

## MEMORANDUM

**TO:** Donald Ryan, Plan Commission Chairperson  
Plan Commission Members

**FROM:** Michelle Kulikowski, Associate Planner

**DATE:** November 15, 2004

**RE:** PC 04-33 Text Amendments to the Sign Ordinance

After further review of the petition with counsel, staff would like to incorporate the following changes that did not appear in the staff report.

For clarity purposes, Section 153.215 Development Sign will be modified as follows

- (B) Uses other than Single Family Residences
  - (1) Area: The total allowed area shall not exceed the maximum allowed by right in the underlying zoning district for a permanent freestanding sign, multiplied by the number of street frontages abutting the subject property. Each property is entitled to a minimum of thirty-two (32) square feet in sign surface area and the total area of all developer signs on the property shall not exceed one-hundred twenty-five (125) square feet.

Section 153.502 Residential District Requirements shall be modified as follows for clarity purposes:

- (A) Purpose Statement

Residential districts requirements are intended to provide for residential areas and to protect areas from the ~~impacts of non-residential or otherwise incompatible uses~~ negative impacts of excessive signage. ~~Residential district sign regulations~~ It is also to protect such areas from the adverse visual impact of ~~the~~ signage associated with ~~those~~ non-residential uses or otherwise incompatible uses

- (B) Permitted Signs

All such signs in residential districts shall conform to the specific requirements set forth in this Ordinance. In residential use districts, no sign shall be erected except the following named signs:

A definition for the term “establishment” shall be added to Section 153.602 Definitions for the purpose of clarity and will read as follows:

ESTABLISHMENT is a place of business or institution carrying on operations, the ownership and management of which are separate and distinct from those of any other place of business located on the same zoning lot.