

ORDINANCE NO. 07-03 AC CMS

AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY OF  
OBERLIN ZONING CODE TO PROVIDE FOR FREESTANDING  
SIGNS IN "C-3" AND "O" DISTRICT ZONING CLASSIFICATIONS

WHEREAS, the City of Oberlin Zoning Code has been recently amended to add new chapters entitled "C-3"/Planned Highway Commercial District and "O"/Office District; and

WHEREAS, the City of Oberlin Zoning Code provides that freestanding signs are permitted in various zoning districts subject to compliance with regulations contained in Chapter 1351 Signs; and

WHEREAS, the City of Oberlin Zoning Code does not now make reference to freestanding signs as being permitted in the "C-3"/Planned Highway Commercial District and "O"/Office District; and

WHEREAS, the Oberlin Planning Commission has recommended to City Council that the Zoning Code's Chapter 1351 Signs be amended to permit freestanding signs in the "C-3"/Planned Highway Commercial District and "O"/Office District; and

WHEREAS, an amendment to Chapter 1351 Signs to provide for freestanding signs in the "C-3"/Planned Highway Commercial District and "O"/Office District is considered to be desirable for uses in those zoning classifications.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

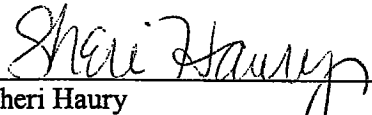
SECTION 1. That the City of Oberlin Zoning Code is hereby amended to add a reference to signs in the "C-3" District and "O" District, as well as "C-1", "C-2" and "M-1" Districts in Section 1351.06, and to add reference to one freestanding sign per lot as being permitted in the "C-3" District and "O" District in Section 1351.06(a)(1)(D).


SECTION 2. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this ordinance shall take effect at the earliest date allowed by law.

PASSED: 1<sup>st</sup> Reading – January 2, 2007  
2<sup>nd</sup> Reading – January 16, 2007(E)(Suspension of the rules)  
3<sup>rd</sup> Reading –

ATTEST:

  
\_\_\_\_\_  
Sheri Haury  
INTERIM CLERK OF COUNCIL

  
\_\_\_\_\_  
Daniel Gardner  
PRESIDENT OF COUNCIL

PAGE 2 – ORDINANCE NO. 07-03 AC CMS

POSTED: January 17, 2007

EFFECTIVE DATE: January 17, 2007

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## ***Oberlin Planning Commission***

69 South Main Street Oberlin, Ohio 44074

**To:** President and Members of Oberlin City Council

**From:** David R. Gibson, Chair  
Oberlin Planning Commission *DRG*

**Subject:** Proposed Amendment to the Zoning Code  
Freestanding Sign Regulations  
"C-3" District and "O" District

**Date:** December 1, 2006

City Council will recall that the Zoning Code was recently amended to include two (2) new zoning classifications. Those zoning classifications are the "C-3"/Planned Highway Commercial District and "O"/Office District. Development in any commercial zoning district located outside of the "C-1"/Central Business District (as defined by Section 1349.01(d) of the Code) is subject to the design standards contained in Section 1357.10 of the Code. Those design standards address wall-mounted signs but defer to the regulations for freestanding signs found under Section 1351.06(a)(D) of the code. That subsection of the Code would provide for freestanding signs only in the "C-1", "C-2" and "M-1" Districts.

The Planning Commission considered the subject of freestanding signs in the "C-3" and "O" Districts at its meeting on November 29, 2006. In this regard, the Commission noted that it supports the concept of permitting freestanding signs in those districts, and moved to recommend to City Council that Section 1351.06(a)(D) of the Code be amended to identify that one freestanding sign for each lot in the "C-3" and "O" Districts is permitted subject to compliance with all regulations in that subsection of the Code.

This report is hereby respectfully submitted for your consideration.

**1351.06 SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS.**

The following provisions shall apply to signs in commercial and industrial districts including but not limited to "C-1", "C-2, and "M-1" districts.

- (a) Permitted Signs. The following signs shall be permitted, provided that the total sign surface area of such signs shall comply with the provisions of 1351.06(b)(3) and any other provisions or exceptions relating to total sign surface area.

(1) Business Signs

- (A) Wall Sign. One or more signs may be located on the front wall of a building. Such sign or signs shall be attached to the front wall of the building in a plane parallel to the plane of the wall and shall not extend more than twelve (12) inches from the wall of the building. On a building located on a corner lot, one additional wall sign may be located on that wall which most nearly parallels the right-of-way of the side street, provided that such side wall sign shall not have an area larger than 25% of the total sign surface area permitted for the lot.
- (B) Rear Entrance Wall Sign. One rear entrance wall sign is permitted on a building which has a rear entrance from a parking lot open to the public, provided that the surface area shall not exceed 25% of the total sign surface area permitted for the lot. The sign shall be located on the wall next to or above the rear entrance.
- (C) Directional Sign. Directional signs providing information related to the location or operation of parking, loading, drive-through, pedestrian, or bicycle facilities are permitted on the same lot as the facilities to which they pertain. Directional signs may be located on a different lot, with the approval of the Planning Commission, provided that the signs are located on drives or other facilities providing direct access to the lot of the business or use to which they pertain. The sign surface area of a directional sign shall not exceed four (4) square feet and shall not be greater than four (4) feet in height. A directional sign shall be located at least five (5) feet away from the right-of-way and at least five (5) feet from any lot line. No such sign shall be located or constructed in a manner which obstructs or impairs the safety of pedestrians, bicyclists, or motorists. A directional sign may include the name or other identification of the business or use to which it pertains.
- (D) Freestanding Sign. One freestanding sign for each lot may be permitted in the "C-1" and "C-2" commercial districts and in the "M-1" Light Industrial District. A freestanding sign shall not exceed ten (10) feet in height, shall not exceed fifty (50) square feet in area for a sign with two or more faces and twenty-five (25) square feet for a sign with a single face. Such sign shall not be located closer to the public right-of-way than fifteen (15) feet nor closer than five (5) feet to any lot line. On a lot where the visibility of a freestanding sign, conforming in all other respects to the provisions of this ordinance, will be obstructed by the location of existing buildings on adjacent lots, a freestanding sign may be permitted with a setback from the right-of-way of no less than two (2) feet, provided that such sign shall have only one face which shall be parallel to the right-of-way line and shall not exceed twenty (20) square feet in surface area, and as approved by the Planning Commission.

- (E) **Business Park Identification Sign.** With approval of the Planning Commission, one freestanding sign bearing the name of a business park or subdivision in an industrial district and the names and addresses of businesses and organizations located in the subdivision or park, may be located on a lot within a subdivision and near to each entrance thereto, as defined and approved under the Subdivision Ordinance. A business park identification sign shall not exceed thirty (30) square feet in surface area and shall not exceed ten (10) feet in height. Such sign shall be located at a least fifteen (15) feet from the right-of-way and five (5) feet from any lot line. A perpetual agreement, approved by the City Solicitor, shall be established for the maintenance of such sign prior to issuing a permit. With the approval of the Planning Commission, the surface area of the sign shall be exempted from the total sign surface area limitation for the lot upon which it is located.
  - (F) **Permanent Window Sign.** One or more permanent signs attached to windows or visible from the street through windows are permitted provided that each such sign shall not have a surface area greater than fifty percent (50%) of the area of the window to which it is attached or through which it is visible and as approved by the Planning Commission. A permanent window sign shall be included in calculation of the total sign surface area permitted for the lot.
  - (G) **Multi-tenant Wall Sign.** The tenant of a building which has more than one tenant, and who occupies a space within the building without an entrance on the front wall of the building shall be permitted one wall sign located on the wall adjacent to or above the entrance of the space. Such sign shall not exceed twenty (20) square feet in area.
- (2) **Temporary Signs.**
- (A) **Temporary Message Sign.** One temporary message sign, as either a freestanding sign or a wall sign, is permitted per lot. Such sign shall conform to the requirements for a wall sign or for a freestanding sign and shall be included in the calculation of the total sign surface area permitted for the lot. No such freestanding sign is permitted if there is already a permanent freestanding sign on the lot.
  - (B) **Special Sales Event Sign.** One freestanding or wall sign advertising a special sales event may be displayed on the lot upon which such event shall occur, provided that the sign shall conform to all requirements for location and dimensions for a permanent sign and shall be included in the calculation of the total sign surface area permitted for the lot. No such freestanding sign is permitted if there is already a permanent freestanding sign on the lot. Such sign or signs shall be displayed on a lot for no more than two (2) two-week periods of one calendar year.
  - (C) **Temporary Window Sign.** One or more temporary signs attached to windows or visible from the street through windows are permitted provided that the surface area of each such sign shall not exceed twenty-five percent (25%) of the glass area of the window to which it is attached or through which it is visible. A temporary window sign shall not be displayed for more than ten (10) consecutive days and shall not be included in calculation of the total sign surface area permitted for the lot.