

# Chapter 1711. Site Development

<b>Sec. 1711-1. Parking .....</b>	<b>11-3</b>
1711-1.1. General Provisions .....	11-3
1711-1.2. Vehicle Parking .....	11-3
1711-1.3. Location of Vehicle Parking .....	11-9
1711-1.4. Parking Lot Design and Layout.....	11-10
1711-1.5. Parking Lot Landscaping.....	11-14
1711-1.6. Other Parking Standards .....	11-15
1711-1.7. Bicycle Parking.....	11-16
1711-1.8. Stacking .....	11-17
1711-1.9. Vehicle Loading .....	11-19
<b>Sec. 1711-2. Landscaping and Buffering .....</b>	<b>11-20</b>
1711-2.1. Purpose .....	11-20
1711-2.2. Applicability .....	11-20
1711-2.3. Landscaping, Buffer Yard and Screening Plan .....	11-21
1711-2.4. Landscaping Maintenance .....	11-21
1711-2.5. Delayed Planting Installations.....	11-21
1711-2.6. Transitional Buffer Yards .....	11-21
1711-2.7. Street Buffer Yards .....	11-26
1711-2.8. Placement.....	11-27
1711-2.9. Encroachments .....	11-27
1711-2.10. Buffer Yard Screening Devices.....	11-27
<b>Sec. 1711-3. Signs.....</b>	<b>11-28</b>
1711-3.1. General Provisions .....	11-28
1711-3.2. Prohibited Signs.....	11-29
1711-3.3. Exempt Signs .....	11-30
1711-3.4. Temporary Signs .....	11-31
1711-3.5. Signs Requiring a Building Permit.....	11-32
1711-3.6. Sign Measurements .....	11-51
1711-3.7. Illumination.....	11-52
1711-3.8. Changeable Copy.....	11-53
1711-3.9. Sight Triangle .....	11-53

**Sec. 1711-4. Site Lighting..... 11-54**

1711-4.1. Purpose.....11-54

1711-4.2. Exterior Lighting.....11-54

1711-4.3. Lights not Conforming to this Section.....11-54

**Sec. 1711-5. Outdoor Storage and Display ..... 11-55**

1711-5.1. Generally.....11-55

1711-5.2. Outdoor Display.....11-55

1711-5.3. Outdoor Storage.....11-55

1711-5.4. Outdoor Retail Sales .....11-56

# Sec. 1711-1. Parking

## 1711-1.1. General Provisions

### A. Purpose

1. To regulate and ensure the provision of parking spaces and access drives are designed for motor vehicles and bicycles and to provide options for adjusting parking requirements and providing parking alternatives.
2. These parking standards help to ensure that parking needs of new land uses and development are met, while ensuring parking spaces and access drives are designed and located in a manner consistent with the desired character and development patterns of walkable communities as outlined in Plan Cincinnati.

### B. Applicability

#### 1. New Construction

Any new building or site improvement must comply with the parking requirements of this LDC.

#### 2. Maintenance and Repair

An existing building or site may be repaired, maintained or modernized without providing additional parking, provided there is no increase in gross floor area (GFA) or improved site area.

#### 3. Additions

- a. When an existing building, use or site is increased in gross floor area or improved site area by up to 25% cumulatively, parking is required for the additional floor or site area only.
- b. When an existing building, use or site is increased in gross floor area or improved site area by more than 25% cumulatively, both the existing building, use or site and the additional floor or site area must conform to the parking requirements.

#### 4. Change in Use

- a. A change in use based on the parking table of Sec. 1711-1.2.B or Sec. 1711-1.2.C must

comply with the parking requirements unless the use has the same or a lesser parking demand than the previous use.

- b. Where the required number of parking spaces for a new use according to Sec. 1711-1.2.B or Sec. 1711-1.2.C is 125% or less of the parking spaces required for the existing use, no additional parking spaces are required.
- c. Where required parking spaces for the new use exceed 125% of the required parking spaces for the existing use, additional parking is only required for the difference between the current parking spaces required and the parking spaces required for the new use.

## 1711-1.2. Vehicle Parking

### A. Calculation of Required Spaces

1. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking space for one use can be included in the calculation of parking requirements for any other use, except as **allowed permitted** in Sec. 1711-1.2.D.
2. In determining the required number of parking spaces, fractional spaces are rounded to the nearest whole number, with one-half or more counted as an additional space.
3. Unless otherwise noted, the parking requirement is based on the gross floor area of the building devoted to the particular use specified.
4. In industrial buildings where tenants are specified, parking is calculated according to the uses identified in the floor plan. Where tenants are not specified, parking is calculated using 20% office and 80% warehouse.
5. Existing parking may not be reduced in amount or changed in size to less than required by this LDC.

## B. Use Districts

### 1. Minimum Number of Parking Spaces

Vehicle parking must be provided in accordance with the following. Alternative parking ratios apply Downtown (see Sec. 1703-7).

Use	Required Spaces (min)
<b>Residential</b>	
All household living	1 per unit
All group living, as listed below:	
Group residential	1 per 2 residents
Residential care facility	1 per 4 residents
All social service	1 per facility plus 1 per 8 beds
<b>Commercial/Services</b>	
First 2,000 square feet of gross floor area of existing and new commercial/services	Exempt - no spaces required.
All retail commercial, except as listed below:	1 per 400 SF of GFA
Automatic teller machine	no spaces required
Car wash	no spaces required
Food preparation	1 per 750 SF of GFA
Fuel sales	no spaces required
Eating and drinking establishment	1 per 150 SF of GFA
All services, except as listed below:	1 per 400 SF of GFA
Commercial meeting facility	1 per 50 SF of GFA
Funeral and interment services	1 per 100 SF used for assembly
Vehicle repair, <del>vehicle repair</del> , heavy	2 per service bay or 1 for every 400 SF of GFA, whichever is greater
All day care	2 per facility, plus 1 for every 8 clients
All lodging	1 per guest room
All recreational facility: indoor, except as listed below:	1 per 400 SF of GFA
Bingo parlors, fitness centers, gymnasiums	1 per 150 SF of GFA
Bowling center	2 per lane
Movie theater or other indoor theater	1 per 5 seats
All recreational facility: outdoor or large-scale	1 per 1,000 SF of GFA
Sports stadiums and arenas	1 per 5 seats
<b>Industry, Manufacturing and Processing</b>	
All production, except as listed below:	1 per 1,000 SF of GFA
Research and development	1 per 750 SF of GFA
All storage and warehouse, except as listed below:	1 per 1,000 SF of GFA
Storage, personal storage/mini-warehouse	4 spaces
Warehouse and storage, contractor storage	1 per 1,000 SF of outdoor use area
All waste-related	1 per 1,000 SF of GFA

Use	Required Spaces (min)
<b>Recreation, Education, Public</b>	
All medical/health, except as listed below:	1 per 400 SF of GFA
Hospital	1 per bed
All education, as listed below:	
College, public or private	1 per 3 auditorium seats, plus 1 per 5 classrooms seats
School, public or private (K-8)	1 per 30 classroom seats
School, public or private (9-12)	1 per 10 classroom seats
All government, except as listed below:	1 per 400 SF of GFA
Government facilities and installations	1 per 1,000 SF of GFA
Public maintenance facility	1 per 1,000 SF of GFA
Public safety facility	1 per 30 SF of principal assembly area
All civic, as listed below:	
Cultural institution	1 per 500 SF of GFA or 1 per 8 seats, whichever is greater
Meeting facility	1 per 150 SF of GFA
Park, open space, playground	1 per 100 SF of indoor area
Religious assembly	1 per 30 SF of principal assembly area
<b>Agriculture</b>	
Community garden	1 per site
Farming	1 per site
Mining and quarrying	1 per 1,000 SF of GFA
<b>Transportation, Communications, Infrastructure</b>	
All parking/transportation, except as listed below:	1 per 2,000 SF of GFA
Airport	1 per 250 sf of terminal building
Heliport	no spaces required
Railroad right-of-way, railroad train yard	no spaces required
Automobile holding facility	no spaces required
All communications, except as listed below:	no spaces required
Communications facility	1 per 600 SF of GFA plus 1 per 3 auditorium seats
All utilities	1 per 1,000 SF of GFA
All watercraft, except as listed below:	1 per 1,000 SF of GFA
Watercraft and riverfront facility, marina	1 per 2 berths
Watercraft and riverfront facility, marine sales and service	1 per 400 SF of GFA

## 2. Parking Reductions

- a. City Council may establish Urban Parking Overlay Districts within which the provisions of Section 1711-1.1 do not apply.

### b. Proximity to Bus Transit

A 10% reduction in the number of required parking spaces is **allowed permitted** for uses with a main entrance within a walking distance of 1,320 feet of an operating transit stop, with service from 6 AM to 8 PM where service intervals are no longer than 15 minutes during peak commute hours.

### c. Proximity to Streetcar

A 50% reduction in the number of required parking spaces is **allowed permitted** for uses with a main entrance within a walking distance of 600 feet of an operating streetcar stop.

### d. Proximity to Public Parking Facilities

A 50% reduction in the number of required parking spaces is **allowed permitted** for uses within 600 feet of a public parking facility, either publicly or privately owned and operated and the facility could provide 50% or more of the parking spaces required for the use.

### e. Private Car Sharing Program

- i. A reduction in the number of required parking spaces for residential units is **allowed permitted** where an active on-site car-sharing program is made available for the exclusive use of residents.
- ii. The parking requirements for all dwelling units may be reduced by 5 spaces for each car-share vehicle provided. If required, visitor spaces cannot be substituted.

### f. Maximum Parking Reduction

The maximum cumulative parking reduction **allowed permitted** is 60% of the parking specified in Sec. 1711-1.2.B.

## C. Form Districts

### 1. Minimum Number of Parking Spaces

Vehicle parking must be provided in accordance with the following.

Use	Required Spaces (min)
<b>Industrial</b>	
General industrial, except	1 per 1,000 SF of GFA
Warehousing	1 per 2,000 SF of GFA
Wholesale business	1 per 2,000 SF of GFA
<b>Residential</b>	
Group residential: residential care	1 per 3 beds/residents
For other residential uses see Sec. 1703-2 (Specific to Transect Zones)	
<b>Retail</b>	
See Sec. 1703-2 (Specific to Transect Zones)	
<b>Recreation, Education, Public Assembly</b>	
Colleges and universities	1 per 5 seats plus 1 per 3 auditorium seats
Community/public safety facility	1 per 300 SF of GFA
School, public or private	
Grades K-8	1 per 30 classroom seats
Grades 9-12 or trade	1 per 10 classroom seats
Theaters	1 per 5 seats
Other assembly uses	
With fixed seats	1 per 5 seats
Without fixed seats	1 per 300 SF of principal assembly area
<b>Services</b>	
See Sec. 1703-2 (Specific to Transect Zones)	

### 2. Maximum Number of Parking Spaces

The maximum number of on-site vehicle parking spaces shall be as follows:

- a. For buildings with a footprint less than or equal to 60,000 square feet of gross floor area, 140% of the required minimum number of parking spaces; and
- b. For buildings with a footprint greater than 60,000 square feet of gross floor area, 125% of the required minimum number of parking spaces.
- c. When calculating the maximum number of parking spaces, numbers shall be rounded down to the closest whole number.

## D. Shared Parking

1. An applicant may request shared parking to meet the minimum vehicle parking requirements for mixed use projects or for multiple uses that are located near one another and which have different peak parking demands or operating hours.
2. If the Director determines one of the following circumstances has been established, the Director may grant a reduction in the parking standards set forth in Sec. 1711-1.2.B or Sec. 1711-1.2.C.
  - a. Where uses seek to share parking with different peak hour demands and are in the same or adjoining development, the owner of the parking spaces shall submit to the Director an analysis and substantiated projections of peak parking demand for the entire development to justify the shared use of parking spaces for separate uses;
  - b. Where the special nature of a certain development (e.g., special types of housing projects inhabited by persons with low or no automobile ownership) does not require the amount of parking required; or
  - c. Where fewer parking spaces are needed due to access to transit, special designs and traffic mitigation measures incorporated in the parking lot design and circulation plan.
3. The Director shall consider all of the following in determining whether a reduction is warranted:
  - a. The likelihood that the reduced number of parking spaces can satisfy demand;
  - b. The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow;
  - c. The impact of periodic overflows upon the public thoroughfares and other parking facilities;

- d. The nature of surrounding land uses, character of the surrounding road system, and nearby circulation pattern;
- e. The amount of on-street parking available within one-quarter of a mile of the development; and
- f. Any additional reduction in on-site parking demand by implementing transportation demand management strategies proposed by the applicant; and in all cases, the owner of the lot shall have the burden to demonstrate that a reduction in parking standards is warranted.

## E. Reserved Parking

Parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded.

### 1. Residential

- a. One space per efficiency or one-bedroom multifamily or loft dwelling unit.
- b. Two spaces per two-bedroom or greater multifamily or loft dwelling unit.

### 2. Nonresidential

No more than one-third of the total provided spaces may be reserved.

### 1711-1.3. Location of Vehicle Parking

Required vehicle parking spaces must be located on the same lot they are intended to serve, except as provided below.

#### A. On-Street Parking

1. Where on-street parking spaces exist in the public right-of-way, one on-street parking space may be substituted for every required on-site parking space, provided the on-street space immediately abuts the subject property.
2. Each on-street parking space may only be counted for one property. Where a space straddles an extension of a property line, the space may only be counted by the owner whose property abuts 50% or more of the on-street parking space.
3. The Director may determine that to ensure future roadway capacity, the on-street parking credit may not be available.

#### B. Remote Parking

1. All required vehicle and motorcycle parking spaces, except required accessible spaces, may be located off-site, provided the remote parking spaces are located within 600 feet of the primary entrance of the use served and are located within the same or more intense zoning district as the principal use served.
2. The distance referred to above is measured by the most direct route of travel on the ground and is measured in the following manner:
  - a. From the front door of the principal structure on the applicant's property;
  - b. In a straight line to the nearest public sidewalk;
  - c. Along a public sidewalk or walkway by the nearest route; and
  - d. To the edge of the remote parking area.
3. Remote parking is not ~~allowed~~ permitted in a Single-Family District.

4. A written instrument must be recorded in title to both the lot containing the principal structure or principal use and the remote parking lot as follows:
  - a. If the lot containing the principal structure or principal use and the remote parking lot are owned by the same owner, then a covenant must be recorded; or
  - b. If the lot containing the principal structure or principal use and the remote parking lot are owned by different owners, then a reciprocal easement must be recorded.
5. In order to satisfy the paragraph B.4 above, any such written instrument must:
  - a. Be acceptable to the City Solicitor in substance and form;
  - b. State clearly on its face that it is irrevocable without the prior written consent of the Director;
  - c. State that the remote parking lot must be used and maintained exclusively for parking to serve the principal structure or principal use so long as the principal structure or principal use requiring such parking remains in existence and has not been abandoned, under the definition contained in Section 1447-07; and
  - d. State that the remote parking lot must in no way be deemed to be a nonconforming use or be permitted to continue to be used for parking if the parking is no longer needed to serve the principal structure or principal use.

## 1711-1.4. Parking Lot Design and Layout

### A. Access

The following standards are applicable to on-site parking lot access design and include parking for single-family residences unless.

1. Each required parking space must open directly onto an aisle ~~or driveway~~ as specified in Sec 1711-1.4.I. All parking facilities must be designed with an appropriate means of vehicular access to a thoroughfare or to an alley to cause the least interference with traffic flow.
2. Parking spaces in any parking lot or parking structure cannot be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public thoroughfare. Ingress to and egress from parking spaces must be from an on-site aisle or driveway, except parking spaces within lots of up to 8 spaces may be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public alley ~~or rear lane~~.

### B. Driveways

1. Access to driveways.
  - a. Developments of two or fewer dwelling units. Access to and from driveways onto public thoroughfares must be where practicable by forward motion of the vehicle.
  - b. All other developments. Access to and from driveways onto public thoroughfares shall be by forward motion of the vehicle.
2. Driveways shall extend and include the area between the lot line and the edge of the street pavement.
3. The design and construction of all access drives shall meet the requirements of the Director of the Department of Transportation and Engineering.

### C. Identified as to Purpose and Location

On-site parking areas of 4 or more spaces and on-site loading areas shall include painted lines, wheel stops, curbing or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

### D. Materials

1. All on-site parking areas and driveways shall be surfaced with materials approved by the Director.
2. The use of pervious or semi-pervious parking area surfacing materials—including, but not limited to ~~ribbon driveways~~, “grasscrete,” or recycled materials such as glass, rubber, used asphalt, brick, block and concrete—may be approved by the Director for required vehicular surface area on a site, provided such areas are properly maintained. Where possible, such materials should be used in areas in proximity to and in combination with on-site stormwater control devices.

### E. Accessible Parking

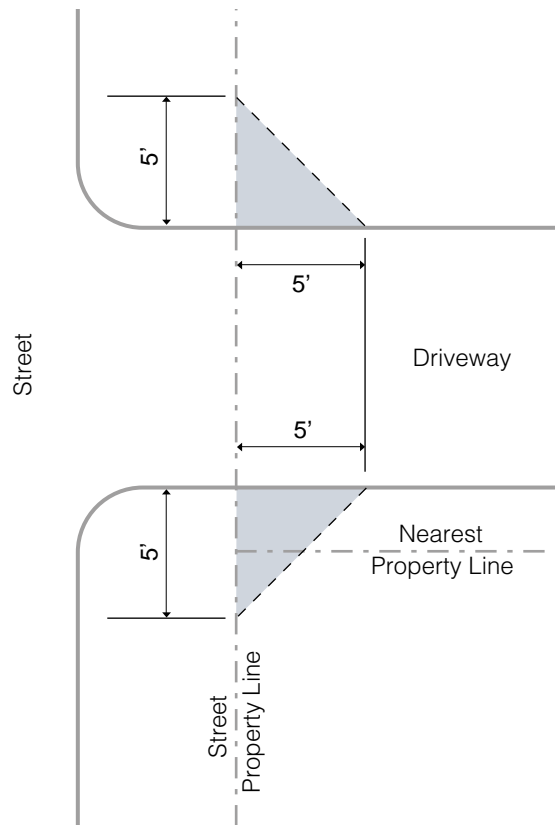
All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the Federal Americans with Disabilities Act (ADA).

### F. Parking Lot Markings

Each parking space and parking area must be identified by surface markings at all times. The markings must be arranged to provide for orderly and safe loading, unloading, parking and storage of vehicles. Markings required to be maintained in a highly visible condition include striping, directional arrows and signs for accessibly-designated areas.

### **C. Driveway Visibility**

Visibility from a driveway may not be blocked between a height of 3 feet and 7 feet for a depth of 5 feet from the street property line and 6 feet from the edge of the driveway or at the nearest property line intersecting the street property line, whichever is less.



### **H. Drainage, Grade and Maintenance**

#### **1. Maximum Slope**

The maximum slope of any required maneuvering aisle, parking space or loading space is 10% and the maximum slope of any required driveway is 15%.

#### **2. Drainage**

All paved parking areas, access drives and loading spaces must have satisfactory disposal of surface waters by grading and drainage subject to approval by the Metropolitan Sewer District.

#### **3. Maintenance**

Parking areas, maneuvering aisles and loading spaces must be maintained in good condition, free from broken asphalt, concrete, potholes and weeds and in a state of equivalent quality to that which was approved or required by the City.

# I. Dimensional Standards for Parking Spaces and Drive Aisles

## 1. General

Standard car parking spaces and parking lot aisles shall comply with the minimum dimension standards established below.

## 2. Dimensional Adjustments

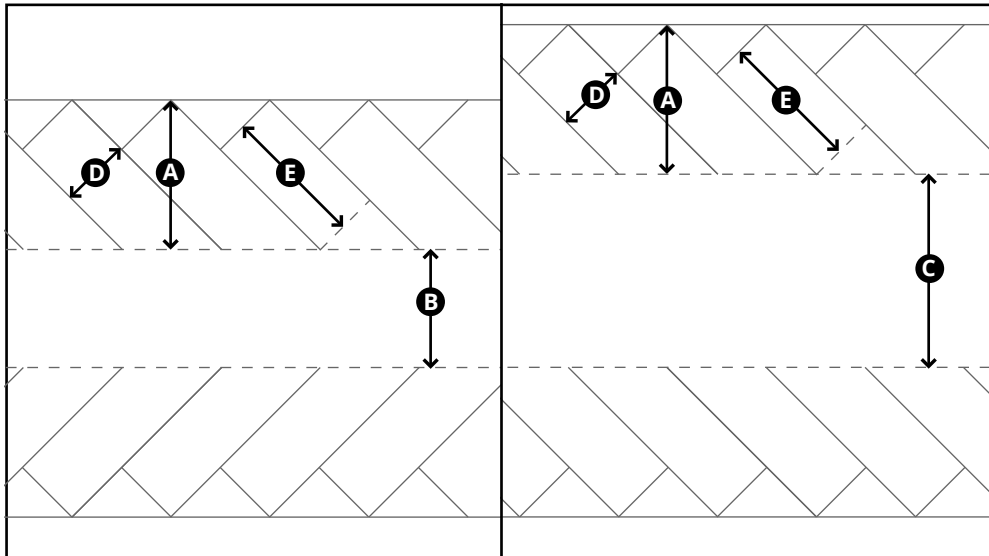
Parking structures may be subject to dimensional adjustments based on utilization, but in no case shall the standard parking space width be less than 8 feet. Reduction in design standards shall be subject to approval by the Director or City Engineer.

## 3. Vertical Clearance

All parking spaces shall have a minimum overhead clearance of 6 foot, 8 inches.

## 4. Reduction for Sidewalk and Planter Overhangs

When a parking space abuts a sidewalk or planter; the front 2 feet of the required parking space length may overhang the planter or sidewalk provided that wheel stops or curbing are provided and the remaining area outside of the overhang meets the minimum width requirements of the sidewalk or planter.



Minimum Dimensional Requirements					
Angle	Parking Row Depth	Drive Aisle Width		Space Width	Space Length
		One-Way	Two-Way		
	A	B	C	D	E
Parallel	8' <sup>1</sup>	12'	20'	8' <sup>1</sup>	20'
30°	17'	11'	24'	9'	20'
45°	20'	13'	24'	9'	20'
60°	21'	18'	24'	9'	18'
Perpendicular	18'	24'	24'	8'	18'
Tandem	36'	24'	24'	8'	36'

<sup>1</sup> Width of on-street parallel parking shall be determined by standards set forth in Sec. [4703-7-1705-6](#). Specific to Thoroughfares.

## **5. Spaces Near Obstructions**

When the side of a parking space abuts a wall or other structure that is taller than 6 inches, the width of the parking space shall be increased by 2 foot, 6 inches.

## **J. Location on the Lot**

Location of required on-site parking is regulated by location in a Use District (see Chapter 1703) and by setbacks in a Form District (see Chapter 1705) and the following:

### **1. Parking lots with 20 or Fewer Spaces**

All on-site parking areas shall be separated at least 5 feet from buildings in order to provide a sidewalk between the building and parking area.

### **2. Parking Lots with more than 20 Spaces**

All on-site parking areas shall be separated at least 10 feet from buildings in order to make room for a sidewalk, landscaping, and other planting between the building and the parking area.

### **3. Exemption**

This separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

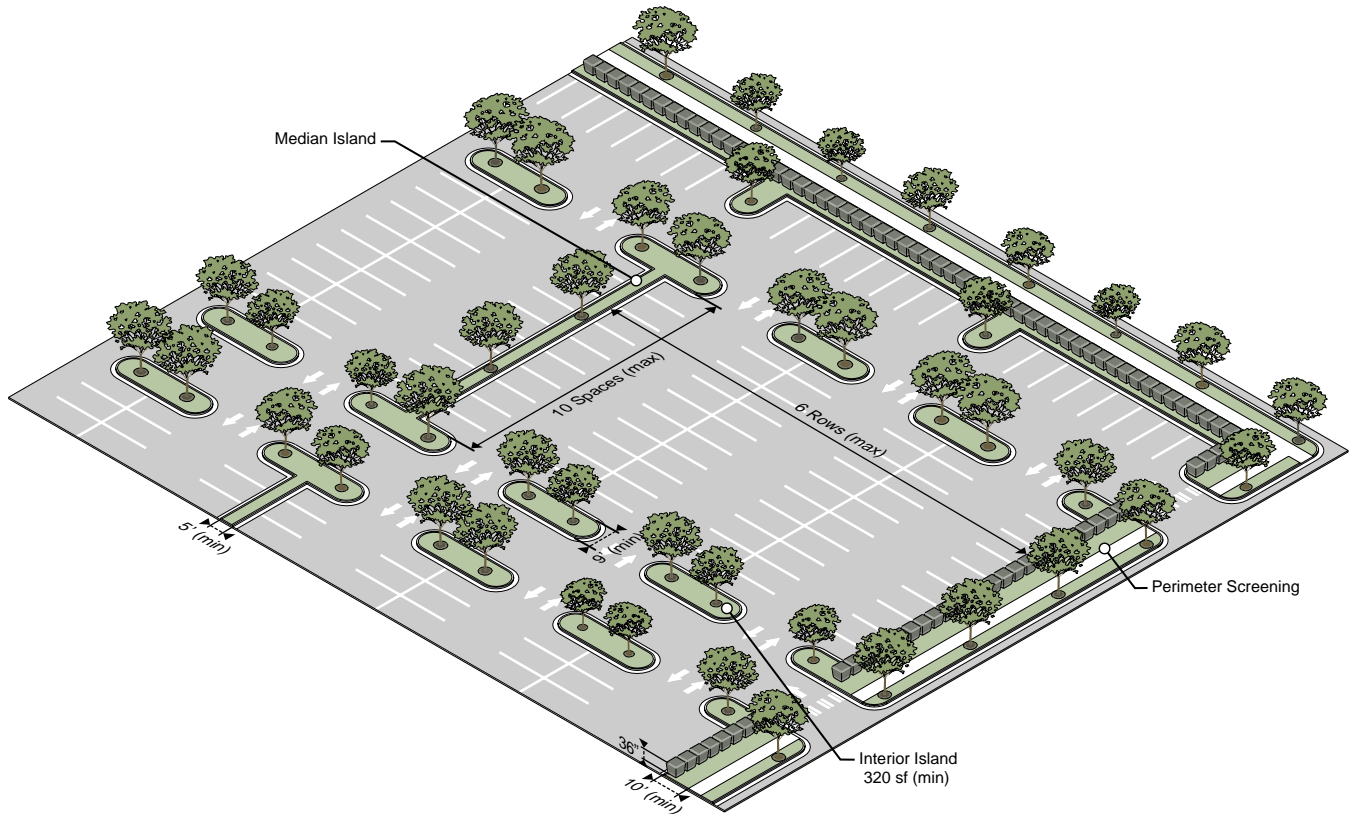
## **K. Tandem Parking**

1. Tandem parking is ~~allowed~~ permitted for residential uses.
2. Both parking spaces in tandem must be assigned to the same dwelling unit.
3. Neither of the tandem parking spaces shall be for required accessible parking spaces.
4. Tandem parking may not be used to provide guest parking.

## 1711-1.5. Parking Lot Landscaping

### A. Applicability

Parking lot landscaping is required on all on-site surface parking lots with more than 20 spaces created after the effective date of this LDC. Multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.



### B. Perimeter Screening

All surface parking lots and drive aisles (of any size) including drive aisles with frontage on any portion of a street right-of-way (not including an alley) must be screened with the following:

1. A minimum 10-foot wide, landscaped area with a continuous row of shrubs must be provided between the street and parking lot.
2. Shrubs must be a minimum of 18 inches in height when planted and must reach a minimum size of 3 feet in height within 3 years of planting.
3. The required 10-foot landscaped area may be reduced to 5 feet when a 3-foot high masonry wall is erected.
4. Breaks for bicycle, pedestrian and vehicle access are **allowed permitted**.

### C. Interior Islands

1. A landscaped interior island must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking area.
2. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.
3. An interior island must be a minimum of 9 feet in width and 320 square feet in area.
4. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.

#### **D. Median Islands**

1. A landscape median island must be provided between every 6 single parking rows.
2. A landscape median island must be a minimum of 5 feet wide.
3. A median island may also serve as the location for a sidewalk. In such case, the sidewalk must be a minimum of 6 feet wide and the remaining planting area must be no less than 5 feet wide.
4. Median islands may be consolidated or intervals may be expanded in order to preserve existing trees.
5. Median islands not containing a sidewalk must be installed below the level of the parking lot surface to allow for runoff capture.

#### **E. Tree Coverage**

1. Each interior island must include at least 2 shade trees.
2. In no case can there be less than 1 tree for every 3,000 square feet of parking area, including driveways and drive aisles.

### **1711-1.6. Other Parking Standards**

#### **A. Larger Vehicle Parking**

1. Trucks, tractors or tractor-trailers having a capacity of more than a one-and-one-half-ton load, front- and rear-end loaders, or any commercial, industrial, agricultural or transportation vehicles or equipment shall not be parked or stored within any Single-Family or Multi-family district, or T3 or T4 zone for purposes other than short-term unloading, loading or delivery services, or temporary construction within the zone.
2. Automobiles, small trucks, vans, vehicle trailers permitted in conjunction with an approved home occupation (one per home occupation), and recreational vehicles, utilized for personal or business use, are excluded from the above requirements.

#### **B. Storage of Unregistered or Inoperable Motor Vehicles**

Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses, but without current plates or inoperable, shall not be parked in a transect zone unless parked within a completely enclosed building.

#### **C. Cargo or Freight Containers**

Portable cargo or freight storage containers for purposes of loading or unloading, may be parked or stored for a period not to exceed 10 days.

#### **D. Commercial Auto Repairs**

Commercial repairs or restoration of vehicles shall only be conducted in the appropriate transect zones.

#### **E. Non-Commercial Auto Repairs**

Unlicensed vehicle restoration is permitted within an ~~allowed~~ permitted on-site parking area, provided the vehicles undergoing restoration or used for parts shall either be covered by a commercially manufactured opaque automobile cover in serviceable condition or stored in an enclosed building.

1. Not more than one vehicle per premises for either renovation or parts may be screened by use of a cover that shall be securely fastened to the vehicle.
2. Vehicles other than the screened vehicle shall be parked in an enclosed building.

#### **F. Sight Triangle**

No parking or loading area may interfere with the sight triangle requirements.

## 1711-1.7. Bicycle Parking

### A. Minimum Number of Parking Spaces

Bicycle parking must be provided in accordance with the following:

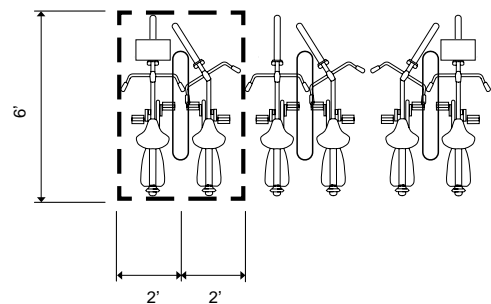
Use	Required Spaces (min)	Short-term/ Long term
<b>Residential</b>		
Multi-family dwelling, loft dwelling	0.5 per unit up to 2 bedrooms, plus 0.25 per additional bedroom	20%/80%
All other residential	None required	--
<b>Commercial/Services</b>		
All commercial/services	1 per 2,500 SF of GFA, 2 min	80%/20%
<b>Industry, Manufacturing and Processing</b>		
All industry, manufacturing and processing	1 per 7,500 SF of GFA, 2 min	20%/80%
<b>Recreation, Education, Public</b>		
All recreation, education, public	1 per 5,000 SF of GFA, 2 min	20%/80%
<b>Agriculture</b>		
All agriculture	None required	--
<b>Transportation, Communications, Infrastructure</b>		
Transportation, communications, infrastructure	None required	--

### B. Location of Required Bike Parking

#### 1. General Requirements

- a. In no case is a single use required to provide more than 24 bicycle parking spaces.
- b. Bicycle parking spaces must be located on paved or pervious, dust-free surface with a slope no greater than 3%. Surfaces cannot be gravel, landscape stone, or wood chips.
- c. Bicycle parking spaces must be a minimum of 2 feet by 6 feet. There must be an access aisle a minimum of 5 feet in width.
- d. Each required bicycle parking space must be accessible without moving another bicycle and its placement must not result in a bicycle obstructing a required walkway.

- e. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a 5 foot access aisle for wall mount parking.
- f. All racks must accommodate cable locks and "U" locks and must permit the locking of the bicycle frame and one wheel to the rack and must support a bicycle in a stable position.



- g. Bicycle facilities may be placed within the public right-of-way, provided the encroachment is approved by the Director.

## **2. Short-Term Bicycle Parking**

Required short-term bicycle parking spaces must be located in a convenient and visible area at least as close as the closest non-accessible vehicle parking and within 100 feet.

## **3. Long-Term Bicycle Parking**

- a. Required long-term bicycle parking spaces must be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and must be accessible to intended users.
- b. Required long-term bicycle parking for residential uses cannot be located within dwelling units or within deck, patio areas, or private storage areas accessory to dwelling units.
- c. With permission of the Director, long-term bicycle parking spaces for nonresidential uses may be located off-site within 300 feet.
- d. The off-site parking area is measured in walking distance from the nearest point of the remote parking area to the closest primary entrance of the use served.

## **2. Bank or Automatic Teller Machine**

A bank with a drive-thru or automatic teller machine with drive-thru must provide a minimum of 3 spaces measured from the teller box or machine.

## **3. Pharmacy**

A pharmacy with a drive-thru must provide a minimum of 3 spaces measured from the order box.

## **4. Dry Cleaner**

A dry cleaner with a drive-thru must provide a minimum of 3 spaces measured from the pick up door.

## **5. Car Wash**

A car wash must provide a minimum of 2 spaces in advance of a self-service bay and 6 space in advance of an automatic service bay.

## **6. Control Gate**

If a control gate is used to restrict entry for vehicles, a minimum of 1 space must be provided.

## **7. All Other Uses**

All other uses will be determined by the Director.

## **1711-1.8. Stacking**

### **A. Applicability**

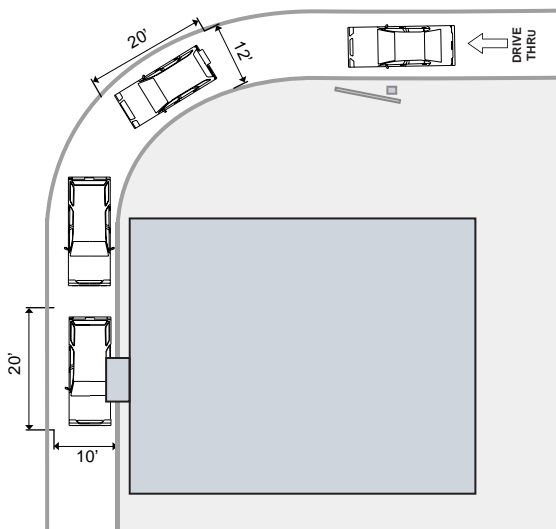
Adequate stacking space must be made available on-site for any use having a drive-thru, drive up service, control gate or areas having drop-off and pick-up.

#### **1. Eating or Drinking Establishment**

An eating or drinking establishment with a drive-thru must provide a minimum of 6 spaces before the order board, with another 4 spaces provided between the order board and the transaction window.

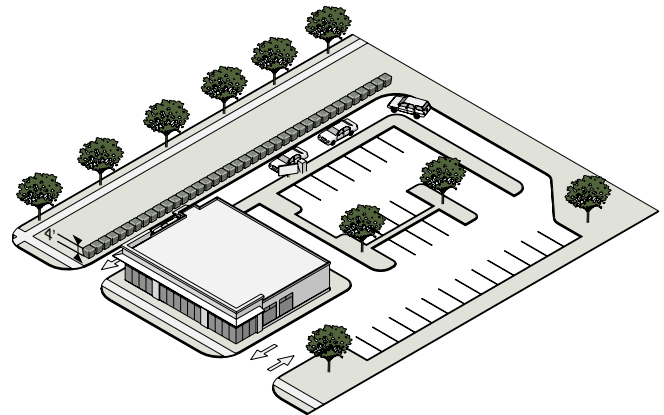
## B. Dimensions

1. The number of required stacking spaces includes the space at the window or communication/mechanical device (e.g., order board, pick up window).
2. If a drive-thru has multiple order boxes, teller boxes or pick up windows, the number of required stacking spaces may be split between each order box, teller box or pick up window.
3. Each stacking space must be a minimum of 20 feet in length and 10 feet in width along straight portions. Stacking spaces and stacking lanes must be a minimum of 12 feet in width along curved segments.
4. Vehicles may not encroach on or interfere with the public use of streets and sidewalks by vehicles, bicycles or pedestrians.
5. Drive-thru lanes must be separated by striping or curbing from other parking areas. Individual lanes must be striped, marked or otherwise distinctly delineated.
6. Drive thru establishments must provide a bypass lane. This does not apply to drive thru establishments that are designed as a drive thru facility only with no customer parking. The bypass lane(s) shall be a minimum of 10 feet in width along straight segments and 12 feet in width along curved segments.



## C. Screening

1. Where drive-thru windows and lanes are placed between a public street, not including an alley, or ground floor residential use and the associated building, the entire length of the drive-thru lane, including but not limited to menu boards, stacking lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-thru must be screened.
2. Screening must be a continuous compact evergreen hedge. At the time of installation, the screening must be at least 3 feet in height and reach a height of 4 feet within 3 years of planting.
3. In lieu of the compact evergreen hedge, a screening wall with a minimum height of 4 feet may be installed. The wall must be compatible with the principal building in terms of texture, quality, material and color.



## 1711-1.9. Vehicle Loading

### 1. General Provisions

- a. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas and parking areas by vehicles or pedestrians.
- b. With the exception of areas specifically designated by the City, loading and unloading activities are not permitted in the public right-of-way.
- c. If determined necessary by the Director, adequate space must be made available on-site for the unloading and loading of goods, materials, items or stock for delivery and shipping.

### 2. Location

If a loading area is required or provided, it must meet the following.

- a. The loading area must be located on the same lot occupied by the use served and must be accessible from a public street or alley.
- b. The loading area must be located to the side or rear of buildings. Loading areas may not be placed between the street and the associated building.
- c. Unless in CA, IH, RF-C, RF-M and DD-, the loading area cannot be used between 10 PM and 7 AM on weekdays and between 11 PM and 7 AM on weekends.
- d. A loading area is not permitted within 100 feet of a residential district.

# Sec. 1711-2. Landscaping and Buffering

## 1711-2.1. Purpose

The purposes of the landscaping and buffer yard regulations are to:

- A. Promote attractive development and preserve the appearance and character of the surrounding area through the use of landscaping.
- B. Eliminate or minimize conflicts between potentially incompatible, but otherwise permitted land uses on adjoining lots through buffering, which may include a combination of setbacks and visual buffers or barriers.
- C. Prescribe standards for the development and maintenance of planting, fences and walls.
- D. Ensure for safe vehicular and pedestrian circulation to and on-site when landscaping and buffering is implemented.

## 1711-2.2. Applicability

### A. General

- 1. No building permit for the construction, reconstruction, enlargement, extension or alteration of any building or structure, or the use of land nor shall any building or structure be occupied until the required landscaping and/or buffer yard has been provided in accordance with this LDC. This Section does not apply to single-family dwellings and their respective lots.
- 2. In instances where plantings cannot be completed prior to building occupancy due to weather or other conditions refer to Sec. 1711-2.5.
- 3. If a building covers the entire lot, alternatives must be proposed by the applicant that strive to meet the purpose and spirit of this Section.

### B. New Development or Redevelopment

Any new development or redevelopment of land must fully comply with the standards and regulations of this Section.

### C. Additions and Enlargements

#### 1. Renovations or Repairs

A building or lot may be repaired or renovated without providing additional landscaping or buffer yards, unless there is an increase in gross floor area or improved lot area (e.g. expanded parking lot or building addition).

#### 2. Additions and Increases in Gross Floor Area

- a. When a building, accessory building, parking lot or structure, or lot is increased in gross floor area or improved lot area up to 30%, landscaping and/or buffer yard is required for the addition.
- b. When there is an increase in the gross floor area or lot improvement by more than 30%, the entire lot must conform to the landscaping and buffer yard requirements of this LDC.

### D. Change in Use

Any change in use that increases development intensity and results in increased traffic, processes, noise, water or air pollution, must fully comply with these regulations. For the purposes of this Section, a change in use includes from:

- 1. A residential use to a commercial use;
- 2. A commercial use to a manufacturing use; and
- 3. In some cases from a manufacturing use to a commercial use.

### 1711-2.3. Landscaping, Buffer Yard and Screening Plan

When landscaping, buffer yard or screening is required, a plan must be submitted in conjunction with other application materials, as provided in Chapter 1751, Administration.

#### A. Components of Plan

A landscaping, buffer yard or screening plan must include a site plan meeting the requirements of Chapter 1751, Administration, and including the following:

1. The species and size of all existing trees greater than one and one-half inch caliper, showing those that are proposed for removal and those proposed for retention.
2. All proposed plant materials clearly labeled and drawn to size at maturity.
3. Adjacent land uses.
4. Plant list, indicating common names, botanical names and varieties, quantities, planting sizes and types and plant spacing for hedges and screens for all plant materials proposed.
5. Description of the proposed method of protecting existing trees during construction.
6. Maintenance plan for the care and replacement of plant materials.
7. Irrigation system, if any.
8. Type of fencing, wall or berm to be installed.

#### B. Required Plant Materials

All plant materials must be suitable for Cincinnati's soils and climatic conditions and the plant's slope exposure. Plant materials for plant mix options are identified in Sec. [4703-1711-2.6.E](#).

1. Plant material should be distributed so as to provide a relatively uniform planting. Where the planting is along a street and some visibility into the development is desired, the plant material may be arranged to provide view corridors.

2. Ground cover must be installed appropriate to the surface conditions of the area. Grass is the default landscaping material, although in parking lots and on steep slopes, other ground covers able to withstand the physical conditions are appropriate.
3. The landscaped planting areas should be entirely pervious except for fence or wall structures and walks that provide pedestrian access. No more than 25% of the required area may consist of impervious materials such as gravel, stones, or paving.

### 1711-2.4. Landscaping Maintenance

All plantings shown on the approved plan must be permanently maintained in good growing condition and replaced with new plant materials, when necessary, to ensure continued compliance with applicable landscaping and/or buffer yard requirements.

### 1711-2.5. Delayed Planting Installations

Evidence of completion of required plantings must be supplied to the Director and submitted prior to issuance of a Building Permit. There may be cases where plantings cannot be completed prior to building occupancy due to weather or other conditions. In these instances, the city will require surety to be provided in the amount of 120 percent of the estimated cost of the landscaping and/or buffer yard to be provided. The form of the surety must be approved by the City Solicitor's Office.

### 1711-2.6. Transitional Buffer Yards

Transitional buffer yards are intended to eliminate or minimize conflicts between potentially incompatible, but otherwise permitted land uses on adjoining lots. Transitional buffering may include a combination of setbacks and visual buffers or barriers. Sec. [4703-1711-2.6.D](#) and Sec. [4703-1711-2.6.E](#) prescribes the minimum buffer yard requirements.

### **A. Required Buffer Yard**

Buffer yards are required between certain districts with the type of yard depending on the adjoining zoning district. Sec. ~~4703-1711~~-2.6.D identifies the required buffer yards between adjoining districts.

### **B. Buffer Yard Plan**

A buffer yard plan must be submitted in conjunction with other application materials, as provided in Chapter 1751, Administration. The buffer yard plan must incorporate a landscaping plan. The buffer yard plan must show the location of all buffer yards on the site, location of utility easements, roads, emergency access, walkways and existing and proposed structures on the site.

### **C. Location**

Required buffer yards must be developed along the perimeter of the lot and extend inward from the property line of the development site. Buffer yards may not be located within any dedicated public or private street right-of-way.

## D. Required Buffer Yards

District of Proposed Use	Adjoining District	Yard Condition	Buffer Type Required
<b>RM or RM-L Districts</b>	SF	Side or Rear	A, B or C
	PR (Except RM-L)	Side or Rear	A, B or C
<b>RX</b>	SF	Side or Rear no Loading	A or C
		Any Yard with Loading	A or B
	RM or RM-L	Side or Rear no Loading	A or C
		Any Yard with Loading	A or B
	PR	Side or Rear no Loading	A, B or C
		Any Yard with Loading	A or B
Other Districts	Front, Side or Rear	None	
<b>NX</b>	SF	Side or Rear no Loading	A or B
		Any Yard with Loading	A or B
	RM or RM-L	Side or Rear no Loading	A, B or C
		Any Yard with Loading	A or B
	PR	Side or Rear no Loading	A, B or C
		Any Yard with Loading	A or B
Other Districts	Front, Side or Rear	None	
<b>CX and CA</b>	SF	Side or Rear no Loading	A or B
		Any Yard with Loading	A or B
	RM or RM-L	Side or Rear no Loading	A, B or C
		Any Yard with Loading	A, B or C
	PR	Side or Rear no Loading	A, B or C
		Any Yard with Loading	A, B or C
Other Districts	Front, Side or Rear	None	
<b>DD</b>	SF	Side or Rear no Loading	A or B
		Any Yard with Loading	A or B
	RM or RM-L	Side or Rear no Loading	A or B
		Any Yard with Loading	A or B
	Other Districts	Front, Side or Rear	None

District of Proposed Use	Adjoining District	Yard Condition	Buffer Type Required	
IX and IH	SF, RM and RM-L	Side or Rear	A or B	
		Front No Storage	None	
		Front with Storage	A or B	
	RX, NX, CX, and CA	Side or Rear	A or B	
		Front No Storage or Loading	None	
		Front with Storage or Loading	A or B	
	DD	Side or Rear	A, B or C	
		Front No Storage or Loading	None	
		Front with Storage or Loading	A, B or C	
	PR	Side or Rear	A, B or C	
		Front No Storage or Loading	None	
		Front with Storage or Loading	A or B	
	Other Districts	Front, Side or Rear	None	
	RF Districts (Except Residential Uses of RF-R District)	SF, RM, RM-L and Residential Uses of RF-R	Front or Side	A or B
		PR	Front or Side	A or B
RX, NX, CX and CA		Front or Side	A, B or C	
DD		Front or Side	A, B or C	
Other Districts		Front or Side	None	

## E. Buffer Yard Standards

The table below prescribes the minimum width, screening and landscaping for required buffer yards.

### Number of Plants<sup>1</sup> per 50 Linear Feet of Buffer Yard

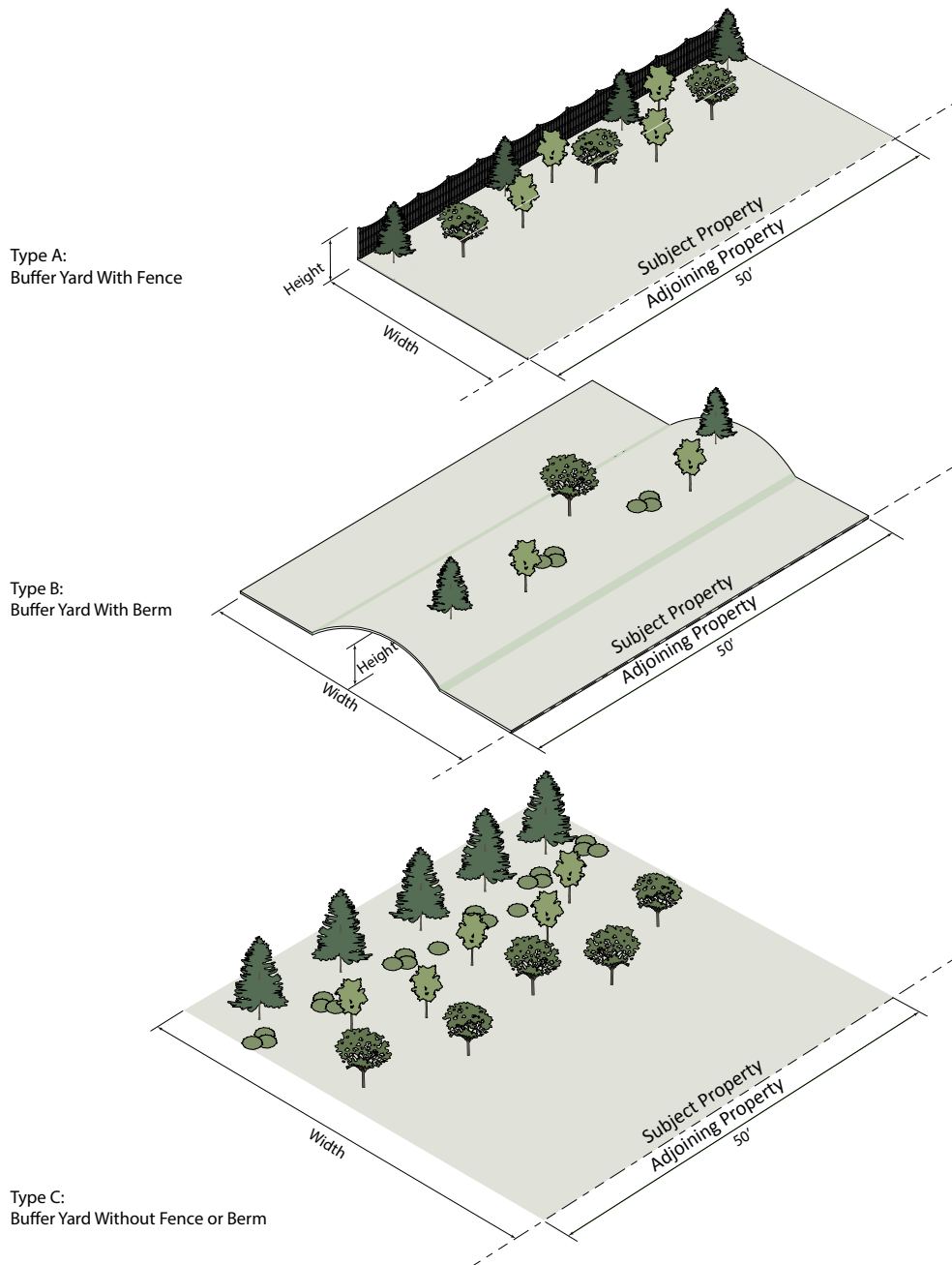
Buffer Type	Width feet	Height of Berm in Feet	Height of Screen Wall or Fence in Feet	Number of 2 Foot High Shrubs	Number of 6 Foot High Evergreen Trees	Number of 1.5 inch Caliper Trees	Number of 2.5 Inch Caliper Trees
<b>Buffer Yard A</b>	10	--	6	--	--	--	--
	15	--	6	--	1	2	1
	With Fence	25	--	6	--	2	2
	35	--	6	--	4	2	3
<b>Buffer Yard B</b>	15	4	--	12	--	2	--
	With Berm	25	6	--	6	2	1
	35	8	--	--	3	2	2
<b>Buffer Yard C</b>	Without a Fence or Berm	50	--	--	20	5	5

<sup>1</sup> Height at Installation

## F. Uses Permitted in Buffer Yards

Buffer yards may be used as required yards, stormwater management areas, open space or driveways. Accessory structures and surface parking are not permitted in a required buffer yard.

Buffer Yard Graphic Examples



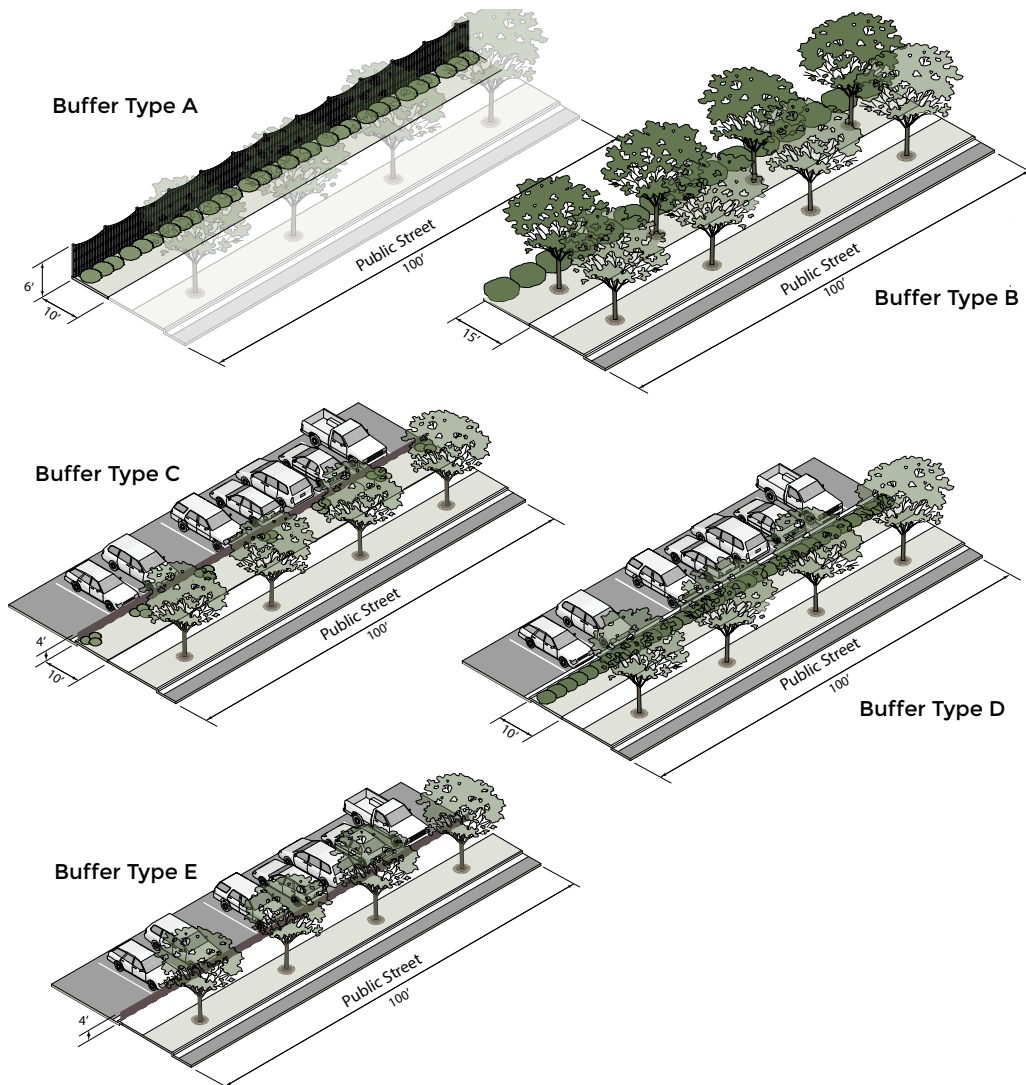
## 1711-2.7. Street Buffer Yards

Street buffer yards are intended to minimize the visual impact between off-street parking areas, off-street loading areas and the public right-of-way. Buffering may include a combination of setbacks and visual buffers or barriers. The table below defines the options for street buffer yards.

**Table 1705-2.C Number of Plants per 100 Linear Feet of Buffer Yard**

Buffer Type	Use	Width (max)	Height of Wall or Fence (max)	Number of 3' High Shrubs (min)	Number of 2.5" Caliper Trees (min)
A	Off-Street Loading	10'	6'	30	--
B	Off-Street Loading or Parking	15'	--	15	4
C	Off-Street Parking	10'	4'	21	--
D	Off-Street Parking	10'	--	30	--
E	Off-Street Parking - Downtown Districts	0'	4'	0	0

Street Buffer Yard Graphic Examples



## 1711-2.8. Placement

- A. Buffer yards shall be located along the outer perimeter of the lot and shall run parallel to the subject property lot line along its entire length.
- B. A buffer yard may be included in the calculation of setback requirements.

## 1711-2.9. Encroachments

- A. Buffer yards shall not encroach on any adjacent property, public right-of-way or utility easement.
- B. No primary or accessory structure, parking lot or loading area shall be located in the buffer yard area.
- C. Sidewalks, bike paths and driveways may encroach in to the buffer yard by using the most direct path from the right-of-way to the site.

## 1711-2.10. Buffer Yard Screening Devices

### A. Fences

- 1. Fences must be of an opacity capable of screening the site and providing an effective visual buffer.
- 2. Acceptable materials include weather resistant wood, PVC vinyl or composite material.
- 3. The finished side of the fence shall face the adjacent property or right-of-way.
- 4. Fences shall not exceed 6 feet in height for transitional buffer yards and 4 feet in height for street buffer yards.

### B. Walls

- 1. Walls must be capable of screening the site and providing an effective visual buffer.
- 2. Materials or colors are recommended to be similar to the primary building on the site. High quality, durable materials are required including the use of brick, natural stone, decorative block, split faced block, pre-cast stone or stucco over concrete masonry block or other similar material approved by the City.

- 3. Walls shall not exceed 6 feet in height for transitional buffer yards and 4 feet in height for street buffer yards. However, a 3 or 4 foot wall may incorporate a wrought iron fence element such that the total height of the wall and fence does not exceed 6 feet.

### C. Berms

- 1. The berm must be formed by gradual slope with a rounded top suitable for planting and stabilized slopes. An acceptable slope is 3:1.
- 2. Required tree and shrub plantings shall be on or near the crown closest to the adjacent property.

# Sec. 1711-3. Signs

## 1711-3.1. General Provisions

### A. Purpose

1. Provide property owners and occupants an opportunity for effective identification subject to reasonable, yet appropriate conditions for identifying goods sold or produced or services rendered in all districts.
2. Maintain and enhance the quality of the City's appearance by:
  - a. Controlling the size, location and design of temporary and permanent signs to reduce sign clutter, ensure that signs are aesthetically harmonious with their surroundings, and enhance the overall appearance of the built environment;
  - b. Preserving and perpetuating uncluttered and natural views, significant architecture and cultural resources for the enjoyment and environmental enrichment of the citizens of the community and visitors; and
  - c. Protecting Residential Districts from adverse impacts of excessive signs both from within Residential Districts and from surrounding districts.
3. Ensure that signs are located and designed to:
  - a. Maintain a safe and orderly pedestrian and vehicular environment.
  - b. Reduce potentially hazardous conflicts between commercial or identification signs and traffic control devices and signs.

### B. Applicability

No sign may be erected, altered, refurbished or otherwise modified after the effective date of this LDC except in accordance with the requirements of this LDC. Additional sign rules apply as follows:

1. Sec. 1703-6-4, Institutional-Residential District; and
2. Sec. 1703-7, Downtown Districts.

### C. Building Permit Required

1. Except as specifically excluded, it is unlawful for any person to post, display, substantially change, or erect a sign or advertising device in the City without first having obtained a building permit.
2. Every sign for which a building permit is issued, must be plainly marked with the permit number issued for the sign. The Division of Buildings and Inspections will issue an identifier with the building permit.

### D. Noncommercial Messages

1. Whenever these sign regulations permit a commercial sign, a noncommercial message may be substituted in lieu of the commercial message. For purposes of this subsection, a "commercial sign" means any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.
2. Where non-commercial messages are **allowed permitted** or referenced in this section, the reference or allowance does not prohibit any other non-commercial message in the same location. Examples of non-commercial messages provided in this section do not prohibit the substitution of any other non-commercial message.
3. The right to substitute the noncommercial message does not waive any other requirement imposed by this LDC as to number, size, construction, location, lighting, safety or any other regulated attribute.

### E. Off-Site Signs

Off-site signs are permitted only in the CX, CG, and IH zoning districts and must be displayed in compliance with Chapter 895, Outdoor Advertising Signs, of the Cincinnati Municipal Code.

### F. Removal of Illegal Signs

1. An owner of property where an illegal sign is displayed shall remove all illegal signs.

2. If the Director of Buildings and Inspections finds an illegal sign, the Director may issue an order for the sign to be removed within 60 days and issue a notice of civil violation to an owner who fails to comply with an order to remove an illegal sign.
3. If the property owner is found guilty of failing to comply with an order to remove an illegal sign, the Director of Buildings and Inspections notify the owner that the sign is a public nuisance and to cause the illegal signs to be removed pursuant to Cincinnati Municipal Code Sec.1101-57, Demolition of Buildings and Removal of Illegal Signs by the Director of Buildings and Inspections.

### G. Nonconforming Signs

1. A nonconforming sign must be brought into conformity with this Section, when:
  - a. The sign is structurally altered, rebuilt, enlarged, extended, or relocated; or
  - b. When the principal use of the property is changed from a commercial use to a residential use;
2. The repainting or refacing of an existing nonconforming sign is not considered an alteration within the meaning of this subsection.

### H. Maintenance, Abandonment and Removal

1. All signs must be maintained in a condition or state of equivalent quality to which was approved or required by the City.
2. An on-premise sign advertising an activity, business, service or product must be removed or the sign face replaced with a blank face within 60 days of the activity, business, or service promoted by the sign being discontinued on the premises where the sign is displayed. The the activity, business or service is "discontinued" when: (1) its business license (CMC Chapter 801) expires, lapses or is revoked, (2) it is abandoned (see Chapter 1709), (3) substantially

all of the items to be sold or used to operate the business are removed from the premises, or (4) the activity, business or service has taken any other action that indicates that the activity have permanently ceased, as determined by the Administrator. If more than one of the events listed above applies, the earliest date is considered the date of discontinuance.

3. If the use is not reestablished or a new use is not established within two years and a replacement sign face conforming to this Section installed, then the entire sign structure and mounting hardware must be removed.

### I. Signs in Historic Districts or on Landmarks

Signs in historic districts or on historic landmarks require a Certificate of Appropriateness and shall conform to any applicable guidelines for the district. See Sec. 1707-1.

## 1711-3.2. Prohibited Signs

### A. Prohibited Locations

1. No permanent sign may be installed within or above the public right-of-way unless displayed by a governmental entity or pursuant to a revocable street privilege.
2. Signs must not be located on any property without prior authorization granted by the property owner, or in the case of public parks or any public property without the permission of the City.
3. Signs must not be located where the view of approaching or intersecting traffic would be obstructed.
4. Signs must not be located as to interfere with the safe movement of vehicles, bicycles or pedestrians entering, leaving, or crossing a public right-of-way.
5. Signs must not be located on the roofs of buildings or structures.
6. Yard signs must not interfere with pedestrian movement along sidewalks and paths.

7. Signs must not be attached to any traffic control sign, utility pole, street sign, or tree in the public right of way.
8. Signs must not be mounted, attached or painted on a trailer, boat or motor vehicle when parked, stored, or displayed within or visible from the public right-of-way in a manner intended to attract attention for advertising purposes. Other signs are **allowed permitted** if the following standards are met:
  - a. The sign is painted on, adhered with vinyl film, or magnetically attached to a motor vehicle or trailer;
  - b. The motor vehicle or trailer is used is not for the primary purpose of advertising.

## B. Prohibited Features

1. Moving, flashing or animated signs including but not limited to searchlights, streamers and spinners;
  2. Inflatable signs, including but not limited to balloons, gas inflated signs or similar inflated signs;
  3. Portable signs, except for Sandwich Board Signs as **allowed permitted** in Sec. 1711-3.5.P.
  4. Flags, other than those specifically **allowed permitted** in Sec. 1711-3.3.F; and
  5. Outdoor image projections (signs projected from an external light source onto a building or structure) or any other similar devices.
- D. Signs that resemble cards or stamps (such as credit card, trading stamp, or trade association signs) not exceeding 0.5 square feet each and not exceeding 10 per establishment.
  - E. Flags not exceeding 72 square feet each. A flag may be displayed on a pole not exceeding the 35 feet or the height of the principal structure on the site, whichever is less. No more than 4 flags or flagpoles are permitted per site.
  - F. One sign per dwelling unit or per business, not exceeding one square foot each. These are typically used for identification purposes.
  - G. Instructional signs provided that such signs are limited to a maximum of 6 square feet in area. If constructed as a ground mounted sign the maximum height is 4 feet.
  - H. Temporary signs in residential zoning districts that are tied to an event (such as open houses) that are:
    1. Limited in number to a maximum of 4 per event;
    2. Limited in size to a maximum of 12 square feet in area;
    3. Located at least 12 feet from the edge of the street pavement;
    4. Installed the day before the event; and removed the same day of the event after its conclusion; and
    5. In no case can the sign be installed for more than 48 continuous hours.
  - I. Real estate sign
    1. One real estate sign is **allowed permitted** per site per street frontage, and is limited in size to a maximum of 12 square feet.
    2. The sign may be a ground sign, a window sign, or a wall sign.
    3. All signs must be removed within 14 days after the sale, lease, or rental has occurred. These signs may only be installed on the property to which they refer.

## 1711-3.3. Exempt Signs

The following types of signs are exempt from the building permit requirement of Sec. 1711-3.1.C:

- A. Displays in accordance with Sec. 723-65, Displaying House Numbers, of the Cincinnati Municipal Code.
- B. Signs authorized by the City in the public right-of-way not exceeding 20 square feet in area and 8 feet in height.
- C. Signs or tablets that are integral to a building facade, when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent material.

### 1711-3.4. Temporary Signs



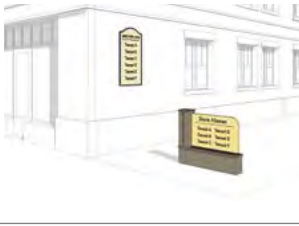


Temporary signs are ~~allowed~~ permitted and must meet the following standards:

- A. Requires obtaining a building permit or a certificate of compliance;
- B. Can only be externally illuminated; and
- C. Only one sign used for commercial purposes is ~~allowed~~ permitted per perimeter street frontage.
- D. A temporary sign may be erected a maximum of ~~forty-five (45)~~ days preceding the event. A temporary sign must be removed within ~~ten (10)~~ days after the event.
- E. Temporary signs attached to a wall are limited to 12 square feet in residential districts, and 36 square feet in commercial districts and 8 feet in vertical dimension.
- F. Ground signs are limited to 32 square feet in residential districts and 64 square feet in commercial districts.

## 1711-3.5. Signs Requiring a Building Permit

### A. Sign Types

The following types of signs require a building permit issued in accordance with Sec. 1711-3.1.C.

Sign Descriptions	
Specific Sign Type	Illustration
<b>Building Signs</b>	
<p><b>Awning Sign.</b> A sign a sign painted on or attached flat or flush against the surface of an awning.</p>	
<p><b>Bracket Sign.</b> This sign type is mounted perpendicular to a building's facade.</p>	
<p><b>Directory Sign.</b> A sign attached to a wall or mounted on the ground. This type of sign typically provides a listing of establishments within a building or series of buildings.</p>	
<p><b>Marquee Sign.</b> This sign type is a vertical sign that is located either along the face, where it projects perpendicular to the facade, or at the corner of the building, where it projects at a 45 degree angle.</p>	
<p><b>Projecting Sign.</b> The projecting sign type is mounted perpendicular to a building's facade (similar to a bracket sign) and extends more than 1 foot.</p>	

Sign Descriptions	
Specific Sign Type	Illustration
<b>Building Signs</b>	
<p><b>Suspended Sign.</b> This sign type is mounted to the underside of beams or ceilings of a porch, breezeway or similar covered area.</p>	
<p><b>Wall Sign.</b> This sign type is flat against the facade consisting of individual cut letters applied directly to the building, or painted directly on the surface of the building.</p>	
<p><b>Wall Mural Sign.</b> This sign type is flat against a secondary facade, typically along a side street or alley. These signs are typically painted directly on the building and contain a combination of text and graphic elements.</p>	
<p><b>Window Sign.</b> This sign type is professionally painted consisting of individual letters and designs or gold leaf individual letters and designs, applied directly on the inside of a window.</p>	

## Sign Descriptions

Specific Sign Type	Illustration
--------------------	--------------

### Ground Signs (excludes off-site signage)

**Freestanding Sign.** The freestanding sign type is a permanently affixed sign which is wholly independent of a building for support and is attached along its entire width to a continuous pedestal.



### Landscape Wall Sign.

This sign type is attached to freestanding walls and is often used to mark a place of significance or the entrance to a location.



### Pole/Monument Sign.

This sign type encompasses a variety of signs that are not attached to a building and have an integral support structure. Two varieties include: Pole/Monument and Pole. This sign type also includes scoreboards.



### Sandwich Board Sign.

A portable sign that is ordinarily in the shape of an "A" with back to back sign faces, an easel, or a similar configuration. This sign type is typically used to announce daily specials, sales, or point to shops off the sidewalk (i.e. a shop located along a paseo).



## Sign Descriptions

Specific Sign Type	Illustration
--------------------	--------------

**Yard Sign.** This sign type is mounted on a porch or in a yard between the public right-of-way and the building facade.



### Other

**Entry Feature Sign.** The entry feature sign type is a permanent on-site ground sign or wall sign located along or interior to an entry of a platted subdivision that is zoned or legally restricted for residential use, or a mix of residential and supporting commercial uses. This sign type typically serves to identify the name of a residential, commercial, or industrial subdivision, mixed use or multifamily development, or a planned development district.



## B. Signs Allowed Permitted by District

The following sign types are **allowed permitted** by district. Specific requirements for each sign type are shown on the following pages.

		Building Signs									Ground Signs					
		Awning/ Canopy	Bracket	Directory	Marquee	Projecting	Suspended	Wall	Wall Mural	Window	Freestanding	Landscape Wall	Pole/ Monument	Sandwich Board	Yard	Entry Feature
Single-Family	SF-20	--	*	--	--	--	*	*	--	--	*	*	*	--	*	P
	SF-10	--	*	--	--	--	*	*	--	--	*	*	*	--	*	P
	SF-6	--	*	--	--	--	*	*	--	--	*	*	*	--	*	P
	SF-4	--	*	--	--	--	*	*	--	--	*	*	*	--	*	P
	SF-2	--	*	--	--	--	*	*	--	--	*	*	*	--	*	P
Multi-Family	RM-L	--	*	--	--	--	*	*	--	--	*	*	*	--	*	P
	RM-M	--	*	--	--	--	*	*	--	--	*	*	*	--	*	P
	RM-H	--	*	--	--	--	*	*	--	--	*	*	*	--	*	P
Mixed Use	RX	*	*	*	--	--	*	*	--	*	*	*	*	--	*	P
	NX	P	P	P	--	P	P	P	--	P	P	P	P	P	P	P
	CX	P	P	P	--	P	P	P	--	P	P	P	P	P	P	P
	CA	P	P	P	--	P	P	P	--	P	P	P	P	P	P	P
Industrial	IA	P	P	P	--	P	P	P	--	P	P	P	P	P	P	P
	IH	P	P	P	--	P	P	P	--	P	P	P	P	P	P	P
	IX	P	P	P	--	P	P	P	--	P	P	P	P	P	P	P
Riverfront	RF-R	P	P	P	--	P	P	P	--	P	P	P	P	P	P	P
	RF-C	P	P	P	--	P	P	P	--	P	P	P	P	P	P	P
	RF-M	P	P	P	--	P	P	P	--	P	P	P	P	P	P	P
Parks and Recreational	PR	--	--	P	--	--	--	P	--	P	P	--	P	--	--	P
Institutional Residential	IR	Sec. 1703-6-4,														
Downtown	DD-A	Sec. 1703-7, Downtown Districts														
	DD-B															
	DD-C															
	DD-C															

P = sign type permitted \* = sign type permitted for nonresidential uses only -- = sign type not permitted

		Building Signs									Ground Signs					
		Awning/ Canopy	Bracket	Directory	Marquee	Projecting	Suspended	Wall	Wall Mural	Window	Freestanding	Landscape Wall	Pole/ Monument	Sandwich Board	Yard	Entry Feature
T Zones	T3E	--	--	--	--	--	--	*	--	--	--	*	*	*	--	?
	T3N	--	--	--	--	--	--	*	--	--	--	*	*	*	--	?
	T4N.MF	--	--	P	--	--	--	*	--	--	--	*	*	*	--	?
	T4N.SF	--	--	P	--	--	--	*	--	--	--	*	*	*	--	?
	T5MS	P	P	P	P	--	P	P	P	P	--	P	--	P	--	?
	T5N.LS	P	P	P	P	--	P	P	P	P	--	P	--	P	P	?
	T5N.SS	P	P	P	P	--	P	P	P	P	--	P	--	P	P	?
	T5F	P	P	P	P	--	P	P	P	P	--	P	--	P	P	?
	T6	P	P	P	P	--	P	P	P	P	--	P	--	P	--	?

P = sign type permitted \* = sign type permitted for nonresidential uses only -- = sign type not permitted

### C. Allocation of Sign Area

The maximum sign area for each sign type is determined by district and is established below.

	Building Signs	Ground Signs	Entry Feature Sign
SF, MF, RM, PR	24 sf (public or semi-public uses) 12 sf (all other nonresidential uses)		1 sf per DU or commercial tenant up to 25 sf
RX	.75 sf per linear ft of building frontage	.375 sf per linear ft of lot frontage	1 sf per DU or commercial tenant up to 25 sf
NX	1 sf per linear ft of building frontage	.5 sf per linear ft of lot frontage	1 sf per DU or commercial tenant up to 25 sf
CX	1.5 sf per linear ft of building frontage	.75 sf per linear ft of lot frontage	1 sf per DU or commercial tenant up to 25 sf
CA	2 sf per linear ft of building frontage	1 sf per linear ft of lot frontage	1 sf per DU or commercial tenant up to 25 sf
I, RF	2 sf per linear ft of building frontage	1 sf per linear ft of lot frontage	1 sf per DU or commercial tenant up to 25 sf
T3E, T3N, T4N. MF, T4N. SF, T5MS, T5N.LS, T5N. SS, T5F, T6C	1 sf per linear ft of building frontage	1 sf per linear ft of lot frontage	??

- The maximum total sign area may be allocated among the permitted signs in each district, provided that each sign conforms to the applicable regulations of the district in which the sign is located and the applicable regulations for the type of sign.
- In no case may the total area of all signs on a particular site exceed the maximum total sign area given for a site in a particular zoning district.
- No more than 2 building sign types may be used on a single building.

## D. Awning Sign



### Description

A sign painted on or attached flat or flush against the surface of an awning

### Size

#### Projecting

Signable Area	see Sec. 1711-3.5.C	<b>A</b>
Height	16" max.	<b>B</b>
Lettering Thickness	6" max.	<b>C</b>

#### Sloping Plane

Area	25% coverage max.	<b>D</b>
Lettering Height	18" max.	<b>E</b>

#### Valance

Area	75% coverage max.	<b>F</b>
Width	Shopfront width, max.	<b>G</b>
Height	8" min.; 16" max.	<b>H</b>
Lettering Height	8" max.	<b>I</b>

### Location

Clear Height	8' min.	<b>J</b>
Signs per Awning	1 projecting, or 1 valance and 1 sloping plane, max.	

### Illumination

**Use District:** Signs on a fabric awning cannot be illuminated. Signs on a projecting canopy can be externally or internally illuminated in accordance with Sec. 1711-3.7.

**Form District:** An awning sign cannot be illuminated.

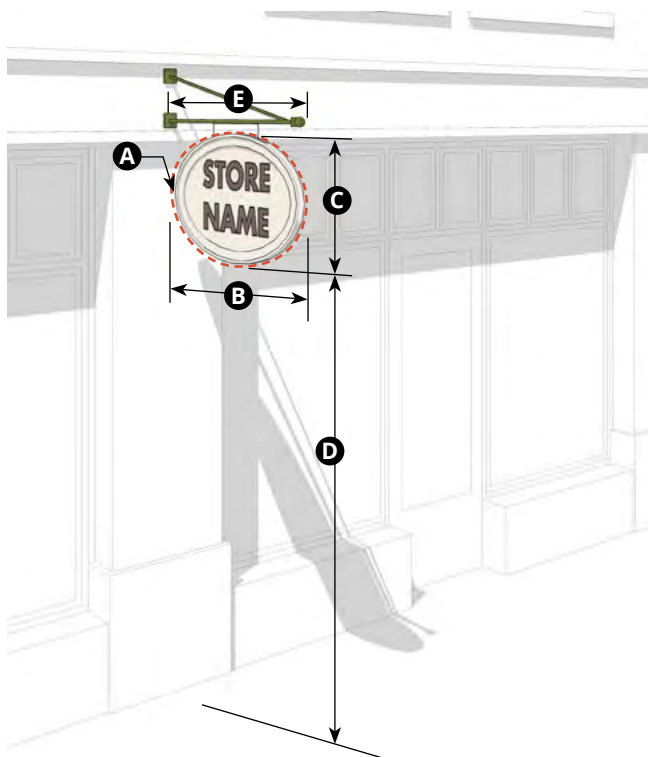
### Miscellaneous

The sign may be attached to the drip-flap or top of an awning fabric, or on the top of a projecting canopy.

Open-ended awnings are ~~allowed~~ permitted.

Vinyl or plastic awnings are prohibited.

## E. Bracket Sign

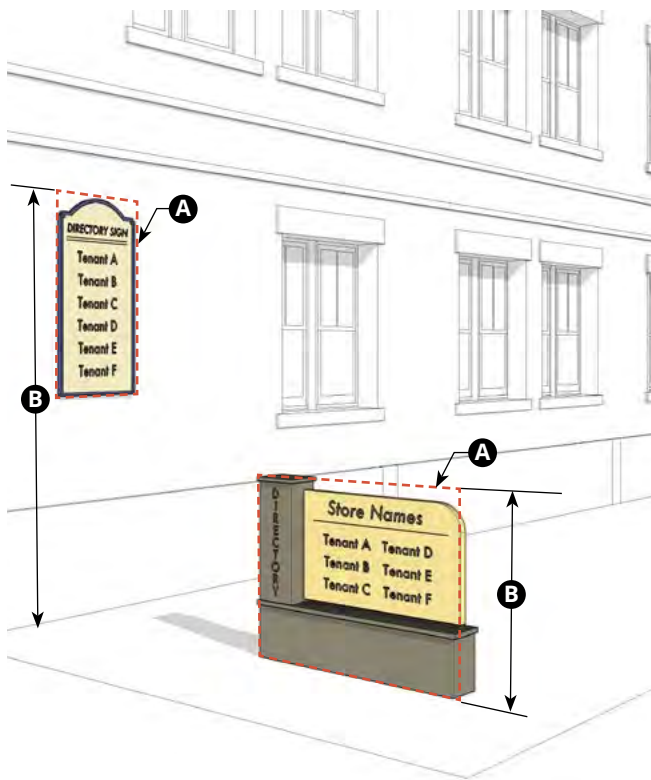


Description	
<b>Bracket Sign.</b> This sign type is mounted perpendicular to a building's facade	
Size	
<b>Signable Area</b>	see Sec. 17011-3.5.C
Sign	
<b>Area</b>	6 sf max. <b>A</b>
<b>Width</b>	36" max. <b>B</b>
<b>Height</b>	36" max. <b>C</b>
<b>Thickness</b>	4" max. <sup>1</sup>

<sup>1</sup>Special and creative signs that have a 3 dimensional quality may have a greater thickness subject to approval by the Director.

Location	
<b>Clear Height</b>	8' min. <b>D</b>
<b>Projection</b>	4' max. <b>E</b>
<b>Signs per Entry Door</b>	1 max.
Illumination	
<b>Use District:</b> A bracket sign can only be externally illuminated in accordance with Sec. 1711-3.7.	
Form District: A bracket sign cannot be illuminated.	

## F. Directory Sign



### Description

A sign attached to a wall or mounted on the ground. This type of sign typically provides a listing of establishments within a building or series of buildings

### Size

Signable Area	see Sec. 1711-3.5.C
Area	6 sf max. <b>A</b>

### Location

Height <b>B</b>	
Wall Mounted	8' max.
Freestanding <sup>1</sup>	3' max.

Signs per Building	1 max.
--------------------	--------

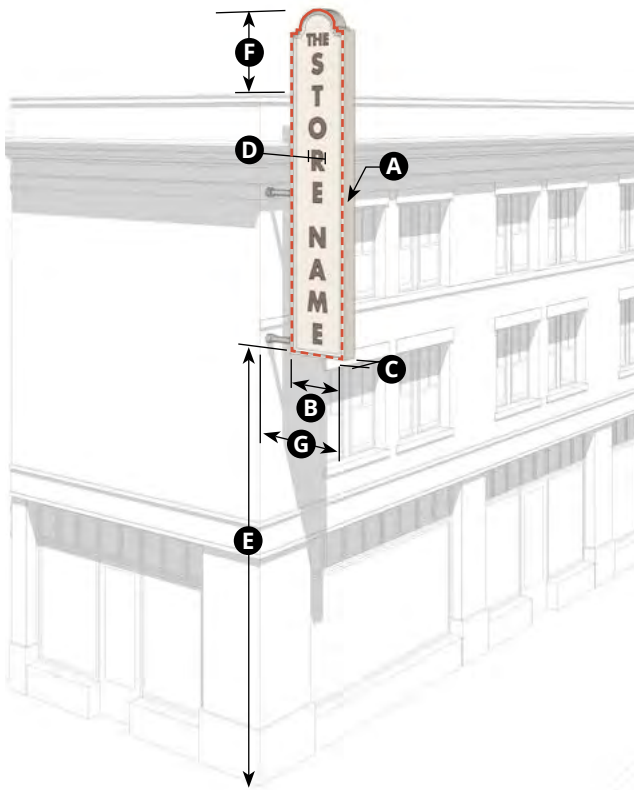
<sup>1</sup>See Sec. 1711-3.5.O (Pole/Monument sign type) for additional standards.

### Illumination

**Use District:** A directory sign can only be externally illuminated in accordance with Sec. 1711-3.7.

**Form District:** A directory sign cannot be illuminated.

## G. Marquee Sign



### Description

This sign type is a vertical sign that is located either along the face, where it projects perpendicular to the facade, or at the corner of the building, where it projects at a 45 degree angle

### Size

**Signable Area** see Sec. 1711-3.5.C **A**

### Sign

**Width** 24" max. **B**

**Depth** 10" max. **C**

### Lettering

**Width** 75% of sign width max. **D**

### Location

**Clear Height** 12' min.<sup>1</sup> **E**

**Extension** 10' max.<sup>2</sup> **F**

**Projection** 6' max. **G**

**Signs per Building** 1 max.

<sup>1</sup>When located over driveways or alleys, Marquee Signs shall have a minimum clear height of 16'.

<sup>2</sup>Marquee signs may not extend beyond the eave of a pitched roof.

<sup>3</sup>Maximum of one projecting sign or marquee sign per establishment.

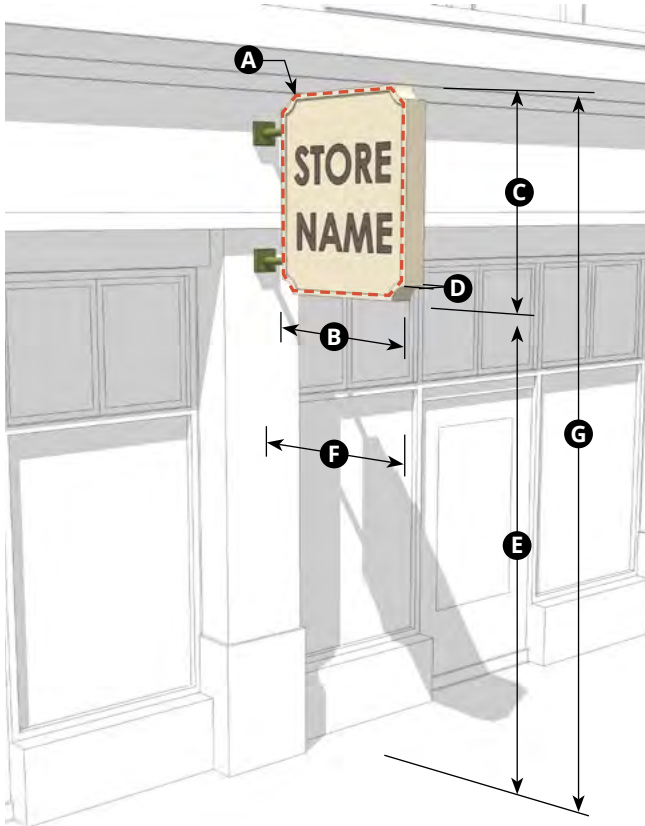
### Miscellaneous

Neon lettering may only be used in conjunction with painted lettering; signs consisting only of neon lettering are not permitted.

Shall only be located along or oriented toward a street frontage.

Only 1 marquee sign is **allowed permitted** on the front facade of a building.

## H. Projecting Sign



Description		
The projecting sign type is mounted perpendicular to a building's facade (similar to a bracket sign) and extends more than 1 foot.		
Size		
<b>Signable Area</b>	see Sec. 1711-3.5.C	<b>A</b>
<b>Sign</b>		
<b>Width</b>	3.5' max.	<b>B</b>
<b>Height</b>	8' max.	<b>C</b>
<b>Thickness</b>	1' max	<b>D</b>

The top of a projecting sign can be no higher than the top of the building.

Location		
<b>Clear Height</b>	10' min. <sup>1</sup>	<b>E</b>
<b>Projection</b>	6' max.	<b>F</b>
<b>Height above Grade</b>	20' max.	<b>G</b>
<b>Signs per Establishment</b>	1 max. <sup>2</sup>	

<sup>1</sup>When located over driveways or alleys, Projecting signs shall have a minimum clear height of 16 feet.

<sup>2</sup>A projecting sign must be at least 25 feet from any other projecting sign.

Illumination		
--------------	--	--

A projecting sign can be externally or internally illuminated in accordance with Sec. 1711-3.7.

## I. Suspended Sign



### Description

This sign type is mounted to the underside of beams or ceilings of a porch, breezeway or similar covered area.

### Size

**Signable Area** see Sec. 1711-3.5.C

### Sign

<b>Area</b>	6 sf max.	<b>A</b>
<b>Width</b>	36" max.	<b>B</b>
<b>Height</b>	36" max.	<b>C</b>

### Location

<b>Clear Height</b>	8' min.	<b>D</b>
<b>Signs per Entry Door</b>	1 max.	

### Illumination

**Use District:** A suspended sign can only be externally illuminated in accordance with Sec. 1711-3.7.

**Form District:** A suspended sign cannot be illuminated.

## J. Wall Sign



### Description

This sign type is flat against the facade consisting of individual cut letters applied directly to the building, or painted directly on the surface of the building.

### Use Districts

**Signable Area** see Sec. 1711-3.5.C

Area	
SF, MF	24 sf max. (public or semi-public uses), 12 sf max. (all other nonresidential uses)
RX	36 sf max.

### Form Districts

**Signable Area** see Sec. 1711-3.5.C

### Sign

<b>Area</b>	80 sf max.	<b>A</b>
<b>Width</b>	Shopfront width, max.	<b>B</b>
<b>Height</b>	12" min.; 3' max.	<b>C</b>

### Lettering

<b>Width</b>	75% of signable width, max.	<b>D</b>
<b>Height</b>	75% of signable height or 10" (whichever is lesser) max.	<b>E</b>

### Location

**Projection** 8" max.

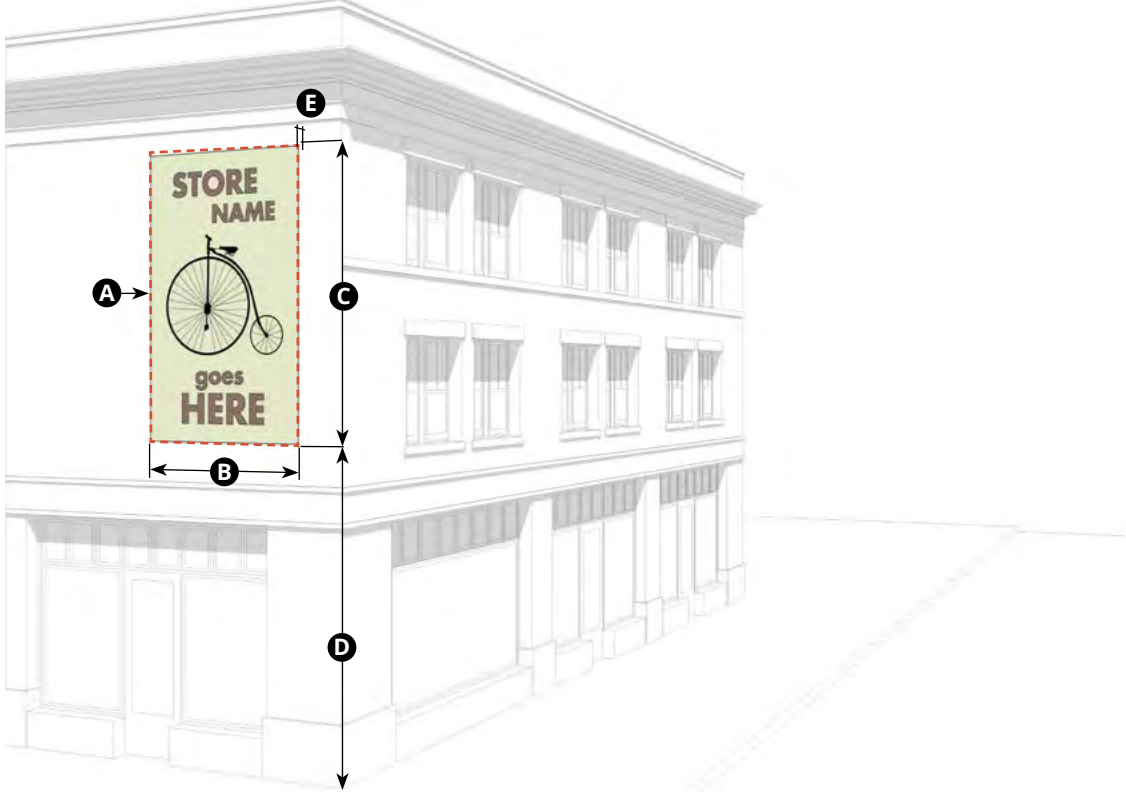
**Signs per Establishment** 1 max.

### Illumination

**Use District:** A wall sign can be externally or internally illuminated in accordance with Sec. 1711-3.7

**Form District:** A wall sign can only be externally illuminated in accordance with Sec. 1711-3.7.

## K. Wall Mural Sign



### Description

This sign type is flat against a secondary facade, typically along a side street or alley. These signs are typically painted directly on the building and contain a combination of text and graphic elements.

### Size

#### Signable Area

Area	1,000 sf max.	<b>A</b>
Width	60' max.	<b>B</b>
Height	50' max.	<b>C</b>

#### Location

Height Above Ground	3' min.	<b>D</b>
Projection	8" max.	<b>E</b>
Signs per Building	1 max.	

### Illumination

A wall mural sign cannot be illuminated.

## L. Window Sign



### Description

This sign type is professionally painted consisting of individual letters and designs or gold leaf individual letters and designs, applied directly on the inside of a window.

### Size

**Signable Area** see Sec. 1711-3.5.C

**Maximum area per window covered by signs** 20% **A**

Windows signs are only **allowed permitted** on ground story. Windows and doors unless an establishment is located in one or more upper floors and occupies no portion of the first floor.

### Form Districts

#### Sign

**Width** 5' max. **B**

**Height** 36" max. **C**

#### Location

**Height Above Ground** 5' min. **D**

#### Miscellaneous

Window signs shall be applied directly to the inside of the glass.

Applied plastic or vinyl cut letters are strongly discouraged.

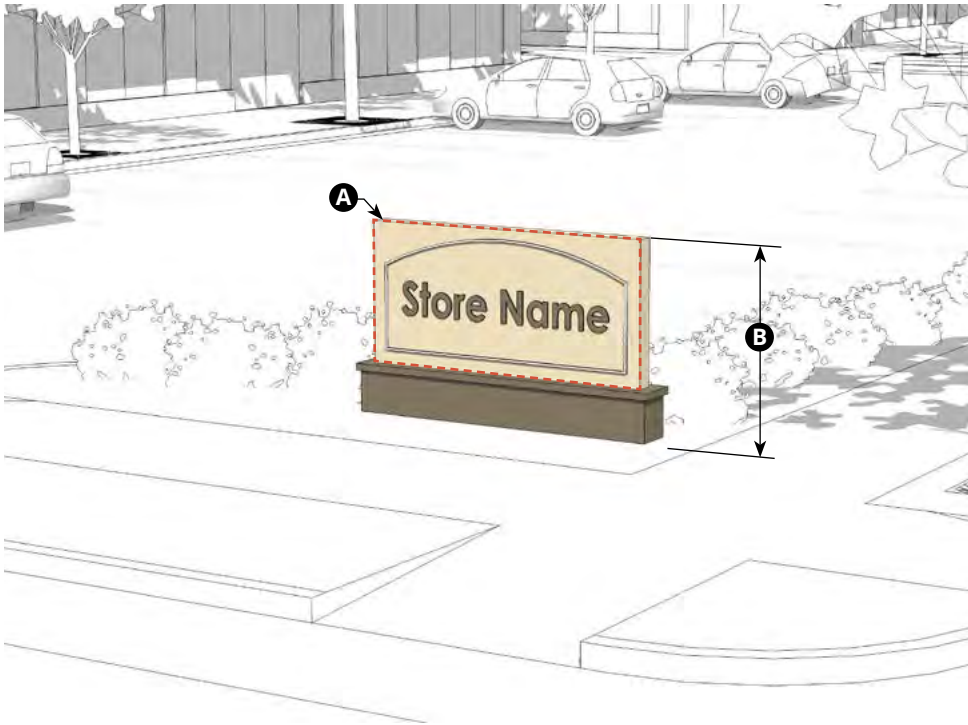
Window signs shall have a clear background.

### Illumination

**Use District:** A window sign can only be internally illuminated in accordance with Sec. 1711-3.7.

**Form District:** A window sign cannot be illuminated.

## M. Freestanding Sign



### Description

The freestanding sign type is a permanently affixed sign which is wholly independent of a building for support and is attached along its entire width to a continuous pedestal.

### Size

**Signable Area** see Sec. 1711-3.5.C

### Area

**SF, MF** 24 sf max. (public or semi-public uses),  
12 sf max. (all other nonresidential uses)

**RX, NX, CX** 36 sf max.

**CA, I, RF** 72 sf max.

### Height

**SF, MF, RX, NX** 6' max.

**CX** 10' max.

**CA, I, RF** 15' max.

### Location

**Setback from Any Lot Line** 1/2 the height of the sign

### Number of Signs

One freestanding sign or pole/monument sign is **allowed permitted** per street frontage, except that one additional sign is **allowed permitted** for properties with 400 feet or more of street frontage, provided all signs are conforming.

Where more than one freestanding sign or pole/monument sign is **allowed permitted**, signs along the same street frontage must be spaced a minimum of 200 feet apart.

The size of the second sign shall not exceed 50% of the maximum sign area **allowed permitted** in the district.

### Illumination

A freestanding sign can be externally or internally illuminated in accordance with Sec. 1711-3.7.

## N. Landscape Wall Sign



### Description

This sign type is attached to freestanding walls and is often used to mark a place of significance or the entrance to a location.

### Size

**Signable Area** see Sec. 1711-3.5.C

**Area** 24 sf max. **(A)**

### Location

**Height of Landscape Wall** 4' max. **(B)**

### Mounting Height

**Below Top of Wall** 6" max. **(C)**

**Above Grade** 12" min. **(D)**

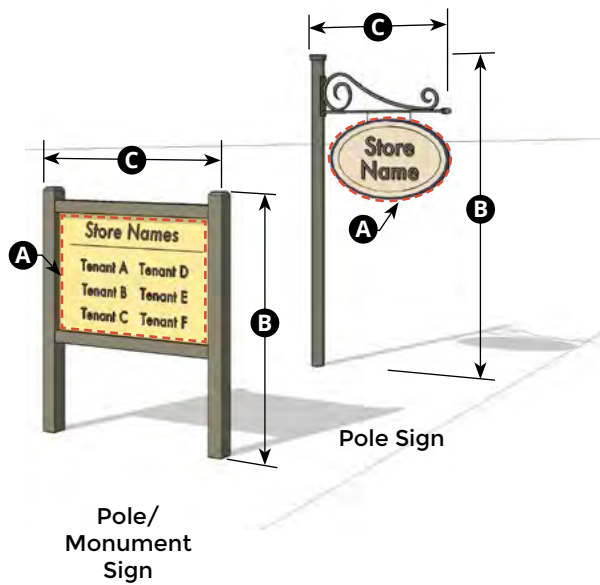
**Signs per Building** 1 max.

### Illumination

**Use District:** A landscape wall sign can be externally or internally illuminated in accordance with Sec. 1711-3.7.

**Form District:** A landscape wall sign cannot be illuminated.

## O. Pole/Monument Sign



### Description

This sign type encompasses a variety of signs that are not attached to a building and have an integral support structure. Two varieties include: Pole/Monument and Pole.

### Size

Signable Area	see Sec. 1711-3.5.C
Area	12 sf max. <b>(A)</b>

### Location

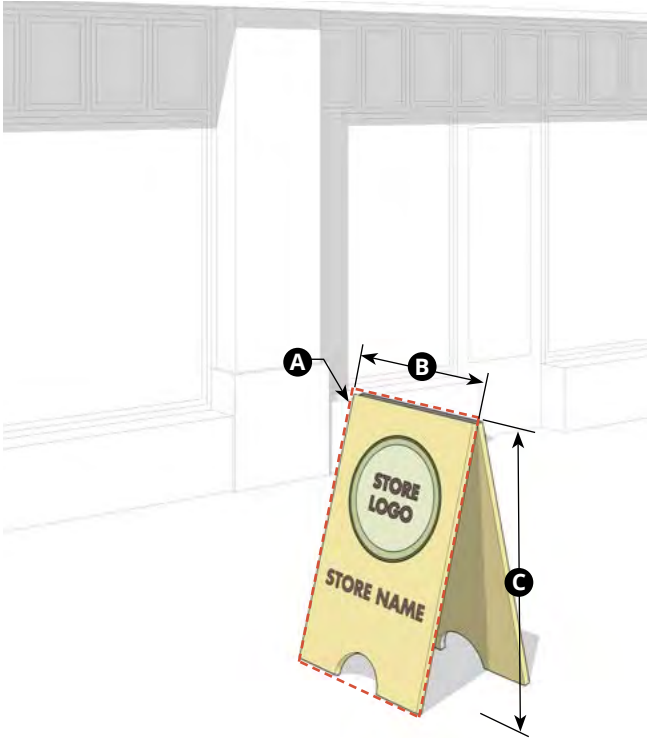
Signs per Street Frontage	1 max.
Height	8' max. <b>(B)</b>
Width	8' max. <b>(C)</b>

### Illumination

**Use District:** A pole/monument sign can only be externally illuminated in accordance with Sec. 1711-3.7

**Form District:** A pole/monument sign cannot be illuminated.

## P. Sandwich Board Sign



### Description

A portable sign that is ordinarily in the shape of an "A" with back to back sign faces, an easel, or a similar configuration. This sign type is typically used to announce daily specials, sales, or point to shops off the sidewalk (i.e. a shop located along a paseo).

### Size

#### Sign

Area	6 sf max.	<b>A</b>
Width	24" max.	<b>B</b>
Height	36" max.	<b>C</b>

### Location

Sandwich board signs shall not interfere with pedestrian travel or encroach upon the required accessible path.

Sandwich board signs shall only be displayed during business hours and shall be removed when the business is closed.

### Number of Signs

Each ground floor tenant can have one sandwich board sign located adjacent to the facade with the principal customer entrance, or up to 8 feet from that facade.

A sandwich board sign must be located at least 25 feet from any other sandwich board sign.

### Illumination

A sandwich board sign cannot be illuminated.

## Q. Yard Sign



### Description

This sign type is mounted on a porch or in a yard between the public right-of-way and the building facade.

### Size

**Signable Area** see Sec. 1711-3.5.C

### Sign

<b>Area</b>	6 sf max.	<b>A</b>
<b>Width</b>	36" max.	<b>B</b>
<b>Height</b>	36" max.	<b>C</b>

### Location

#### Clear Height

<b>Mounted on Porch</b>	6'8" min.	<b>D</b>
<b>Mounted in Yard</b>	12" min.	<b>D</b>

#### Overall Height

<b>Mounted in Yard</b>	5' max	<b>E</b>
<b>Signs per Building</b>	1 max.	

### Illumination

**Use District:** A yard sign can only be externally illuminated in accordance with Sec. 1711-3.7.

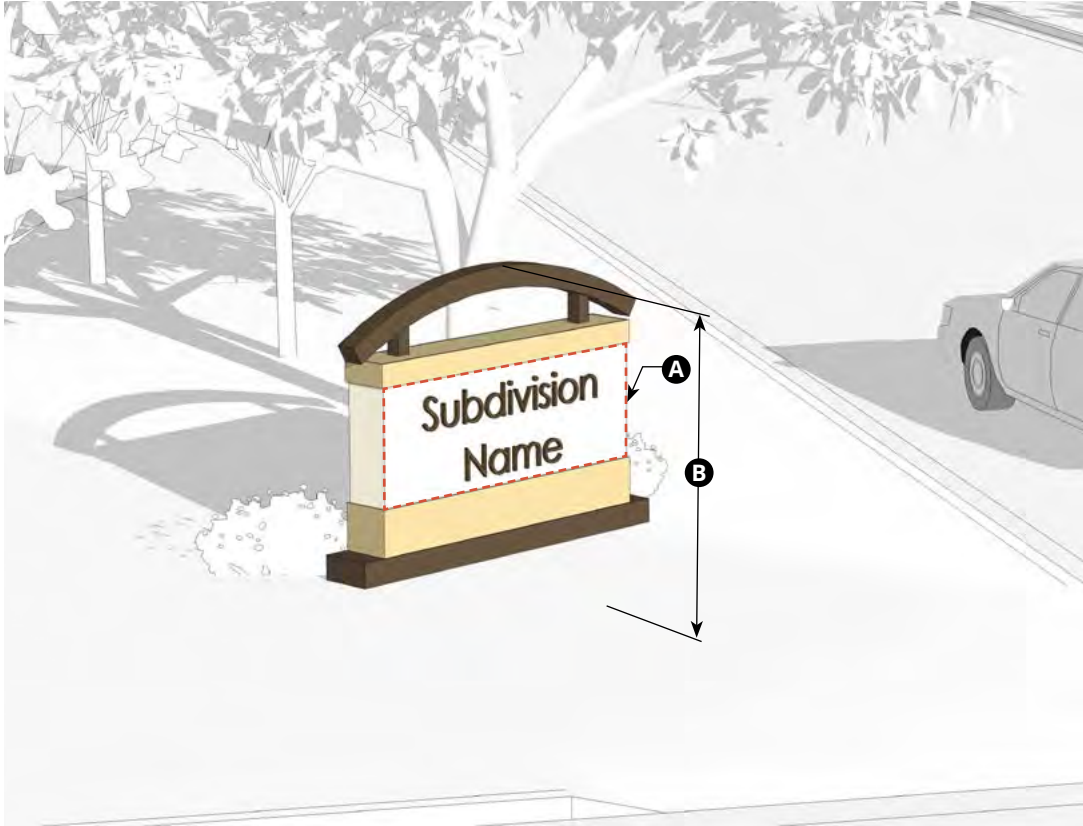
**Form District:** A yard sign cannot be illuminated.

### Miscellaneous

Yard signs may not be located within a public ROW.

Yard mounted signs shall be parallel or perpendicular to the ROW.

## R. Entry Feature Sign



### Description

The entry feature sign type is a permanent on-site ground sign or wall sign located along or interior to an entry of a platted subdivision that is zoned or legally restricted for residential use, or a mix of residential and supporting commercial uses. This sign type typically serves to identify the name of a residential, commercial, or industrial subdivision, mixed use or multifamily development, or a planned development district.

### Size

**Area** 1 sf per DU or commercial tenant up to 25 sf **A**

**Height** 6' max. **B**

### Location

**Setback from Any Lot Line** Twice the height for a ground sign. None for a wall sign.

### Number of Signs

One sign for every intersection between a subdivision or industrial development interior street and a pre-existing perimeter street or along the street frontage of a mixed use or multi-family development.

### Illumination

**Use District:** An entry feature sign can only be externally illuminated in accordance with Sec. 1711-3.7.

**Form District:** A entry feature sign cannot be illuminated.

## 1711-3.6. Sign Measurements

### A. Sign Area

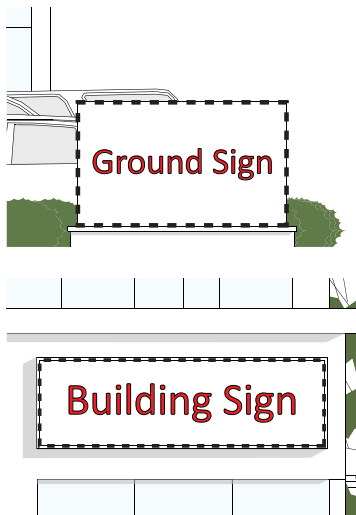
1. Sign area includes the area of the smallest enclosing circle, half-circle, parallelogram, or triangle that encloses all of the letters, figures or symbols that comprise the sign message.



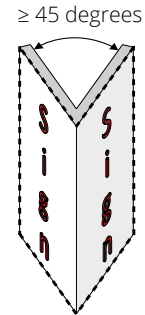
2. Irregular shapes are calculated by up to a maximum of 3 connected shapes.



3. For signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign and the background used to differentiate the sign from the structure on which it is mounted.

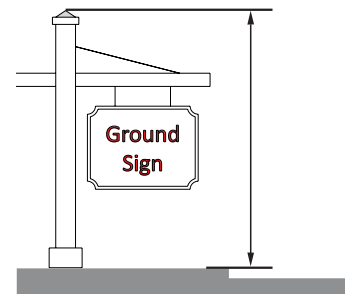
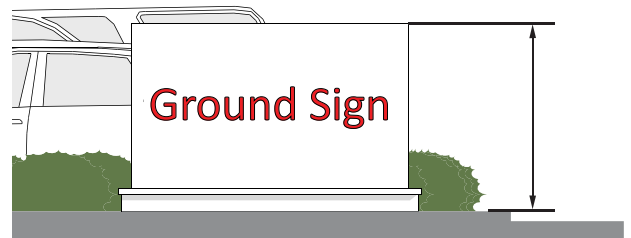


4. Sign area does not include any structure supporting the sign unless the support structure forms a part of the message being displayed.
5. The area for a sign with more than one face is computed by adding together the area of all sign faces greater than 45 degrees; if the sign face angle is less than 45 degrees, only the area of the largest sign face is computed as part of the sign area.



### B. Sign Height

1. The total height of a ground sign is measured from the highest point of the sign or supporting structure to the finished grade directly below it.
2. The height may not be artificially increased by the use of mounding.



## 1711-3.7. Illumination

### A. Prohibited Light Sources

1. Blinking, flashing and chasing.
2. Bare bulb illumination.
3. Colored lights used in any manner so as to be confused with or construed as traffic control devices.
4. Direct reflected light that creates a hazard to operators of motor vehicles.
5. Strings of lights that outline property lines, sales areas, roof lines, doors, windows or similar area are prohibited, except for temporary lighting erected in connection with observed holidays.

### B. External Illumination

1. Lighting directed toward a sign must be shielded so that it illuminates only the face of the sign and does not shine directly onto public right-of-way or adjacent properties.
2. Projecting light fixtures used for externally illuminated signs must be simple and unobtrusive in appearance and not obscure the sign.

### C. Internal Illumination

1. Channel letters may be be internally lit or back-lit.
2. For signs on a background, the background must be opaque or a darker color than the message of the sign.
3. Exposed neon may be used for lettering or as an accent.
4. One exposed neon window sign stating "open" not greater than 3 square feet is **allowed permitted** per establishment.



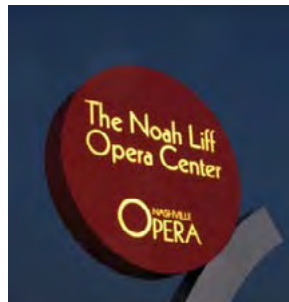
Externally lit signs



Internally lit signs with channel letters



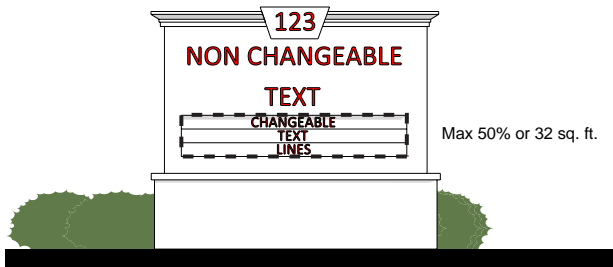
Back lit signs with channel letters



Internally lit signs on a background with darker background

### 1711-3.8. Changeable Copy

- A. Changeable copy signs are permitted in CX, CA, IA, IH, IX, RF-R, RF-C and RF-M. Changeable copy is **allowed permitted** in conjunction with a permitted freestanding sign.
- B. In the Form Districts, changeable copy is **allowed permitted** only in conjunction with a permitted pole/monument sign or wall sign.
- C. The changeable copy portion of the freestanding sign can be no greater than 50% of the total sign area, however, in no case can the changeable copy portion of the sign exceed 32 square feet in area.



- D. Copy may not be changed or rearranged at less than a 10 second interval and may not include streaming, animating, or flashing text or images.
- E. Only one changeable copy sign is permitted per site.

### 1711-3.9. Sight Triangle

- A. Signs shall not obstruct the views of motorists using any street, driveway, parking aisles or the approach to any street intersection.
- B. All signs must comply with the sight triangle requirements.

## Sec. 1711-4. Site Lighting

### 1711-4.1. Purpose

The purpose of this section is to:

- A. Minimize light pollution, glare and light trespass;
- B. Conserve energy resources while permitting for safe and efficient nighttime outdoor lighting regulations; and
- C. Limit the degradation of the nighttime visual environment.

### 1711-4.2. Exterior Lighting

All exterior light sources on private property, including canopy, perimeter, and flood, must be energy-efficient, stationary and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. The maximum height may not exceed 20 feet above grade.

### 1711-4.3. Lights not Conforming to this Section

#### A. Authority to Continue

Any lawful lighting fixtures located within the City at the effective date of these regulations which does not conform to the provisions of this Section may continue, provided the lighting remains in conformance with the provisions of this Section.

#### B. Ordinary Maintenance and Repair

Nothing in this subsection shall relieve the owner or beneficial user of legal nonconforming lighting, or the owner of the property on which the legal nonconforming lighting is located, from the provisions of this Section regarding safety, maintenance, and repair. Normal maintenance, including replacing light bulbs, cleaning, or routine repair of legal nonconforming light fixtures, shall not be deemed to be a condition which triggers a

loss of lawful status described below, unless such maintenance increases the nonconforming aspects of the lighting.

#### C. Height Variance

Applicants who are proposing lighting which exceeds 20 feet in height may request an administrative variance from the 20 foot height requirement. If the administrative variance is denied, the applicant can take the variance request to the Zoning Board of Appeals pursuant to Chapter ~~1708-1751~~, Administration.

#### D. Loss of Lawful Status

1. Legal nonconforming status shall terminate under the following conditions:
  - a. If a light fixture is no longer used for a period of 12 months or longer it shall be deemed abandoned and shall not thereafter be reestablished; or
  - b. If a lighting fixture is structurally altered such that its nonconforming aspects increase; or
  - c. If a lighting fixture is relocated, replaced, or moved in any way; or
  - d. The lighting fixture is damaged and the cost of repair exceeds 50% of its replacement value.
2. Upon the event of any of the aforementioned, lighting fixtures shall be immediately brought into compliance with this Section, or the lighting fixtures shall be removed.

#### E. Removal Pursuant to Public Order

Lighting that is determined by the City to create public hazard can be ordered removed or altered at any time.

## Sec. 1711-5. Outdoor Storage and Display

### 1711-5.1. Generally

- A. The outdoor storage, display and sales of merchandise, bulk goods including retail and seasonal items such as firewood, landscaping materials, bagged materials, construction materials, vending machines, mulch and the like shall be controlled by the following regulations.
- B. These regulations do not apply to the storage or display of motor vehicles or recreational vehicles.

### 1711-5.2. Outdoor Display

Outdoor display areas must be located, developed and operated in compliance with the following standards:

- A. Merchandise, inventory or materials displayed outdoors shall not interfere with required off-street parking or the safe and unobstructed use of vehicular or pedestrian access ways or walkways or block any natural drainage.
- B. Merchandise, inventory or materials shall be displayed in an orderly manner and shall remain free of stagnant water, weeds and vermin.
- C. Only items for sale by the business on site are permitted for outdoor display.
- D. Items displayed outdoors must be removed and placed in side of a fully secured building at the end of each business day or be fully secured to prevent theft and product loss during non-business hours.

### 1711-5.3. Outdoor Storage

Outdoor storage areas must be located, developed and operated in compliance with the following standards:

#### A. Commercial

- 1. Merchandise, inventory or materials stored outdoors shall not interfere with required off-street parking or the safe and unobstructed use of vehicular or pedestrian access ways or walkways or block any natural drainage.

- 2. Merchandise, inventory or materials shall be stored in an orderly manner and shall remain free of stagnant water, weeds and vermin.
- 3. Items stored outdoors may not exceed a height of 6 feet.
- 4. Outdoor storage areas shall be enclosed by a screen fence or wall between 6 and 8 feet in height.
- 5. The outdoor storage area shall not exceed 25% of the gross floor area of the principal building located on the lot, excluding space used for the parking or storage of vehicles.
- 6. Outdoor storage areas shall not be located between the principal building and the street property line.
- 7. Any space for the storage of vehicles awaiting repair must be screened on all sides and completely enclosed within an eight-foot screen fence which is protected by a guardrail or other barriers approved by the Director. Electrical, barbed and razor wire fences are an accessory conditional use pursuant to Sec. 1703-9.3. Vehicles may not be stored on the lot for more than 60 days.
- 8. Hazardous materials must only be stored on the property in a locked storage structure and must comply with any other applicable requirements for hazardous materials.

#### B. Industrial

- 1. Merchandise, inventory or materials stored outdoors shall not interfere with required off-street parking, loading areas or the safe and unobstructed use of vehicular or pedestrian access ways or walkways or block any natural drainage.

2. Materials shall be stored in an orderly manner and shall remain free of stagnant water, weeds and vermin.
3. Items stored outdoors may not exceed a height of ten feet.
4. Outdoor storage areas shall be enclosed by a screen fence or wall 8 feet in height. Electrical, barbed and razor wire fences are an accessory conditional use pursuant to Sec. 1703-9.3.
5. Outdoor storage areas cannot be located between the principal building and the street property line.

### **1711-5.4. Outdoor Retail Sales**

Outdoor retail sales areas must be located, developed and operated in compliance with the following standards:

#### **A. Location of Sales Area**

1. Outdoor sales areas must be contiguous and located entirely on private property, outside of any required setback.
2. In a zoning district without required setbacks, a minimum setback of 10 feet from any street lot line is required.
3. Outdoor sales areas must adjoin the principal structure on a site, unless the applicant can show by specific facts that unique circumstances exist such that compliance with this requirement would cause an unnecessary hardship.

#### **B. Maximum Size**

Outdoor sales areas may not exceed 15% of the gross floor area of the use they serve.

#### **C. Location of Merchandise**

1. Display merchandise may not encroach on required parking, driveways, pedestrian walkways or required landscaped areas.
2. Displays may not obstruct sight distance or otherwise create hazards for vehicle or pedestrian traffic.

#### **D. Height of Merchandise**

1. Display merchandise, excluding automobiles, trucks and construction equipment, may not exceed a height of 10 feet above finished grade for a single display item.
2. Stacked displays may not exceed a height of 6 feet above finished grade.

#### **E. Litter**

A permanent trash receptacle must be installed at each entrance and exit to the outdoor sales area.

#### **F. Pay Telephones and Vending Machines**

Pay telephones and vending machines are prohibited where viewable from a public right-of-way.

#### **G. Screening**

All outdoor sales areas must be screened from adjacent public streets by decorative solid walls, fences or landscaped berms of a minimum three feet in height and located within a landscaped area adjacent to the street property line of at least 10 feet in width.

#### **H. Signs**

Signs, other than as permitted under Section 1705-3, Signs, are prohibited if visible from a public street.

#### **I. Exceptions**

The provisions of this section do not apply to the sale or distribution of food, flowers, seasonal sales of holiday related merchandise, newspapers and periodicals from a pedestrian-oriented retail storefront.