

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2022-16**

**AMENDING THE VILLAGE OF YELLOW SPRINGS CODIFIED ORDINANCES,
PART TWELVE, TITLE FOUR: ZONING, CHAPTER 1266 "SIGNS" TO REMOVE
REFERENCES TO GREENE COUNTY BUILDING OFFICIAL**

Whereas, Codified Ordinance Chapter 1266 of the Village of Yellow Springs, Ohio, specifically Sections 1266.07 and 1266.09, regulate sign permitting and inspections in conjunction with building regulations, as some aspects were previously contracted with Greene County, and the Village as of 2021 has its own certified Building Department and Building Official;

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY ORDAINS THAT:**

Section 1. Chapter 1266 "Signs" of the Codified Ordinances of the Village of Yellow Springs, Ohio is repealed.

Section 2. A new Chapter 1266 is enacted as set forth in attached and incorporated Exhibit A, with new language shown underlined and **bold** and deleted language in ~~strikethrough~~.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.



Brian Housh, President of Council

Passed: 5-2-2022

Attest: 

Judy Kintner, Clerk of Council

ROLL CALL

Housh __Y__ Stokes __Y__ MacQueen __Y__ Kreeger __Y__ Brown __Y__

EXHIBIT A

CHAPTER 1266

Signs

- [1266.01](#) Purpose.
- [1266.02](#) General provisions.
- [1266.03](#) Permitted signs.
- [1266.04](#) Prohibited signs.
- [1266.05](#) Signs not requiring permits.
- [1266.06](#) Nonconforming signs.
- [1266.07](#) Sign permits.
- [1266.08](#) Application procedure/fees.
- [1266.09](#) Inspection and maintenance.

1266.01 PURPOSE.

The regulations of this chapter are intended to protect and further the health, safety and welfare of the residents of the Village; to maintain and improve the appearance of the community; to conserve community character; to prevent traffic hazards; to provide safe conditions for pedestrians; and to promote economic development by regulating the construction, alteration, repair, maintenance, size, location and number of signs. It is further determined that to allow signs of excessive number and size in the Village would unduly distract pedestrians and motorists, create traffic hazards and reduce the effectiveness of signs needed to direct the public. The regulations of this chapter are intended to provide reasonable identification for businesses and other uses within the community; but are not intended to serve as a means of advertising. (Ord. 2016-11. Passed 6-20-16.)

1266.02 GENERAL PROVISIONS.

The following regulations are applicable to all signs in all zoning districts.

(a) Sign Structure and Placement.

(1) Signs shall be constructed to withstand all wind and vibration forces which can normally be expected to occur.

(2) Signs shall not be placed in, upon or over any public right-of-way, alley, or other place, except as may be otherwise permitted by the Village Manager or Ohio Department of Transportation (ODOT).

(3) A light pole, utility pole, tree, fence or other supporting member shall not be used for the placement of any sign, except as may be specifically permitted by this chapter.

(4) A sign shall not be erected in any location where it may, by reason of its position, shape, color, lighting or other characteristics, interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, or constitute a nuisance per se.

(5) No sign shall be placed in a manner as to obstruct any fire escape, any required exit, door or window or any ventilation system or other operational necessities of a building.

(6) A sign attached to a building shall not be placed in any location that would cause significant architectural features of a building to be covered, hidden or obscured.

(7) A wall sign shall not extend past the edge of the wall to which it is affixed and no wall sign shall extend above the roof line of a building.

(8) A sign and its supporting mechanism shall not extend beyond any lot lines of the property on which it is located.

(9) All signs shall be stationary and shall pertain only to the business or activity conducted on the premises, except for permitted community special event signs.

(10) One changeable message display may be permitted on either a permitted free-standing or ground sign, or wall sign on a parcel, within the maximum size limits permitted for the sign; provided the message is static and is not changed more than once in any twelve-hour period.

(11) Any vehicle which, in the opinion of the Zoning Administrator, has the intended function of serving as a sign shall conform to the provisions of Section [1266.04\(f\)](#).

(b) Measurement of Sign Area. No sign shall exceed the maximum sign area allowed for the district in which it is located. The sign area is to be expressed in square feet, computed to the nearest tenth of a square foot, and shall be calculated as follows:

(1) Area. The area of a sign shall be measured as the area within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of writing, representation, emblem, logo or any other figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign.

(2) Double-faced sign. The area of a ground or projecting sign that has two or more faces shall be measured by including the area of all sign faces, except if two faces are placed back-to-back and are no more than two feet apart at any point, the area of one face shall be counted toward the maximum size requirement. If the two back-to-back faces are of unequal size, the larger of the two sign faces shall be counted as the one face.

(3) Wall sign. For a sign consisting of individual letters and/or a logo affixed directly onto a building, the area of the sign shall be computed by measuring the area of the envelope required to enclose the lettering and logo.

(4) Height. The height of a sign shall be measured as the vertical distance from the highest point of the sign to the finished grade of the ground immediately beneath the sign, excluding any artificially constructed earthen berms.

(5) Multi-tenant buildings. For buildings with multiple tenants, the sign area for wall, projecting, canopy or awning signs shall be determined by taking that portion of the front wall of the building applicable to each tenant and computing the sign requirements for that portion of the total wall.

(c) Illumination and Movement.

(1) Unless otherwise provided, signs shall not be illuminated internally. The source of the light for externally illuminated signs shall be enclosed and directed to prevent light from shining directly onto traffic or neighboring property and shall be directed in a downward manner to prevent light pollution into the night sky.

(2) A sign shall not contain any moving or animated parts including lighting, nor have the appearance of having moving or animated parts, except for time and temperature signs, standard-sized barber pole signs, scoreboards and gasoline price signs as otherwise permitted.

(3) Internally illuminated signs shall only be permitted within the B-1 and B-2 Districts, but not within 50 feet of a Residential District unless the sign is not visible from adjacent property within the Residential District.

(Ord. 2016-11. Passed 6-20-16.)

1266.03 PERMITTED SIGNS.

The following signs are permitted in combination, unless noted otherwise, in each district, subject to the requirements described below and in Table 1266.03(a) and (b), issuance of a sign permit and all other applicable regulations. In any B or I district, a maximum of three types of permitted signs and four total permitted signs per principal building shall be allowed. In the case of a multi-tenant building where the maximum number of permitted signs has been reached, one additional sign per tenant shall be permitted. The Zoning Administrator may exempt the maximum requirement if a site visit determines the location of the signs will not be visible from the street or public property.

(a) Type A: Ground/Free-Standing sign

Number	Residential	Other Zones	
	One	One per street frontage	
Size	Conservation	Residential	All Other Zones
	8 square feet	24 square feet	32 square feet
Location	Conservation	Industrial	All Other Zones
	Minimum 10 feet from front lot line		Minimum 10 feet from front lot line
	Minimum 50 feet from all other lot lines		Minimum 10 feet from all other lot lines
Height	Six feet maximum		

(b) Type B: Wall sign

Number	One per street frontage, but only one per wall			
Size	Conservation	Business	Educational	Industrial
	Five percent of wall area to which it is attached, not exceeding 12 square feet	Five percent of wall area to which it is attached, not exceeding 25 square feet total aggregate for wall signs	Five percent of wall area to which it is attached, not exceeding 64 square feet	
Location	Mounted flat against the wall			

(c) Type C: Gateway sign

Number	One per street frontage
Size	24 square feet
Location	Minimum 15 feet from all lot lines
Height	Six feet maximum

(d) Type D: Development sign

Number	One non-illuminated
Size	Maximum 48 square feet
Location	Minimum ten feet from all property lines
Height	Eight feet maximum
Other	May be in place for up to one year from the date the subdivision record plan is recorded
	Only can be used to promote a newly-developed subdivision of at least ten dwelling units

(e) Type E: Home occupation sign

Number	One non-illuminated sign identifying the home occupation
Size	Maximum two square feet in area
Type	Ground, projecting or wall signs
Location	If a ground sign is utilized it must be setback from the front lot line a minimum of ten feet

(f) Type F: Business center sign

Number	One per property. No other freestanding sign shall be permitted on the property for individual businesses.
Size	48 square feet
Location	Minimum ten feet from front lot line, minimum 25 feet from all other property lines
Height	Six feet maximum

(g) Type G: Canopy, projecting or awning sign

Number	One per business
Size	Eight square feet maximum
Location	Projecting out from building wall not more than three feet
Height	A clearance of at least eight feet is required between the sidewalk and the bottom of the sign

(h) Type H: Marquee sign

Number	One per business
Size	48 square feet maximum
Location	Projecting out from building wall not more than six feet
Height	A clearance of at least eight feet is required between the sidewalk and the bottom of the sign
Other	Flashing lights are not permitted

(i) Type I: Window sign

Size	Permanent window signs are limited to 25 percent coverage of the window that they are posted within
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Table 1266.03(a)

Zone 1 Sign Type		Ground/ Freestanding		Wall	Gateway		Development	Hon
Zone 1 Sign Type	Ground/ Freestanding	Wall	Gateway	Development	Home Occupation	Business Center	Awning/ Canopy/ Projecting	Mar
C	*	*	~	~	~	~	~	~
R-A, R-B, R-C	*	*	P	P	P	~	~	~
E-1	P	P	P	~	~	~	~	~
B-1	P	P	~	~	~	~	P	P
B-2	P	P	P	~	~	P	~	~
I-1	P	P	P	~	~	P	~	~
I-2	P	P	P	~	~	~	~	~

P = Permitted * = Permitted for non-residential uses only ~ = Not permitted

Table 1266.03(b) Schedule of Permitted Signs by District	
All Districts	
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All Districts	
Community Special Event sign	
Number	No limit
Size	24 square feet maximum
Location	On or off the property on which the event will occur; set back at least 15 feet from any side or rear property line and set back from the front property line the same distance as required for a ground sign in the district in which the sign is located
Height	Six feet maximum
Other	The sign shall be installed no more than ten days prior to the scheduled event and must be removed within 48 hours of the event's conclusion
Construction sign	
Number	One per street frontage, but only one on each street

Size	32 square feet maximum
Location	Minimum six feet from all street right-of-way lines and at least ten feet from any other lot line
Height	Ten feet maximum
Other	The sign shall be posted from the time the building permit is issued and removed within ten days after a certificate of occupancy is issued for the building to which the sign refers or when at least 50% of the lots within a development have been sold
Temporary sign	
Number	One per street frontage, but only one on each street
Size	32 square feet
Location	Minimum five feet from front lot line
Height	Six feet maximum
Other	Temporary signs may be displayed for a maximum of 21 consecutive days for any single permit period and a maximum of three permit periods may be permitted in a calendar year. The sign shall be removed by the permit holder upon expiration of the permit period.

(Ord. 2016-11. Passed 6-20-16; Ord. 2018-22. Passed 6-4-18.)

1266.04 PROHIBITED SIGNS.

Signs not specifically allowed under this chapter, unless exempt per Section [1266.05](#), are prohibited in the Village. Further, the following sign types are expressly PROHIBITED:

(a) Balloons, balloon signs, strings of light bulbs, pennants, streamers, banners or flags, except banners or flags specifically permitted by the Village Manager related to permitted events. Balloon signs are further defined as a non-porous bag of material, with or without lettering on its surface, filled with air or gas and intended to draw attention to a business or other use on the premises on which it is located.

(b) Any sign, including window signs, employing flashing, moving or oscillating lights, excluding time-temperature signs.

(c) Internally illuminated signs, with the exception of permitted internally illuminated signs that comply with the applicable regulations.

(d) Roof signs. Any sign erected upon a building or structure which extends above the roof line of the building or structure.

(e) Pole signs. A freestanding sign, higher than six feet, usually double-faced, mounted on a round pole, square tube, or other fabricated member without any type of secondary support.

(f) Off-premises signs, except for community special event signs. A sign which advertises an establishment, product, service or activity not available on the lot on which the sign is located.

(g) Billboard signs. A sign which advertises an establishment, product, service or activity not available on the lot on which the sign is located.

(h) Portable trailer signs.

(i) The use of vehicles, trailers or similar movable structures as signs is prohibited when the vehicle, trailer or similar movable structure is parked on public or private property within 50 feet of any property line abutting a public street, EXCEPT for those:

(1) Lawfully parked overnight or during non-business hours in a place not visible from a public street or designated truck parking or loading area;

(2) Making deliveries, sales calls, or other customary practices relating to doing business;

- (3) Making trips to transport persons or property;
 - (4) In conjunction with active construction operations on the site; or
 - (5) Passenger vehicles, pick-up trucks, and vans, containing signs that do not exceed 16 square feet in area, painted on or permanently affixed to the doors or integral body panels, and such vehicles are of a size that can fully fit within a standard parking space.
- (Ord. 2016-11. Passed 6-20-16.)

1266.05 SIGNS NOT REQUIRING PERMITS.

The following signs shall not require a permit, as otherwise required by Section [1266.07](#), but shall be subject to all other applicable general requirements of this chapter.

Table 1266.05 Signs Exempt from Permit	
Type of Sign	Requirements
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Type of Sign	Requirements
Address sign	Numeral height no greater than six inches for residences and 18 inches for businesses and other nonresidential uses.
Barber pole	The bottom of the barber pole must be at least 8 feet from the ground or sidewalk and the top must be lower than the height of the building. The barber pole must not extend more than 12 inches from the exterior face of the wall to which it is attached. Placement within any ROW requires approval by either the Village manager or ODOT.
Bulletin board	Not over 20 square feet in area for public, charitable, or religious institutions; provided that if such signs are electrically illuminated, an electrical permit must be obtained.
Device sign	Permanent signs on gas pumps or ice containers indicating only the contents of such devices, provided that the sign area of each device shall not exceed three square feet in area, limit of one sign per vending machine, gas pump or ice container.
Directional sign	Signs used to direct motor vehicle, bicycle and/or pedestrian traffic entering or leaving business establishments or shopping centers. The sign shall not exceed two square feet in area and three feet in height; shall be set back from the street right-of-way line and the edge of any driveway at least five feet; and may contain a logo or trademark up to one-third of the sign area, but shall not contain a name or commercial message. Only words such as "enter," "exit," "one way," "do not enter," and similar traffic directions may be displayed.
Employment sign	"Help wanted" signs soliciting employees for the place of business where posted, provided that the maximum area for all such signs shall be six square feet with a maximum height of four feet.
Flag	Flags or insignia of any nation, state, local government, community organization or educational institution.
Garage and estate sale	Garage sale and estate sale signs announcing the sale of household goods, provided the following: A maximum of four signs may be placed off-premises and one on-premises; the signs shall not exceed four square feet in area and three feet in height

	above grade; the signs shall not be affixed to other signs, utility poles, fire hydrants or trees; the signs are erected no more than three days before and removed within one day after the announced sale.
Historic marker	Historical marker including plaques or signs describing a property's designation as a historical site or structure and containing narrative, not exceeding 2 square feet in area, unless an official State or Federal historical marker.
Incidental sign	Incidental signs indicating acceptance of credit cards, the location of restrooms, restrictions on smoking and restrictions on building entrances or describing business affiliations and are attached to a permitted sign, exterior wall, building entrance, or window.
Interior sign	Any sign which is located completely within an enclosed building, and which is not visible from outside the building or which is primarily directed at persons within the premises upon which the sign is located.
Memorial sign	Memorial signs or tablets not exceeding two square feet in area, having the name of a building and/or the date of erection and cut, cast or engraved into a masonry or metal surface and made an integral part of the structure.
Murals	Murals not containing any logos, product or service representations are exempt; provided, the name of the use, business or entity located on the premises to which the mural is affixed may be displayed if it occupies no more than 10% of the area of the mural. Any other mural shall be regulated as a wall sign.
Nameplate	Signs identifying the occupants of the building and/or their profession, provided the sign shall not exceed two square feet in area; the sign must be attached to an exterior building wall.
Political sign	Signs dealing with candidates or issues appearing on a ballot in an election sanctioned by the Board of Elections. Signs shall not be placed in the street right-of-way. Signs must be placed 30 days prior to an election and must be removed by 10 days after an election.
Real estate sign	Signs advertising the real estate upon which the sign is located as being for sale, rent or lease. Only one sign is permitted per lot. However, two signs are permitted if the lot is a corner lot; The size of each sign may not exceed four square feet per side and a maximum height of four feet for single-family and two- family dwellings or 16 square feet per side and a maximum height of eight feet for all other uses; They must be non-illuminated; The sign shall not be affixed to other signs, utility poles, fire hydrants or trees; The sign must be located outside of the public right-of-way; and The sign must be removed within 30 days of the property's sale or lease.
Real estate open house sign	A maximum of two signs may be placed off-premises and one on-premises; The signs shall not exceed four square feet in size and three feet in height above grade; The signs shall not be affixed to other signs, utility poles, fire hydrants or trees;

	Any person or firm placing the signs shall obtain the written permission from the owner or occupant of all properties on which the signs are placed; The sign shall not be displayed for more than eight hours per day; and The signs must be removed within one hour following closing of the open house.
Religious symbols	Religious symbols incorporated into the architecture on places of worship or structures owned and operated by religious organizations shall not be considered a sign unless accompanied by text.
Residential contractor	One temporary sign identifying the contractor performing major home repairs or remodeling such as roofing, siding, landscaping and similar work of limited duration. The sign shall be a maximum of four square feet in area and three feet in height. It shall be located on the premises where the work is being performed and shall be removed within two weeks of completion of the work.
Scoreboards	Used in conjunction with a legally established sports field; not exceeding 20 feet in height above the ground; not exceeding 100 square feet in area; and the scoreboard is single sided.
Sign on vehicle	Signs on a bus, truck, trailer, or other vehicle while operated and used for transport in the normal course of a business, provided that the primary use of the vehicle displaying the sign shall not be for the purpose of advertising a business on the premises where the vehicle is parked.
Traffic control sign	Traffic or other municipal signs, legal notices, danger signs and such temporary emergency or non-advertising signs, or private traffic control signs which conform to the requirements of the <i>Manual of Uniform Traffic Control Devices</i> and as may be approved by the Village.
Warning sign	Publicly authorized warning signs, such as no trespassing, warning of electrical currents or animals, provided the sign does not exceed two square feet in area.
Temporary window sign	The total area of all signs within one foot of the window shall not obscure more than 25% of the window area.

(Ord. 2016-11. Passed 6-20-16.)

1266.06 NONCONFORMING SIGNS.

(a) Any permanent sign or sign structure which was legally established, but no longer conforms to the height, size, area or location requirements of this chapter, is deemed to be nonconforming.

(b) Nonconforming signs may not be altered, expanded, enlarged, or extended; however, nonconforming signs may be maintained and repaired so as to continue the useful life of the sign.

(c) For the purposes of this chapter, a nonconforming sign may be diminished in size or dimension or the copy of the sign amended or changed without jeopardizing nonconforming status (see [1266.09\(b\)\(3\)](#) Obsolete signs).

(d) Any nonconforming sign destroyed by fire or other casualty loss shall not be restored or rebuilt if reconstruction will constitute more than 50% of the value of the sign on the date of the loss.

(e) Any sign which, for a period of 60 days or more, no longer identifies a bona fide business conducted or product sold on the premises, shall be removed by the owner of the building, structure, or property upon which the sign is located within 30 days of receipt of written notice from the Zoning Administrator.

(f) A sign accessory to a nonconforming use on the premises may be erected, in accordance with the sign regulations for the district in which the property is located.

(Ord. 2016-11. Passed 6-20-16.)

1266.07 SIGN PERMITS.

(a) Permits Required. A sign permit shall be required for the erection, use, construction or alteration of all signs, except those specifically exempted by Section [1266.05](#). For purposes of this section “alteration” shall mean any change to an existing sign including changing the copy to promote, advertise, or identify another use. “Alteration” shall not mean normal maintenance of a sign nor apply to changeable message signs.

(b) Electrical Signs. All signs requiring electrical service shall be reviewed for compliance with the applicable electrical code. Approval of signs requiring electrical service shall be noted on or attached to the sign permit.

(c) Issuance of Sign Permit. The Zoning Administrator shall issue a sign permit if all provisions of this code and other applicable Village regulations are met. A sign authorized by a permit shall be installed or be under construction within six months of the date of issuance of the sign permit or the permit shall expire. A new permit may be issued upon filing of a new application and fee.

(d) Inspection. Upon approval by the Zoning Administrator, ~~the sign permit must be submitted to Greene County Building Regulations~~ **a building permit shall be submitted to the Building Official** for their compliance requirements.

(Ord. 2016-11. Passed 6-20-16.)

1266.08 APPLICATION PROCEDURE/FEES.

An application for a sign permit shall be made to the Zoning Administrator along with a fee as established by the Village Council. The application, at a minimum, shall include the following:

(a) Name, address, and telephone number of applicant and the person, firm or corporation erecting the sign;

(b) Address or permanent parcel number of the property where the sign will be located;

(c) A sketch showing the location of the building, structure, or lot upon which the sign is to be attached or erected, and showing the proposed sign in relation to buildings and structures along with setback from lot lines;

(d) Two sets of plans and specifications showing all dimensions, method of construction, and attachment to structures or ground;

(e) The zoning district in which the sign is to be located;

(f) Any other information which the Zoning Administrator may require in order to determine compliance with this code;

(g) Signature of applicant or person, firm or corporation erecting the sign; and

(h) Any application for a sign permit or other request for action pursuant to the regulations of this chapter shall be subject to and accompanied by a fee as established by the Village Council. Such fees shall be collected in advance of any application review, inspection, or issuance of any permit or approval. Upon notification of deficient payment of fees, the Zoning Administrator

shall cause any permits to be suspended and reject applications for new permits directly associated with the request.
(Ord. 2016-11. Passed 6-20-16.)

1266.09 INSPECTION AND MAINTENANCE.

(a) Sign Inspection.

(1) Responsibility for compliance. The owner of any property on which a sign is located is declared to be responsible for the permit, erection, inspection, safety, condition, and removal of a sign.

(2) Inspection of new signs. All signs for which a permit has been issued shall be inspected by the ~~Greene County~~ Building Regulations Official when erected. Approval shall be granted only if the sign has been constructed in compliance with the approved plans and applicable requirements of all codes.

(3) Inspection before enclosure. In cases where fastenings or anchorages are to be eventually bricked in or otherwise enclosed, the sign erector shall advise the ~~Greene County~~ Building Regulations Official when such fastenings are to be installed so that inspection may be completed before enclosure.

(4) Inspection of existing signs. The ~~Greene County~~ Building Regulations Official may, at such times as deemed necessary, inspect any sign allowed under this section and, if upon inspection, a sign is found to be unsafe or in a condition that does not comply with all the provisions of this section, the ~~Greene County~~ Building Regulations Official shall give notice of that condition to the owner of the sign and cause the necessary repairs or alterations to be made, or require removal of the sign.

(b) Sign Maintenance.

(1) Maintenance of signs. All signs for which a permit is required, as well as those that are exempt from the requirement of a permit, as set forth in Section [1266.05](#), and all structural supports shall:

A. Be kept in compliance with the plans and specifications filed and approved for issuance of the construction permit;

B. Be kept and maintained in a safe condition, consistent with adopted Building and Mechanical Codes; and

C. At all times conform to all provisions of this chapter.

(2) Correction of defects. If the ~~Greene County~~ Building Regulations Official finds that any sign is unsafe, unsecure, improperly constructed, or poorly maintained, the owner of the sign shall make the sign safe and secure by completing any necessary reconstruction or repairs, or entirely remove the sign in accordance with the timetable established by the ~~Greene County~~ Building Regulations Official. Existing signs determined to be unsafe and an immediate hazard to health or safety shall be removed or repaired within 12 hours of notification.

(3) Obsolete signs.

A. Signs which are no longer functional, in disrepair, or are abandoned for more than 60 days, shall be removed, at the expense of the owner of the property on which the sign is located, within 30 days following notice of noncompliance (see [1266.06\(c\)](#) Non-conforming signs). The owner shall be notified by certified mail. If the sign is not removed within 30 days, the Village Manager may cause the sign to be removed and assess the cost of removal against the property.

B. A sign which no longer identifies a use, product, business or entity located on the property, but is otherwise in conformity with the other provisions of this zoning code, may

remain in place if the sign face is completely covered or obscured by a blank panel attached within the frame of the sign. In such case, the sign shall be permitted to remain for a period not to exceed 120 days. Following expiration of the 120 days, the sign shall be removed, at the expense of the owner of the property on which the sign is located, unless identifying a new use, product, business or entity located on the property.

(c) Sign Removal. The Village Manager may obtain a court order to compel removal of a sign that is obsolete or otherwise in violation of this section. The cost of removal shall be added as a lien on the property tax rolls.

(Ord. 2016-11. Passed 6-20-16.)