

Permit Application, SIGN INFORMATION

For more information: 513-745-8528

Community Development • 4343 Cooper Road • Blue Ash, Ohio 45242 • www.BlueAsh.com/Departments/Community_Development/Permits



ATTACH THIS TO THE PERMIT APPLICATION (Use more than one sheet, if necessary)

Site Address _____ Zoning District _____	OFFICE USE ONLY
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Every application shall include:

- A site plan showing the location of each proposed sign.
- An elevation drawing showing the sign location on the façade (for wall signs).
- An elevation drawing of the sign (for ground signs).

Label dimensions in feet and inches; each new sign must correspond to the sign number on this sheet.

SIGN # _____ - Sign type: WALL or GROUND

Does this replace an existing *nonconforming* sign: YES or NO; **If yes, include a photograph of existing sign BEFORE removal*

Wall Sign
Width of building façade on which sign will be mounted (or tenant space in a multi-tenant building): _____
Sign dimensions: HEIGHT _____; WIDTH _____; DEPTH _____; TOTAL AREA _____
Mounting height, grade to bottom of sign: _____
Lighting: INTERNAL or EXTERNAL or NOT LIT

Ground Sign
Frontage of property (total of all sides of the property that abut a right-of-way): _____
Sign dimensions: HEIGHT _____; WIDTH _____; DEPTH _____; TOTAL AREA _____
Setback from property (right-of-way) line: _____
Lighting: INTERNAL or EXTERNAL or NOT LIT

SIGN # _____ - Sign type: WALL or GROUND

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Frontage of property (total of all sides of the property that abut a right-of-way): _____
Sign dimensions: HEIGHT _____; WIDTH _____; DEPTH _____; TOTAL AREA _____
Setback from property (right-of-way) line: _____
Lighting: INTERNAL or EXTERNAL or NOT LIT

Sign Regulations are in Section 1181.05 of the Blue Ash Municipal Code. If you have any questions about what provisions regulate your situation or about how to interpret the applicable provisions, contact the Zoning Administrator at 513-745-8528.

Excerpts of the most often applied for signs are below. The entire Section is online at:

http://www.blueash.com/document_center/CHAPTER_1181_Supplemental_Site_and_Use_Regulations.pdf

1181.05 SIGN REGULATIONS.

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(f) The following sign regulations shall apply to all uses in the C and M Districts. Each lot or premises shall be subject to the following limitations:

- (1) Wall signs shall be mounted flat against the wall of a building with the exposed face of the sign in a plane parallel to the face of the wall, not projecting more than one (1) foot from the wall, and not extending above any part of the roof or an eave. Above the first story, multi-story buildings shall have no more than one (1) wall sign. The total area of all signs on a wall shall not exceed 0.5 times the linear foot frontage of wall face.
- (2) Ground signs shall not exceed eight (8) feet in height, the bottom of the sign shall be no more than two (2) feet from the ground, and the face of the sign shall be rectangular unless an alternative shape is approved by the Board of Zoning Appeals or as otherwise provided for in this Zoning code. Ground signs may have a masonry base that does not count as a part of the allowable sign area, provided the base is not larger than an area equal to the allowable sign area. Ground signs shall be set back at least ten (10) feet from all property lines. The total maximum area of a ground sign shall not exceed 0.5 times the linear foot frontage of the lot. Ground signs shall not exceed one hundred (100) square feet in area, nor exceed fifteen (15) feet in width on any one (1) face. Ground signs may be double-faced, with the distance between faces not to exceed eighteen (18) inches.
- (3) Legal nonconforming pole signs that are removed may be replaced with a new ground sign, 1.25 times the face area of the existing pole sign, even if the area of the existing pole sign exceeds the allowable area under this ordinance. The new replacement sign(s) may be used for any other types of permitted signs.
- (4) There shall be only one ground sign for each lot, provided that on lots of more than ten (10) acres, the Board of Zoning Appeals may grant one (1) additional ground sign if needed to satisfactorily identify the business.

(g) The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets Zoning Ordinance regulations and is clearly incidental to the display itself.

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(n) All modifications to a non-conforming sign or to its message, other than changes in copy or routine maintenance, are prohibited. All non-conforming signs must be removed or brought into compliance with the regulations before any existing conforming signs may be modified, other than changes in copy, or any new signs may be added to any lot, building or use, with the exception of permitted temporary signs or incidental signs. No non-conforming sign that is damaged to the extent of twenty-five percent (25%) or more of its current replacement value may be repaired, restored, renovated, reconstructed or replaced and must be removed or brought into compliance with the regulations. All non-conforming temporary signs shall be removed or modified so as to conform to the provisions of these regulations within three (3) months of the effective date of this Ordinance.

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(r) Pole signs are prohibited in all zoning districts.

(s) Off-premises signs are prohibited in all zoning districts.