1. Meeting called to order.
   Pledge of Allegiance.
   Roll Call.
2. Approval of Minutes: May 16, 2017 meeting.
3. Public Address: None.
5. Public Hearings: None.
6. Informal Concept Review: None.
7. Old Business: None.
8. New Business: None.
9. Administration: None.
10. Announcements: None.
PROJECT SUMMARY: Recent Board of Zoning Appeals cases have promoted Staff to review some of the details of restrictions placed on wall signage within commercial districts. The proposed text below would provide for the removal of the 4 foot height restriction on wall signs and the allowance for wall signage on any side of the building regardless of whether or not it faces a right-of-way. Allowable sign area would still be based on total building frontage on right-of-way.

Additionally, the Zoning Resolution currently still allows for high rise signage. In recent years, our Board have leaned away from such large and outdated looking signage. Efforts have been made to reduce visual clutter in our major commercial areas and signage has generally moved more toward lower, more appropriately scaled appearances.

The draft text amendment would amend Section 15.8 of the Zoning Resolution. Staff is requesting that the Board of Trustees consider the modified language of this text amendment.

This amendment was initiated by the Colerain Board of Trustees on May 9, 2017 and recommended for approval in a unanimous vote by the Hamilton County Regional Planning Commission on June 1, 2017.

ZONING SUMMARY: Sections 15.8.2 and 15.8.3 of the zoning resolution describes signage for many of the Township business districts.

The proposed language is as follows:

15.8.2 Signs Permitted in any “B-1” or “O-1” District, or office use in a “PD-B” District, or on the premises of a Conditional Use in a Residential District

(D) Wall Signs
(1) Wall signs may be permitted at a ratio of 1.0 square foot for each lineal foot of building frontage.
(2) The maximum height of any wall sign, measured from the bottom of the sign to the top of the sign, shall be 4 feet in height.
(3) The total sign area of all wall signs on a single building frontage shall not exceed 100 square feet.
(4) Buildings located on a corner lot may be permitted to have wall signs in the amount equal to 1.0 square foot for each lineal foot of building frontage on each frontage provided that they meet the requirements of this section and not to exceed 100 square feet.
(5) The allocation of sign area based on building frontage may be applied to multiple sides of the building.

(F) High Rise Signs

One high rise pole sign is permitted on each lot located in the “B-2”, “PD-B”, or “PD-M” District within 600 feet of an interchange ramp along Interstate 275 or Interstate 74. All such signs shall be subject to the following:

(1) A Zoning Certificate shall be required.

(2) All high rise pole signs shall have a maximum height of 45 feet.

(3) The maximum sign area shall be 150 square.

(4) All high rise signs shall be set back a minimum distance equal to the height of the sign.

(G) Wall Signs

(1) Wall signs may be permitted at a ratio of 1.0 square foot for each lineal foot of building frontage.

(2) The maximum height of any wall sign, measured from the bottom of the sign to the top of the sign, shall be 4 feet in height.

(3) The total sign area of all wall signs on a single building frontage shall not exceed 150 square feet.

(4) Buildings located on a corner lot may be permitted to have wall signs in the amount equal to 1.0 square foot for each lineal foot of building frontage on each frontage provided that they meet the requirements of this section and do not exceed 150 square feet.

(5) The allocation of sign area based on building frontage may be applied to multiple sides of the building.

(6) Buildings located within a commercial center or complex which has an elevation immediately adjacent to and facing a primary entry drive may be permitted to have a wall sign per business on that frontage in addition to or in lieu of a sign facing a public street provided that they meet the requirements of this section and would be permitted at a ratio of 0.5 square foot for each lineal foot of the building elevation or tenant space facing such primary entry drive, whichever is smaller. The total sign area of a wall sign on this single building elevation facing such primary entry drive shall not exceed 100 square feet.

RPC REVIEW:

Hamilton County Regional Planning Commission (HCRPC) – Regional Planning Commission moved to recommend approval of the proposed text amendment at the June 1, 2017, meeting. See the attached staff report for additional detail on staff findings. HCRPC staff commented that the proposed text amendments would result in an improved set of development guidelines and regulations. HCRPC staff also recommends that the Township consider amending the building signage changes to consider prohibiting signs located on facades of buildings that do not contain street frontage and face residential districts.

CONCLUSIONS:

Colerain Township Planning & Zoning Staff agrees with HCRPC Staff that the proposed text amendment would result in an improved set of development guidelines and regulations.

RECOMMENDATION:  **APPROVAL of the text amendment.** The recommendation made at this meeting will be forwarded to the Colerain Township Trustees for an additional public hearing and final action.
## TEXT AMENDMENT CASE:

**COLERAINTZA2017-02**

## TEXT AMENDMENTS

### REQUEST:
To amend Article 15.8 Permanent On-Premise Signs of the Colerain Township Zoning Resolution related to the regulation of wall signs and high rise signs.

### PURPOSE:
To eliminate the four-foot high wall signage restriction, to permit walls signs on all facades of buildings in the Township’s Business, Office and Industrial districts and to eliminate High Rise signs as a permitted sign type.

### INITIATED BY:
Colerain Township Trustees

### SUMMARY OF RECOMMENDATIONS:
APPROVAL
PROPOSED AMENDMENTS:
The Township is proposing to amend Sections 15.8.2 and 15.8.3, of the Colerain Township Zoning Resolution related to wall signage and high rise signs. The proposed regulations were transmitted to the Regional Planning Commission for consideration and are included in Exhibit A of this report. Specifically, the Township wants to eliminate the current maximum height of four feet for any wall sign in the “B-1” Neighborhood Business, “B-2” General Business, “B-3” Commerce, “O-1” Office “I-1’ Industrial, “SWD” Solid Waste Disposal, “ME” Mineral Extraction, “PD-B” “PD-I”, “PD-M” Planned Development Districts along with on the premises of a Conditional Use in a Residential District. The Township is also proposing to allow building signage on all facades of buildings regardless of whether or not they contain street frontage within the same districts listed above. Last, the Township is proposing to eliminate “High Rise Signs” as a permitted sign type in these districts.

ANALYSIS:
Staff has reviewed the proposed amendments and has the following findings:

Findings:
- **Overall, staff supports the proposed change to remove the four-foot high restriction on wall signs. The Hamilton County Zoning Resolution contains no such restrictions on building signage height. Staff finds that in some cases on larger buildings, especially larger industrial and warehouse type buildings that four-foot high wall signs could get lost in the scale of the façade and allowing them to be larger is appropriate.**
- **As proposed, the Township’s permitted total building sign area of 100 and 150 square feet depending upon the zone district would not change. In other words, the Township is not proposing to permit more square-footage of building signage.**
- **The Township is proposing to permit the total sign area to be spread along any façade of the building regardless of whether or not it contains street frontage. Staff understands the desire of businesses to advertise on facades that have visibility from public streets, private drives that lead to other businesses and parking lots, all of which would not qualify as ‘street frontage’. However, staff is concerned with any wall sign that would face a residential area and the unsightly views that it could create from these areas. Staff finds that the Township should consider revising their regulations to prohibit building signage on facades without street frontage that also face residential districts.**
- **Further, staff is concerned with the aesthetics of having more building signs on multiple facades over larger, fewer signs on fewer facades.**
- **Staff supports the elimination of “High Rise Signs” as proposed and finds that these signs far exceed the height requirements of the Hamilton County Zoning Resolution. Further, with current wayfinding technology including smart phones, google maps and the Ohio Logo Signing Program, which are the small signs along highways that contain, for example, “Food Next Exit (then the names/logos of the businesses)”, staff questions the need for patrons to use large-scale signage as a means to get to their destination.**
CONCLUSION:

Generally, staff finds that the proposed text amendments would result in an improved set of development guidelines and regulations. Staff suggests that the Township consider amending their building signage changes to consider prohibiting signs located on facades of buildings that do not contain street frontage and face residential districts. With this change, staff finds the request to be appropriate and recommends approval of the proposed text amendments.

RECOMMENDED MOTION:

To consider approval of case Colerain ZA2017-02; Text Amendments, a request for approval of zoning text amendments to the Colerain Township Zoning Resolution as initiated by Colerain Township Trustees.

NOTE: Recommendations and findings in this staff report reflect the opinions of the staff of the Hamilton County Planning and Zoning Department, but may not necessarily reflect the recommendation of any Commission. This staff report does not include detailed analysis of compliance with local zoning standards since the site is located in a township that is not a member of the Hamilton County Regional Planning Commission. The report is also prepared in advance of public hearings and often in advance of other agency reviews. Therefore, the advisory and final decisions of such commissions and boards may result in findings and conclusions that differ from the staff report.

Prepared By: John S. Hath
Senior Planner

Reviewed By: Brian D. Snyder, AICP
Development Services Administrator

Approved By: Todd M. Kinskey, AICP
Planning & Development Director
(3) The signs shall be set back 15 feet from the public right-of-way and 20 feet from any adjacent property lines.

(4) The maximum sign area for each sign shall be 24 square feet in area;

(5) No such sign or any portion of the structure shall exceed 6 feet in height; and

(6) The sign may only be illuminated through external lighting.

(C) Permitted public and institutional uses may be permitted to have one permanent freestanding sign provided the sign meets the following requirements:

(1) The sign shall be a ground mounted sign;

(2) The signs shall be set back 15 feet from the public right-of-way and 20 feet from any adjacent property lines.

(3) The sign shall have a maximum sign area of 32 square feet in area;

(4) No such sign or any portion of the structure shall exceed 6 feet in height; and

(5) The sign may only be illuminated through external lighting.

15.8.2 Signs Permitted in any “B-1” or “O-1” District, or office use in a “PD-B” District, or on the premises of an approved Conditional Use in a Residential District

The following on-premises signs may be permitted in any “B-1” or “O-1” District, or office use in a “PD-B” District, or on the premises of an approved Conditional Use under Section 7.2.3 and Table 7-1:

(A) All signs not requiring a Zoning Certificate pursuant to Section 15.7 (Signs not Requiring a Zoning Certificate);

(B) All signs shall be set back a minimum of 10 feet from the right-of-way;

(C) Ground Mounted Signs

One permanent ground mounted sign per parcel, lot, or site subject to the following requirements:

(1) The height of the sign shall not exceed 6 feet.

(2) The total sign area permitted shall be based on the lot frontage of the street where the sign shall be located.
(3) The maximum sign area of the freestanding sign shall be equivalent to 0.5 square feet for each lineal foot of lot frontage. In no case shall the sign area exceed 70 square feet.

(D) Wall Signs

(1) Wall signs may be permitted at a ratio of 1.0 square foot for each lineal foot of building frontage.
(2) The maximum height of any wall sign, measured from the bottom of the sign to the top of the sign, shall be 4 feet in height.
(3) The total sign area of all wall signs on a single building frontage shall not exceed 100 square feet.
(4) Buildings located on a corner lot may be permitted to have wall signs in the amount equal to 1.0 square foot for each lineal foot of building frontage on each frontage provided that they meet the requirements of this section and not to exceed 100 square feet.
(5) The allocation of sign area based on building frontage may be applied to multiple sides of the building.

(E) Electrically Activated Signs

(1) Lighted electrically activated signs are permitted where their only movement is the periodic changing of information against a solid, black or white background.
(2) Bulbs with automatic dimmers and glare screens shall illuminate all such signs.
(3) Such advertising devices shall contain a default design that will freeze the message screen if a malfunction occurs.
(4) Copy changes shall be limited to no more than 4 per minute, with each displayed for a minimum of eight seconds, and with changes accomplished in three seconds or less.
(5) Such signs shall not flash as part of a copy change or at any other time.
(6) Brightness of a text message sign shall not exceed 2,000 nits (one nit = one candela per square meter) and the brightness of a graphic image sign shall not exceed 6,000 nits. The sign shall be equipped with a photocell to automatically reduce brightness to correspond with the reduction of available ambient light.
(7) Maximum illumination any property line shall not exceed 0.1 footcandles above ambient light at grade.
(8) The electrically activated portion of the sign shall be turned off from 11 p.m. to 6 a.m. nightly.
(9) Any sign under this section shall meet all other zoning requirements.

(Amended 9/11/12)

The following signs may be permitted in a “B-2”, “B-3”, “I-1”, “SWD”, “ME”, “PD-B”, “PD-I”, or “PD-M” District.

(A) All signs not requiring a Zoning Certificate pursuant to Section 15.7 (Signs not Requiring a Zoning Certificate);

(B) Temporary signs pursuant to Section 15.10 (Temporary Signs);

(C) All signs shall be set back a minimum of 10 feet from the right-of-way.

(D) Freestanding Signs

One freestanding pole or ground mounted sign per parcel, lot, or site subject to the following requirements:

(1) The height of the sign shall not exceed 15 feet.

(2) The maximum sign area of the freestanding sign shall be equivalent to 0.5 square feet for each lineal foot of lot frontage. In no case shall the sign area exceed 150 square feet.

(E) Freestanding Driveway Signs

Permanent freestanding signs in a “B-2”, “B-3”, “I-1”, “SWD”, “ME”, “PD-B”, “PD-I”, or “PD-M” District under the following provisions:

(1) The sign shall be located within 10 feet of the intersection of a public street and a private driveway;

(2) The sign may contain commercial message;

(3) The sign may be an off-premises sign but shall not be subject to Section 15.9 (Off-Premises Signs) provided it meets all requirements of this subsection.

(4) One sign may be permitted per individual driveway;

(5) The maximum sign area shall be 4 square feet in area; and

(6) The maximum sign height shall be 3 feet.

(F) High Rise Signs

One high rise pole sign is permitted on each lot located in the “B-2”, “PD-B”, or “PD-M” District within 600 feet of an interchange ramp along Interstate 275 or Interstate 74. All such signs shall be subject to the following:
(1) A Zoning Certificate shall be required.

(2) All high-rise pole signs shall have a maximum height of 45 feet.

(3) The maximum sign area shall be 150 square.

(4) All high-rise signs shall be set back a minimum distance equal to the height of the sign.

(G) Wall Signs

(1) Wall signs may be permitted at a ratio of 1.0 square foot for each lineal foot of building frontage.

(2) The maximum height of any wall sign, measured from the bottom of the sign to the top of the sign, shall be 4 feet in height.

(3) The total sign area of all wall signs on a single building frontage shall not exceed 150 square feet.

(4) Buildings located on a corner lot may be permitted to have wall signs in the amount equal to 1.0 square foot for each lineal foot of building frontage on each frontage provided that they meet the requirements of this section and do not exceed 150 square feet.

(5) The allocation of sign area based on building frontage may be applied to multiple sides of the building.

(6) Buildings located within a commercial center or complex which has an elevation immediately adjacent to and facing a primary entry drive may be permitted to have a wall sign per business on that frontage in addition to or in lieu of a sign facing a public street provided that they meet the requirements of this section and would be permitted at a ratio of 0.5 square foot for each lineal foot of the building elevation or tenant space facing such primary entry drive, whichever is smaller. The total sign area of a wall sign on this single building elevation facing such primary entry drive shall not exceed 100 square feet.

(Amended May 2016)

(H) Electrically Activated Signs

(1) Lighted electrically activated signs are permitted where their only movement is the periodic changing of information against a solid, black or white background.

(2) Bulbs with automatic dimmers and glare screens shall illuminate all such signs.

(3) Such advertising devices shall contain a default design that will freeze the message screen if a malfunction occurs.

(4) Copy changes shall be limited to no more than 4 per minute, with each displayed for a minimum of eight seconds, and with changes accomplished in three seconds or less.

(5) Such signs shall not flash as part of a copy change or at any other time.

(6) Brightness of a text message sign shall not exceed 2,000 nits (one nit = one candela per square meter) and the brightness of a graphic image sign shall not exceed 6,000 nits. The sign shall be equipped with a photocell to automatically reduce brightness to correspond with the reduction of available ambient light.