

VILLAGE OF GEORGETOWN, OHIO

ORDINANCE NO. 1185

AN ORDINANCE AMENDING ORDINANCE NO. 1172 REGULATING THE USE OF SIGNS IN THE HISTORIC GEORGETOWN NATIONAL REGISTER DISTRICT AND DECLARING AN EMERGENCY

WHEREAS, the Council of the Village of Georgetown (“Village Council”) exercised its power in Ordinance 1172 to establish certain zoning regulations related to signage placed within the designated Historic District within the Village of Georgetown (the “Village”);

WHEREAS, the Historic Sign Committee has met and recommended to Village Council that Section K(3) of the Historic Sign Ordinance be amended and section K(6) be added to address regulations regarding signs that are not continuously lit.

BE IT ORDAINED by the Council of the Village of Georgetown, Brown County, Ohio, a two-thirds majority of all members thereof concurring as follows:

Section 1. Ordinance No. 1172 shall be amended in its entirety as follows:

HISTORIC DISTRICT SIGN REGULATIONS

- (A) All new permanent signs located within the Historic Georgetown National Register District (the “Historic District”) shall comply with this Ordinance and be approved by the Village Historic Signage Committee. In addition, all signs that are reconstructed, extended, changed structurally or in content, and any sign that replaces an existing sign shall conform to this Ordinance.
- (B) An existing sign that does not now conform shall be allowed to be repaired provided the cost of repair does not exceed thirty-five percent (35%) of the replacement cost for the entire sign.
- (C) Any sign that is unsafe shall be repaired or removed by the owner.
- (D) On a projecting sign, only one side is counted in computing the sign’s area.
- (E) Wall Signs
 - (1) A wall sign attached parallel to a building can project no more than six (6) inches from the building surface. Also, it cannot extent higher than whichever of the following is lowest:
 - (a) Twenty-five (25) feet above grade.
 - (b) The lowest point of the roof.

(c) For a second story sign advertising the business, it may only be located in the windows of the second floor.

(2) The entire sign shall be affixed to one continuous flat vertical opaque surface. Signs shall not be attached to roofs, chimneys, smokestacks, stair towers, penthouses, and the like.

(F) Right Angle Signs

(1) A sign attached at right angles to a building can have no more than two (2) faces and can project no more than four (4) feet from the building. No more than one (1) right-angle sign is allowed for each street level entrance door to a business establishment, and the business that the sign advertises must have at least fifteen (15) feet of horizontal linear wall facing the street. One (1) additional right-angle sign is permitted for each upper level floor access to identify upper floor business establishments and shall not be computed in the sign area of the building, regardless of the sign frontage.

(2) The bottom of the sign must be at least eight (8) feet above ground level.

(3) Signs may not be attached to roofs, chimneys, smokestacks, stair towers, penthouses and the line.

(4) The area of each sign may not exceed twelve (12) square feet on either side. (The area of only one (1) side of a projecting sign is used to calculate total signage on a building).

(5) No exposed guy wires or turnbuckles are allowed on a right-angle sign.

(6) Any sign, parallel, flat, right-angle, or free standing, must obtain the approval of the Village Historic Signage Committee. Applications for approval should be made at Village Hall.

(G) Ground Signs

(1) Ground signs shall be permitted in the Historic District as long as the maximum height does not exceed five (5) feet and such sign shall be ground oriented. The following review procedures will be used by the Village Historic Signage Committee for repair and replacement of existing non-conforming ground signs:

(a) The sign may have no more than two (2) faces.

- (b) The area of each face may be a maximum of sixteen (16) square feet.
- (c) Only one (1) ground sign per lot.
- (d) The area of ground signs shall not be computed as part of the total area of signage for an individual basis.

(H) Canopy, marquee or awning signs may be permitted on the face or underside of the projecting structure. They may not extend above the projecting structure.

(I) A permanent sign on the inside of the glass of a window may be allowed if it is compatible with the Historic District area and approved by the Village Historic Signage Committee. Such signs will be included as part of the total area of signs allowed for an individual building.

(J) Temporary window signs shall be allowed only if they advertise special sales or events lasting no more than thirty (30) days. They shall cover no more than thirty percent (30%) of the area of the window in which they appear. (No building permit is required for such a sign.)

(K) The following general requirements apply to all of the kinds of signs allowed in the Historic District:

- (1) Sign message. A sign shall include lettering to indicate only the street number, the name and kind of business, service or facility conducted on the premises, the year the business was established, the hours of operation, and/or lettering that is part of a trademark. An effort shall be made to keep the sign message as concise as possible.
- (2) Trademarks and names of commodities. The registered trademark or name of a specific product or commodity shall not appear on any permanent sign. If the sale of the specific product is the major business conducted on the premises; however, (Cadillac™ cars, for example), the trademark or name may be included in the message of the sign.
- (3) Lighting. Exterior signs shall be externally lighted only, using a continuous light source.
- (4) Motion. All signs shall be stationary.
- (5) Supports. No support for a sign shall extend above the cornice line of the building to which it is attached.
- (6) Interior digital and other signs that are visible from the outside need to be lit using a continuous lighting source. Such sign will be included as part of the total square foot area of signs allowed for an individual building.

(L) The maximum allowable of square feet of permanent signage for a business or use is calculated as follows:

THE TOTAL AREA OF SIGNS FOR AN INDIVIDUAL BUSINESS OR USE IS BASED ON A SLIDING SCALE DETERMINED BY MULTIPLYING THE BUSINESS BUILDING WIDTH BY ONE (1). IF A USE HAS LESS THAN TWENTY-FIVE (25) FEET OF BUILDING WIDTH, IT IS ALLOWED A MAXIMUM OF TWENTY-FIVE (25) SQUARE FEET OF PERMANENT SIGNS.

(M) Sidewalk signs. Sidewalk signs in the right-of-way in the Historic District are subject to the provisions of this Ordinance, and the Village Administrator or their designee may issue permits for signs on public sidewalks, subject to the following conditions:

- (1) The application shall be accompanied by a certificate of liability insurance, naming the Village as an additional insured, of not less than One Million Dollars (\$1,000,000), covering the proposed sign, wherein the Village is named as an insured for any injury, loss or damage caused by the use or maintenance of the sign. Further, the applicant shall execute an agreement with the Village whereby the applicant agrees to indemnify the Village and hold the Village harmless from any claim for injury, loss or damage arising from the use or maintenance of the sign.
- (2) No sign permitted on any public sidewalk shall hinder or block ingress and/or egress to any public or private entryway to any property or structure. Further, no sign on a public sidewalk shall impede or hinder pedestrian travel on public sidewalks; nor shall any such sign impede or hinder ingress or egress to vehicles parked at curbside, nor shall any such sign impede access from the street or side. Signs shall not project more than thirty (30) inches from the building into the public right-of-way.
- (3) All sidewalk signs shall pertain to, and shall identify, a commercial use for the premises immediately adjacent to the sign.
- (4) All sidewalk signs shall not be permanent in nature and must be removed from the sidewalk at the close of business each day. Also, sidewalk signs shall be made of durably, marine plywood, or other equivalent material approved by the Village Historic Signage Committee.
- (5) All sidewalk signs shall have a maximum width of twenty-four inches (24") with a maximum height of forty-eight inches (48").

(N) Canopies. A canopy sign on or attached to a permanent overhanging shelter that projects from the face of a building and is supported only partly by the building may only contain a sign or advertising on the side or front, but not on the slope of the canopy.

(O) Marquees. A marquee sign on or attached to a permanent overhanging shelter that projects from the face of the building and is supported entirely by the building must be reviewed and approved by the Village Historic Signage Committee.

(P) Corner lots. Any signage for a business located on a corner lot within the Historic District that is not on the front facing side of the corner must be approved by the Village Historic Signage Committee.

(Q) Variances. The Village Historic Signage Committee may grant variances to these regulations following receipt of an application or request and a public hearing. Variances shall not be granted on the grounds of convenience or profit, but only where strict application of the provisions of this Ordinance would result in unnecessary hardship or, practical difficulties for the applicant. The granting of a variance shall be in accord with the general purpose and intent of the regulations imposed by this Ordinance and shall not be injurious to the historic area or otherwise detrimental to the public welfare as determined by the Village Historic Signage Committee.

Section 2. This Ordinance is declared to be an emergency measure necessary for the preservation of the health, safety and well-being of the residents of the Village and in order to preserve the nature of the Historic District.


Section 3. This Ordinance shall be in full force and effect from and after the earliest date allowed by law.

PASSED AND ADOPTED at a legally convened meeting of Council held on the 8th day of December, 2016.



Dale E. Cahall, Mayor

ATTEST:



Natalie K.R. Newberry, Fiscal Officer

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