

SIGN OPTIONS FOR VILLAGE CENTER BUSINESSES

PERMITTED WINDOW AND DOOR SIGNS

A business may put up a sign not more than 2 feet in height, on or over a show window or door of a store or business establishment, announcing without display or elaboration, only the name of the proprietor and the nature of the business.

Transparency Required

Window and door signs should be kept to a minimum. The Greenhills Zoning Code requires there be a minimum of 50% transparency (transparent window and doors) for all facades.



TEMPORARY SIGNS

Temporary signs may only be erected after approval by the Village and for a limited period of time. To obtain approval, complete a Zoning Compliance form (available at www.GreenhillsOhio.US or at the Greenhills Municipal Building), provide a sketch of the proposed temporary signage, and identify the length of time the temporary signage is needed, not to exceed 30 days.

WALL SIGNS

Every commercial, business, industrial or institutional use located in a Non-Residential Zoning District may erect and maintain upon the structure of the building or portion of a building in which such use is maintained, either illuminated or non-illuminated signs. Only signs that identify or advertise the use located within the business' space are permitted.



All wall signs must be 3-D channel letters and, if illuminated, be backlit or internally illuminated.

Wall signs may be attached to the exterior walls or other vertical surfaces of such buildings but may not extend beyond the parapet of such building provided further that the face of such signs shall be parallel to the face of the building. All bracing and support structures for signs visible from a street or residence shall be decorative or covered.



The total wall sign area on each building shall not exceed ten (10) percent of the building face. No portion of a sign can project more than fourteen (14) inches beyond the face of the building, nor extend beyond the end of the building face.

Roof mounted signs are strictly prohibited.

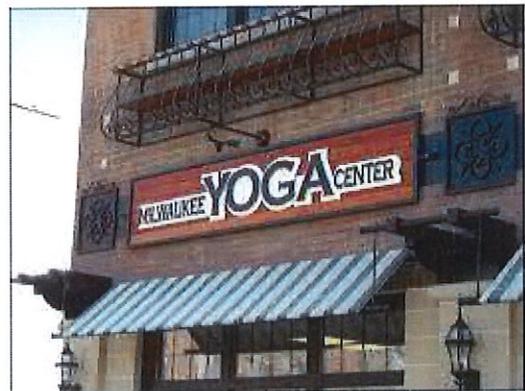
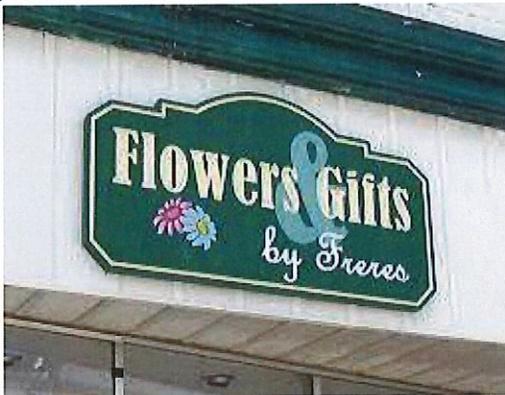
ALTERNATIVE SIGNS AND SIGN STANDARDS

There may be times when individual sites and/or businesses may present unique characteristics that could best be developed through the application of an alternative sign which departs from the channel letter requirement. In such cases, the Municipal Manager can choose to send an alternative sign design to the Planning Commission for approval. That approval will be contingent upon finding that the alternative signs or standards will:

(1) Result in a site and/or business having a visual character which is as compatible, or more compatible, with adjacent sites and/or businesses than anticipated by the requirements of the Greenhills Zoning Code.

(2) Encourage a development trend or a visual character similar to that anticipated by the requirements of the Greenhills Zoning Code.

(3) Result in a sign which meets or exceeds all other requirements of the Greenhills Zoning Code.



If a business is interested in an alternative sign, please contact the Greenhills Municipal Manager's office at 513-825-2100 to discuss your ideas for the sign and the approval process.

PENALTIES

Voluntary compliance is always preferred. Unfortunately, there are times when a person, business or corporation fail or refuse to comply with the Village's Code. In these instances, a Court citation can be issued. Initial violations are considered a minor misdemeanor for each offense. A separate offense shall be deemed committed each day the violation exists.

The Village also has the option of filing suit for an injunction against the person, property owner or occupant who violate the Village's Code.