

SUBJECT: Proposed text amendment for **§1427-37. Sign Standards for the C Districts** of the Cincinnati Zoning Code.

PURPOSE:

To allow ground signs as a conditional use in the CN-P and CC-P zoning districts.

PROPOSED TEXT AMENDMENT:

For Signs in the **CN-P & CC-P Districts**, the following regulations apply:

CN-P & CC-P District	Ground Signs	Window Signs	Projecting Signs	Wall Signs	Marquee or Canopy Signs	Awning Signs
Permitted Signs	No Conditional	Yes	Yes, if no wall, marquee, or canopy sign	Yes, if no projecting, marquee, or canopy sign	Yes, if no projecting or wall sign	Yes
Max. # of Signs	N/A 1 per site	Unlimited	1 per street frontage per establishment	1 per street frontage per establishment	1 per street frontage per establishment	1 per establishment
Max. Sign Area	N/A 30 sq. ft. per sign face	See §1427-29	28 sq. ft. per sign face	See §1427-37-(a)(1)	See §1427-37-(a)(1)	12 sq. ft.
Max. # of Sign Faces Permitted	N/A 2	1	2	1	1	1
Max. Sign Height	N/A 6 ft.	See §1427-29	See §1427-27	See §1427-23	Not more than 2 ft. above marquee or canopy	Letters may not be higher than 12 inches
Max. Sign Width	N/A None	Horizontal limits of the window	See §1427-27	Horizontal limits of the wall	Horizontal limits of the marquee or canopy	Horizontal limits of the awning
Min. Setback from any lot line	N/A One-half the height of the sign	N/A	See §1427-27	N/A	N/A	N/A
Permitted Illumination	N/A External or Internal	External or Internal	External or Internal	External or Internal	External or Internal	None

JUSTIFICATION:

Mt. Lookout has many residential structures located within the commercial district that are being used for commercial purposes. These structures are set back from the sidewalk and the topography of the sites makes it difficult to place signage that will effectively provide identification of the businesses. Ground signs are currently prohibited in the CN-P and CC-P zoning districts and this has created a hardship for certain businesses in Mt. Lookout. Upon review of this issue, the Zoning Text Amendment Committee determined that this same issue might affect other neighborhoods and recommended that ground signs be permitted as a conditional use in the CN-P and CC-P zoning districts which would allow consideration on a case-by-case basis after public notification.

RECOMMENDATION:

The Department of Community Development and Planning staff recommends that the City Planning Commission approve the requested text amendment.

APPROVED:

Margaret A. Wuerstle, AICP, Chief Planner
Department of Community Development & Planning

March 22, 2007
Amendment Committee