

Section 7.31

A flag shaped lot shall provide a minimum of sixty (60) feet of frontage on a public street. No more than two (2) contiguous flag shaped lots shall be created. All flag shaped lots shall comply with the turnout provisions set forth in Section 4.05, Subsection 6. No buildings or structures shall be permitted within the access strip (pole) portion of a flag shaped lot, except for driveways and utilities. The access strip (pole) shall not be used to satisfy minimum lot width or minimum lot area requirements.

Definition:

Flag Lot: A lot with two distinct parts:

1. The flag, which is the only building site; and is located behind another lot; and
2. The pole, which connects the flag to the street; provides the only street frontage for the lot; and at any point is less than the minimum lot width for the zone.

Section 7.27 Sign Regulations

Revised 03.09.2026

1. Purpose:

- a. Promote and protect the public health, safety, and morals by regulating proposed outdoor advertising signs, and outdoor signs of all types.
- b. Protect the unique rural character of the Township and preserve the scenic and natural beauty of designated areas.
- c. Reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, impair visibility and other traffic hazards due to collapse, fire, collision, decay or abandonment.
- d. Promote the efficient transfer of public and commercial identification or information by improving legibility and effectiveness of signs through the control of their number, location, size and illumination and animation.

2. Permitted Signs

The following types of signs shall be allowed on private property in accordance with the requirements set forth in Table 1 and Table 2:

a. Permanent Signs

- | | | |
|-------------------------|-------------------|----------------------|
| (1) Billboard | (5) Directional | (9) Name Plate |
| (2) Building Marker | (6) Entrance/Exit | (10) Subdivision |
| (3) Business/industrial | (7) Institutional | (11) Home Occupation |
| (4) Changeable Copy | (8) Memorial | |

b. Temporary Signs

- | | |
|------------------|---|
| (1) Construction | (5) Banners that advertise a commercial message and are attached to a building. |
| (2) Garage Sale | |
| (3) Political | |
| (4) Real Estate | |

3. Prohibited Signs

The following types of signs shall be prohibited on private property: a.

Beacons.

- b. Pennants.
- c. Marquees.
- d. Mobile signs that advertise a commercial message.
- e. Roof signs.

- f. Strings of lights, not permanently mounted to a rigid background, except those exempt under the provisions of subsection 4 below.
- g. Portable Signs, except as regulated under subsection 4 below.
- h. Inflatable signs or tethered balloons that advertise a commercial message.

4. Signs Exempt from Regulation

The following signs are exempt from regulation:

- a. Any public notice or warning required by a valid and applicable state, or local law, regulation, or resolution.
- b. Any sign inside a building, not attached to a window or door.
- c. Works of art that do not include a commercial message.

Table 1

Type of Permitted Signs by Zoning District

Sign Type	Foot note	Institutional Uses (1)	RC	GB	R1, R2	NOTES	
Permanent							
Billboard		NA	NA	NA	NA	The letter “P” means sign is permitted without permit. The letter “S” means a sign is permitted only with a sign construction permit. The letters “NA” means sign is prohibited.	
Building Marker	(2)	P	P	P	P		
General Business							
Ground		NA	NA	S	S		
Pole		NA	NA	NA	NA		
Projecting		NA	NA	NA	NA		
Wall		P	NA	NA	NA		
Window		NA	NA	NA	NA		

Directional		P	P	P	P
RC/ R1/R2/ Manufactured Home					
Entrance/Exit		P	P	P	P

Table 1

Type of Permitted Signs by Zoning District (continued)

Memorial	(3)	P	P	P	P
Institutional			RC	GB	R1, R2
Name Plate	(4)	P	P	P	P
Home Occupation		NA	S	P	S
Changeable Copy	(5)	P	NA	P	P
TEMPORARY					
Flag	(6)	P	P	P	P
Garage Sale		P	P	P	P
Political		P	P	P	P
Real Estate		P	P	P	P
Security		P	P	P	P
Banner	(7)	NA	NA		

Footnotes to Table 1

- (1) This column does not represent a zoning district. The column refers to "Institutional Uses" permitted under the Zoning Resolution in the RC Rural Conservation, R-1, and R-2 Residential and Manufactured Home Park Districts. Such uses may include, but are not necessarily limited to churches, schools, cemeteries, fire stations, township buildings, public or private recreational uses.
- (2) A building marker shall include only one (1) building name, date of construction, or historical data on a historic site. A building marker must be cut or etched into metallic material.

- (3) No commercial message of any kind is allowed on the sign if such message is legible from any location of the lot on which the sign is located.
- (4) Only the name and address of the occupant are allowed.
- (5) Illuminated changeable copy signs used for commercial purposes require a sign permit. Changeable copy signs may be attached to a ground sign or on the wall of a building.
- (6) Flags of the United States, State of Ohio, Foreign Nations, Ohio State Buckeyes, or any other flag adopted or sanctioned by an elected legislative body, provided that such flag shall not exceed sixty (60) square feet in area and shall be flown in accordance with protocol established by the Congress of the United States for the stars and stripes.
- (7) A banner displaying a commercial message shall be permitted providing the banner is attached to the building.

Table 2

Supplementary Regulations

Rural Conservation, General Business and R1, R2 Residential Districts

Method of Display	Number of Signs (sq .ft).	Maximum Height (feet)	Minimum Setback (feet)	Location	Regulations
Ground		10'			
Changeable Copy		10'		Not less than 15 feet from the R.O.W or 20 feet from the lot line and no less than 50 feet from any residential lot line.	One (1) sign per lot
Wall	100 or 15% of the wall area			One wall sign per business per side.	Parallel to the side of the building to which it is attached. Set within one foot of the building façade and not projecting above the roof line or beyond the corner of the building
Window					Signs exceeding 50% of the total windowpane area shall be required to file a sign plan.
Directional					

Entrance/Exit	Two (2) signs/site	4'			Illumination is conditionally permitted, and advertising is prohibited.
RC				Outside R.O.W.	
R1				Outside R.O.W.	
R2				Outside R.O.W.	
GB				Outside R.O.W.	

Table 2

Supplementary Regulations (continued)

Rural Conservation, General Business and R1, R2 Residential Districts

Method of Display	Number of Signs (sq. ft).	Maximum Height (feet)	Minimum Setback (feet)	Location	Regulations
Memorial	One (1) sign/site.		10'		Illumination of signs is prohibited.
Name Plate	One sign per dwelling site		10'		Illumination of signs is prohibited.
Home Occupation	One sign per dwelling unit		10'		Illumination of signs is prohibited. The sign shall be attached to the dwelling unit.
Garage Sale	One sign/lot		10'		Illumination of signs is prohibited.
Real Estate	One sign/lot		10'		Illumination of signs is prohibited. Such signs shall not be permitted off premises.
Security	Two (2) signs/lot		10'		

If the method of display described in Table 2 above is to be illuminated, such display shall:

1. Use only direct light.
 2. Not having a cone light visible from the street or adjacent lot lines.
 3. Have no animated, flashing, moving or intermittent lighting.
 4. Have no colored source of light.
 5. Have no animated structure.
 6. Not be illuminated by laser beams.
- d. Traffic control signs on private property, such as Stop, Yield, and similar signs, the face of which meet the Minimum Traffic Control Standards of the Ohio Department of Transportation, and which contain no commercial message of any kind.
 - e. Holiday lights and decorations with no commercial message.
 - f. Portable signs for non-profit organizations.
 - g. Flags of the United States, the State of Ohio, foreign nations, or any flag adopted or sanctioned by an elected legislative body provided that such flag shall not exceed (60) square feet in area. Flags shall be flown in accordance with protocol for the stars and stripes as established by the Congress of the United States.
 - h. Banners for churches, schools, public entities, charitable and non-profit institutions provided that such banner shall not be posted for more than a thirty (30) day period.

5. Abandoned Signs

A business which ceases to operate shall remove all signs from the premises. Upon failure to do so, the Zoning Inspector shall give notice to the owner of the property to remove such sign. Unless the sign is removed within ten (10) days thereafter, the Township may remove the sign at the property owner's expense.

6. Number, Maximum Size, Location and Other Requirements

Signs classified by type are permitted according to the number, maximum size, location and other requirements as described in Table 1 and Table 2.

7. Design, Construction, and Maintenance

All signs shall be designed, constructed, and maintained in accordance with the following standards:

- a. No signs shall be erected in the public right-of-way.
- b. Where lots include multiple uses or multiple users, the number of freestanding signs shall be limited to a total of one (1) sign structure for each street on which the lots included in the plan have frontage and shall provide for shared or common usage of such sign structures.
- c. All signs shall comply with the current additions of the Ohio Basic Building Code and the National Electrical Code.

- d. Signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure, except for temporary signs conforming in all respects with the requirements of this Resolution.
- e. If the zoning inspector finds that any sign is unsafe, insecure, a menace to the public; or constructed, erected, or maintained in violation of the provisions of this Resolution, notice shall be given in writing by the Zoning Inspector to the owner. The Zoning Inspector may cause any sign that creates a danger to people or property to be removed immediately and without notice.
- f. No Sign obstructing vision above a height of two feet (2') from the established street grade shall be permitted within the triangular area formed by lines drawn between points along said right-of-way lines at a distance along each line of twenty-five feet (25') from their point of intersection.
- g. No sign shall be confused with, any authorized traffic sign, signal or other warning device as defined in the "Manual of Uniform Traffic Control Devices"; or which makes use of the words "stop," "look," "danger," or any other word, phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic.

8. Review Procedure

Signs identified as "S" on Table 1 shall be erected, installed, or created only in accordance with a duly issued and valid sign construction permit from the Zoning Inspector. A sign construction permit shall be issued only in accordance with the following requirements and procedures: a. Sign Plan Procedure

(1) Submission of a Sign Plan

The owner or lessee proposing to erect one or more signs requiring a permit shall make application to the Zoning Inspector for approval of a sign permit. A separate application for a sign permit shall be required for each sign where multiple signs are to be constructed on the same lot. The following information shall be submitted to the Zoning Inspector:

- (a) The name, address and phone number of the owner of the property, where the sign is to be erected.
- (b) Name, address and phone number of the licensed sign erector.
- (c) A description of the sign including the materials used in its construction, its size and the details and calculations of its structural design including the design of its foundation in such a form that the County Engineer requires so that its safety can be assured.
- (d) Two (2) copies of a sign plan, drawn to scale, showing the location of the sign, on the lot and/or building; an elevation view of the height and area dimensions of the sign.

and the location of buildings, parking lots, driveways, landscape areas and other appearances on the lot.

- (e) Computations indicating the maximum total sign area, the maximum area for individual signs, the height of signs and the number of pole signs allowed on the lot(s) included in the sign plan.
- (f) An accurate indication on the site plan showing the proposed location of each existing and proposed sign of any type, whether requiring a permit or not, except that temporary signs do not need to be shown.
- (g) Specific standards for consistency among all signs on the lots affected by the plan with regard to color scheme, lettering or graphic style, lighting, the location of each sign on the buildings, materials, and proportions.
- (h) The submitted sign plan shall be accompanied by the applicable fee established for a sign plan on file in the Zoning Inspector's office.

(2) Conformance

If any new or amended Sign Plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance, within one (1) year, all existing signs not conforming to the proposed amended plan or to the requirements of this Section.

(3) Consent

The Sign Plan shall be signed by all owners or their authorized agents upon receiving approval from the Zoning Inspector that the plan meets all applicable provisions of this Section.

(4) Binding Effect

After approval of a Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with the Sign Plan, and such plan may be enforced in the same way as any provision of this Resolution.

(5) Issuance of Sign Permit

The Zoning Inspector will issue a sign permit upon receiving approval of the sign plan and payment of the applicable sign permit fees.

b . Nonconforming Sign

A sign for which a sign permit would have been issued under this Resolution, but which was in existence on January 1, 2003, and which was constructed in accordance with the ordinances and other applicable laws in effect on the date of its construction, but which by reason of its size, height, location, design, or construction is not in conformance with the requirements of this Resolution, shall be declared to be a Nonconforming Sign by the Zoning Inspector.

Permits shall allow sign(s), which were made nonconforming by the adoption of this Resolution, to remain in place, provided that no action is taken which increases the degree or extent of the nonconformity. Such signs are also subject to the provisions of Table 1 and Table 2. A change in the information on the face of an existing nonconforming sign is allowed. However, any nonconforming sign shall either be eliminated if found to be structurally unsafe or made to conform with the requirements of this Section when any proposed change, repair, or maintenance would constitute an expense of more than twenty-five (25) percent of the lesser of the original value or replacement value of the sign.

9. Violations

Any of the following shall be a violation of this Resolution and shall be subject to the enforcement remedies and penalties set forth in Article XIV:

- a. To install, create, or erect any sign requiring a permit without a sign permit.
- b. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the lot on which the sign is located.
- c. To fail to remove any sign that is installed, created, erected, or maintained in violation of this Resolution.
- d. To continue any such violation. Each such day of a continued violation shall be considered a separate violation when applying the penalty portions of this Resolution.

10. Enforcement Remedies

Any violation or attempted violation of this Section or of any condition or requirement adopted pursuant here to may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to state law. A violation of this Section shall be considered a violation of the Zoning Resolution of Hilliar Township. The remedies of the Township shall include:

- a. Issuing a stop-work order for any and all work on any signs on the same lot.
- b. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity.
- c. Imposing any penalties that can be imposed directly by the Township under the Zoning Resolution.
- d. Seeking in court the imposition of any penalties that can be imposed by such court as set forth under Article XIV, of this Resolution.
- e. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures that are available to the township under the applicable provisions of the Zoning Ordinance.

The Township shall have such other remedies as are and as may from time to time be provided for or allowed by state law for the violation of the Zoning Resolution.

All such remedies provided herein shall be cumulative. To the extent that the state law may limit the availability of a particular remedy, set forth above, for a certain violation or a part thereof, such remedy shall remain available for other violations or other parts of the same violation.