECTION.

The Building Commissioner shall have the right of entry in order to inspect all signs for compliance with the provisions of local codes and ordinances.

(Ord. 51-05, § 8.08.03BB, passed 5-10-2005)

154.399 NOTICE TO REMOVE, CHANGE OR ALTER.

When any sign is not maintained in a good state of repair as provided in this title, or when any sign becomes insecure, in danger of falling, or otherwise unsafe, the Building Commissioner shall send written notice to the owner of the sign to remove, change, or alter the sign. If said sign is not so removed, changed, or altered within ten working days, the Building Commissioner shall cause the sign to be removed at the expense of the owner of the sign. The owner of the sign shall be fined a penalty as set forth in the Appendix: Schedule of Fines and Fees for his or her failure to remove, change or alter the sign in accordance with the provisions of this chapter.

(Ord. 51-05, § 8.08.03CC, passed 5-10-2005)

154.400 NONCONFORMING SIGNS.

A sign in existence on or before the effective date of this chapter, which does not conform with the provisions of this chapter relative to size, location, construction, or manner of display, but which did conform with the sign regulations in effect at the time the sign was erected, shall be deemed to be a legal nonconforming sign. All other signs which do not conform with said provisions of this chapter shall be deemed to be illegal nonconforming signs.

(Ord. 51-05, § 8.08.03DD, passed 5-10-2005) Penalty, see § 154.999