
ARTICLE XIV

SIGN REGULATIONS

SECTION 14.0 SCOPE OF REGULATIONS: The regulations set forth herein shall apply and govern signs in all zones except as otherwise specifically provided within this ordinance.

SECTION 14.1 GENERAL RULES, REGULATIONS, AND LIMITATIONS:

- A. All business and identification signs, shall be deemed accessory uses and all advertising signs, shall be deemed non accessory uses, as defined in Section 7.0 of this Ordinance.
- B. No sign shall be erected, maintained or continued unless it is in full compliance with the regulations for the zone in which it is located, all applicable provisions and regulations of this ordinance or any other applicable laws, codes or ordinances of the city. The Zoning Administrator shall have the duty and authority to remove or cause to have removed any sign not in full compliance with all applicable provisions and regulations of this ordinance or any other applicable laws, codes, or ordinances of the city when the owner or agent has failed to comply within the time specified by the Zoning Administrator to make said sign comply. Said owner or agent shall bear full costs of such removal and shall be billed accordingly.
- C. No signs shall be erected, maintained, replaced, relocated, repaired, or restored within a distance of six hundred sixty (660) feet of the right-of-way or any interstate highways, limited access highway of turnpike except as provided for in KRS 177.830-177.890 and approved by the Kentucky State Highway Department District Office Number 6.
- D. Time Schedule for Compliance of Sign Regulations: Compliance with the provisions of this Article of the ordinance shall be according to the following time schedule.
 - 1. All new signs shall comply when erected.
 - 2. All signs becoming nonconforming due to this ordinance shall be registered by owner or agent with the Zoning Administrator within six (6) consecutive calendar months of the effective date of this ordinance. The owner or agent of any sign legally erected but which has become nonconforming because of this ordinance and not registered within the prescribed time, shall be dealt with as specified in Section 15.9 of this ordinance.
- E. No sign constituting a nuisance, because of light, glare, focus, noise, animation, flashing, intensity of illumination as to unduly disturb the use of surrounding properties, as determined by the Zoning Administrator, or causing a traffic hazard, shall be erected, maintained, or continued in any zone.

- F. No radio, phonograph, tape recorder, whistle, bell, gong, siren, or other sound or noise-making or transmitting device or instrument shall be allowed, permitted, or continued in connection with any sign or may it be used separately for advertising purposes in any zone.
- G. No sign shall be erected, maintained, or continued which covers any window, doorway, or any other opening which provides ventilation or exit facilities.
- H. No sign shall be erected, maintained, or continued which is misleading, fraudulent, obscene, immoral, indecent, or unsightly in character as determined by the Zoning Administrator.
- I. No sign, except those of a governmental entity, shall be erected, maintained or continued unless the following provisions are complied with; and said provisions shall go into effect ninety (90) consecutive calendar days after the effective date of this ordinance.
 - 1. The name of the company or person owning, maintaining or erecting said sign is plainly displayed thereon when said company or person is registered with the Zoning Administrator.
 - 2. The name and address of the company or person owning, maintaining or erecting said sign is plainly displayed thereon when said company or person is not registered with the Zoning Administrator.
- J. No sign shall be erected, maintained or continued over or into any street, public way or alley, unless specifically provided for within this ordinance.
- K. It shall be unlawful and a violation of this ordinance for any person to fasten, place, paint or attach in any way any sign, handbill, poster, advertisement, or notice of any kind, whether political or otherwise or cause the same to be done in or upon any curbstone, lamp post, telephone pole, telegraph pole, electric light or power pole, hydrant, bridge, culvert, public drinking fountain, public trash container, courtesy benches, rest station building, tree, or in or upon any portion of any public sidewalk, street or sign except as specifically permitted within this Ordinance.
- L. No sign shall be erected, maintained, or continued upon the inside of a curve of a street which causes any interference to sight distance in the opinion of the Zoning Administrator.
- M. No sign shall be erected, maintained or continued which displays flashing or intermittent lights, or lights changing degrees or intensity, with changes alternating on less than a five (5) second cycle.
- N. No sign shall be erected, maintained, or continued in any zone which does not comply fully with Section 11.0 of this ordinance except as specifically permitted within this ordinance.

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- O. No sign shall be erected, maintained or continued unless the sign complies with all of the following regulations:
1. Is erected and maintained to advertise a use specifically permitted in the zone in which the sign is located, or for a nonconforming use subject to the limitations contained in Section 9.12, Subsection C, 2 of this ordinance regarding nonconforming uses.
 2. Is clearly incidental, customary to and commonly associated with the operation of the use being advertised.
 3. Is established and controlled under and by the same ownership as the use being advertised.
 4. Is limited in location to the premises on which the use being advertised is located.
 5. Is limited in subject matter to the name, design, picture or phone number and address of owner, operator, builder, sales agent, managing agent, lessor, lessee, of the premises or of the activities (including merchandise handled or services rendered) on the premises on which such sign is located and does not include any general commercial advertising unrelated to or extending in substantial degree beyond the specifically permitted subject.
 6. Compliance with the exemptions listed in Section 14.2 of this Article of the ordinance.
- P. When any sign becomes defective or dangerous as determined by the Building Inspector, the Zoning Administrator shall have the power and the authority to remove or cause to have removed such sign when the owner or agent has failed to comply within the time specified by the Zoning Administrator to repair or make said sign safe or has failed to satisfy the Building Department that the sign is not defective or dangerous. The owner or agent of said sign shall bear the full costs of such removal and shall be billed accordingly. If the Building Department determines that said sign is of possible immediate danger to persons or vehicles, which may be passing nearby, the Zoning Administrator shall place or cause to have placed, signs or barriers indicating such danger.
- Q. Whenever any sign which does not comply with the provisions and regulations of this ordinance collapses, burns, or if said sign is removed from its location, except of normal maintenance, said sign shall not be replaced or reconstructed, except in full compliance with all of the provisions and regulations of this ordinance.
- R. The Zoning Administrator shall have the power and authority to remove or cause to be removed any and all signs which the City Engineer determines to be a traffic hazard, when the owner or agent responsible for the maintenance of said sign has failed to eliminate such traffic hazards within two (2) weeks from the date that the written notice is mailed by the Zoning Administrator. Said owner or agent shall bear the full costs of such removal and shall be billed accordingly.

- S. Except as otherwise specified in this ordinance, signs shall be in conformance with the City's Building Code where applicable and shall be subject to the inspection and approval by the Building Inspector.
- T. Except as herein provided, signs shall be permanently attached to the ground or on the building which the sign is to serve. Signs located on portable type vehicles shall not be permitted or continued in any zone, except that portable or temporary signs may be permitted to advertise public, semi-public, charitable or religious fund raising programs or events. Said sign may be erected thirty (30) consecutive calendar days prior to the day of the program or event and removed by the owner or agent within two (2) consecutive days following the day of the program. Said portable or temporary signs may also be permitted to advertise the opening of a new business for a period not to exceed thirty (30) consecutive days. All such signs shall not be located closer than five (5) feet from any property line, exceed a height of eight (8) feet, nor exceed a total area of thirty-two (32) square feet.
- U. A temporary banner type sign attached to the building may be used to advertise special sales or changes in operation. A banner type sign shall meet the requirements of Section 14.5, F (class 6) except that the total area of the temporary and permitted permanent class 5 and 6 signs shall not exceed one hundred fifty (150) percent of the area allowed for a class 5 or 6 sign. Temporary banner signs shall not be displayed for more than total of ninety (90) days per year for any business. A permit is required for each temporary business sign.
- V. A permit for a temporary or promotional sign may be issued for a period not to exceed thirty (30) days. A period of ninety (90) days must elapse before another such permit is issued for the same business, agency, or to the same individual. The maximum size of temporary or promotional sign is thirty two (32) square feet.

The City Clerk shall, upon payment of the required permit fee, affix a numbered permit to the sign. Upon return by the applicant of the sign to the city offices within fourteen (14) days of the date of expiration of the permit, the City Clerk shall refund to the applicant five (\$5.00) dollars, and shall cancel the temporary sign permit. If the applicant does not return the sign to the city offices within fourteen (14) days of the date of expiration of the permit, no refund will be made and the refundable portion of the fee shall be retained as minimum charges for the removal of the sign incurred by the City. The Zoning Administrator shall have the power and authority to remove or cause to have removed any and all signs under this section for which the temporary sign permit has expired.

The applicant shall bear the full costs of such removal and shall be billed accordingly.

- W. Advertising and directional signs on vehicles or trailers.

No supplemental advertising or directional signs shall be displayed on any vehicles or trailers located on (or off) the property. This section is directed towards the practice of attaching signs to vehicles or trailers that are parked in a location that will provide signage that is additional to what is permitted by the sign ordinance. This shall not be construed to prevent or restrict the use of delivery or service vehicles.

SECTION 14.2 EXEMPTIONS:

- A. The following signs shall be exempted from all the provisions and regulations of this section except for Section 14.3 and 14.4 of this ordinance and shall be permitted in any zone without a fee. This exemption shall not be constructed as relieving the owner or agent of the sign from the responsibility of its erection, maintenance and its compliance with all applicable provisions and regulations of this ordinance of any other applicable laws, codes or ordinances regulating same.
1. One (1) real estate sign per net acre not exceeding sixteen (16) square feet in outside area; single or double faced; maximum height of eight (8) feet, which advertises the sale, rental or lease of the premises on which said sign is located. Said sign shall not be animated; may be illuminated by only be concealed lighting, and only until 10:00 p.m. Such signs shall be removed by the owners or agents within ten (10) consecutive calendar days after the sale, rental, or lease of the premises.
 2. Professional name plates not exceeding one (1) square foot in outside area, single or double faced, shall not be animated or illuminated.
 3. Bulletin board not over twelve (12) square feet in outside area; single or double faced; maximum height of eight (8) feet, for public, charitable or religious institutions when the same is located on the premises of said institutions. Said sign shall not be animated; may be illuminated but only by concealed lighting, and only until 10:00 P.M.
 4. Signs not over twenty (20) square feet in outside area; single or double faced; maximum height of eight (8) feet; denoting the (person-firm) architect, engineer or contractor when placed upon the premises where construction work is being performed. Said sign shall be removed by owner or agent within ten (10) consecutive calendar days after completion of project of that (person-firms) part of project.
 5. Memorial signs or tablets, containing the name of the building and date or erection when built into the walls of the building and constructed of bronze, brass, marble, stone or other incombustible materials.
 6. Traffic signs, provided that said signs are designed and located in accordance with the "Manual on Uniform Traffic Control Devices" as prepared by the National Joint Committee on Uniform Traffic Control Devices, U.S. Department of Commerce, Bureau of Public Roads and other governmental single house number, name plates and other legal notices railroad crossing signs and other signs indicating danger and/or aid to service or safety.

7. Temporary signs where permitted or required by the Zoning Administrator, to fulfill requirements of this ordinance or other resolutions or regulations imposed by a governmental entity.
8. Awnings shall be supported without posts by an iron bracket, or be an iron framework attached firmly to the building. The frames and supports for all such awnings shall be securely attached to the walls of the building upon which such awnings shall be placed, and no such awning shall project more than ten (10) feet beyond the building lines. The lower most point of the frame of such awning shall not be less than eight (8) feet about the sidewalk and the lowest part of the curtain scallop or valence shall be at least seven (7) feet above the sidewalk when in use. The bracket or other devices, frames and supports for the Purpose used in the method of attaching same to the building shall be such as to clear the heads of pedestrians at the building line. The sidewalk and walkway must be left wholly unobstructed to insure the safety of pedestrians and shall be subject to the approval of the Zoning Administrator.
9. Signs on awning structures or awnings other than canopy or marquees, provided, however, that such signs shall not be animated not illuminated and may contain no lettering or advertising other than the name of the building, the name of the owner or occupant of said building and the street address.
10. Repainting or cleaning of an advertising structure or the changing of the advertising copy or message thereon, unless a structural change is made.
11. Sign inside a building, but shall not include signs within open malls or open courts.
12. Portable or temporary signs may be permitted to advertise charitable or religious fund raising programs. Said sign may be erected fourteen (14) consecutive calendar days prior to the day of the program and removed by the owner or agent within two (2) consecutive days following the day of the program.
13. Short term temporary signs: Short-term temporary signs may be erected in the public right-of-way, but not into or over the street. Short-term temporary signs may only be erected for not more than four (4) days in a thirty (30) day period. No permit is required for a short-term temporary sign. Examples of short-term temporary signs are real estate open houses and yard sale. Maximum size of short-term temporary sign is nine (9) square feet.
14. Off site directional signs for any business located and operated in Highland Heights are permitted provided they are included as part of the Streetscape Plan for the US 27 Corridor and are approved by the Planning Commission and City Council. All off site directional signs shall comply with any sign ordinances or regulations applicable to signs located on or adjacent to state highways. Signs not proposed on the original Streetscape Plan will require approval of an amendment to the existing Streetscape Plan.

SECTION 14.3 SIGN PERMIT REQUIRED FOR ERECTION OF SIGNS:

- A. No sign shall be erected, except as exempted or specified within this ordinance, until all required fees have been paid to the proper authorities or their agents and a permit has been issued for such by the Building Department.
 - 1. Before any sign receives a permit for the Building Department, the Planning Commission shall have first reviewed and approved the sign for compliance with City comprehensive planning and zoning standards and controls.
 - 2. If any sign is removed and a new sign is erected in its place, a permit shall be obtained the same as if a new sign were erected at a new location subject to all requirements enumerated herein.
 - 3. If any sign is removed for maintenance and replaced on the same supports, a new permit will not be deemed necessary if the size or type of sign is not changed.
 - 4. If the sign is removed from one location and erected at a new location, a new permit shall be obtained.
 - 5. Alteration or enlargement of any signs shall require a permit the same as for a new sign.
 - 6. No permit shall be granted until after an application has been filed with the Building Inspector showing the plans and specifications, including dimensions, materials, and details of construction of proposed structure not until all provisions herein have been met.

SECTION 14.4 APPLICATION FOR SIGN PERMIT:

- A. Application for a sign permit shall be made and submitted at the office of the Zoning Administrator on the appropriate forms furnished by said Administrator.
- B. If any information is left off of the application or if any of the submitted information is misrepresented on the application, the permit shall be denied or shall become null and void if already issued, regardless of actual construction being started or completed.
- C. Any sign not erected or constructed as represented on the application upon which the permit was issued shall not be construed as a hardship case, but shall be construed as a misrepresentation of facts on the application and a violation of this ordinance and the owner or agent shall be given a two (2) week notice to remove said sign or correct the error.

SECTION 14.5 SIGN PERMIT FEES: Sign permit fees shall be as determined by the legislative body.

SECTION 14.6 PERMITTED USE AND LOCATION OF SIGNS: The following classes of signs may be erected and maintained in the following zone district:

- A. Residential development/uses: All residential zones (R-RE through R-3):

1. Permitted signs: Ground mounted sign: Class 8 sign, but not to exceed five feet in height to identify the name of the residential development, subject to Planning Commission approval.
- B. Residential building/use: Including all retail zones (except SC-Shopping Center) GC, LSC, MLU and ROD District:
1. Permitted Signs:
 - a. Freestanding signs: Class 7
 - b. Building sign: Class 5, or Class 6
- C. Shopping Center – SC Zone:
1. Permitted signs:
 - a. Freestanding signs: Class 9, Pole or Ground Mounted
 - b. Building sign: Class 5
- D. Office Building/use: In all PO, MLU, ROD or Commercial retail zones:
1. Permitted signs:
 - a. Freestanding signs: Class 8
 - b. Building sign: Class 5 or Class 6, relating to office building use
- E. Manufacturing of Industrial Use – MLU, or I-Zone:
1. Permitted signs:
 - a. Freestanding signs: Class 8
 - b. Building sign: Class 5 or Class 6
- F. Planned Development: PUD, MLU, or ROD District Zones: The Planning Commission may make modifications to the sign applications in a PUD, MLU, or ROD district per the commissions Stage Two Development Plan approval process provided that any modification shall further the purpose and intent of the district and improve the overall design integrity of the development building or site in question.

SECTION 14.7 CLASSIFICATION OF SIGNS: The following classification of signs shall be deemed to include all signs permitted in any zone unless other signs are specifically listed and provided for. Classification of all signs shall be determined by the zoning administrator. (Permitted use and location of signs – See Section 14.6).

- A. Class 1:

- B. Class 2: The following signs meeting the following specifications shall constitute Class 2 and shall be only business or identification signs, as defined herein.

Advertising sale material as specified in Section 14.2 may be placed in the windows of retail business establishments, provided that not more than 50% of any window area may be occupied, or covered up by advertised material. Non permanent advertising sale materials displayed in windows may be exhibited for a period of not more than 30 days. Business proprietors and/or store managers shall be responsible for maintaining compliance with, and the timely removal of advertisement materials in accordance with the above standard and time limitation. The commercial advertising and sales materials shall not be displayed on any building, structure, or premises except as provided in these regulations.

- C. Class 3: Parking and directional signs as approved by the Planning and Zoning Commission per the site development plan approval process.
- D. Class 4:
- E. Class 5: The following building mounted signs meeting the following specifications shall constitute Class 5 and shall be primarily business or identification signs, as defined herein.
1. Structural type – flat wall sign, single faced only
 2. Maximum size of individual sign –
 - a. One-half square feet for each linear foot of building wall upon which the sign or signs are to be located.
 - b. Maximum size of letters shall not exceed 32 inches in height. Business logos may exceed the 32 inches height restriction provided that its size shall be governed by what is considered an appropriate scale and harmony for the building as approved by the Planning Commission, and provided further that the permitted overall maximum sign area is not exceeded.
 - c. The total size for individual letter signs shall be computed by taking the area enclosed within a rectangle that is needed to completely encompass each letter or insignia of the sign and including the area necessary for proper spacing of individual letters.
 3. Maximum height above grade at top of sign – attached flat to building, but shall not exceed above or beyond any wall of the building as defined in Section 7.0 of this Ordinance.
 4. Limitation on number of signs – only one sign for each lot on which the primary permitted use is located except that where a building has more than one store front as in an attached shopping complex or an attached group of buildings only one such sign shall be permitted for each individual separate business. Separate

business shall be construed to mean space allotted to the operation of one firm, company, or corporation having separate ownership, if separate rental or lease, except in a case where a business occupies more than one store front within a single building, the Planning Commission may permit an additional sign for each store front access provided that the applicant can show to the satisfaction of the Commission that additional business signage is appropriate for the type of business activities planned for the retail space. The overall impact, or number of signs should not exceed what would otherwise be permitted if each store front were leased to separate owners or businesses. A professional office, or manufacturing building with interior access to each business within such a complex shall not be considered as containing separate business for this purpose, but shall have only one such sign regardless of how many firms, companies or corporations having separate ownership, rental or lease within said building. A Class 5 sign may be utilized to identify special service service/entrance of any business activity (i.e., garden store, auto service) provided that such signs do not exceed 12 inches in height.

5. Other limitations –

- a. Shall neither be flashing or animated; however it may include the ability to change the message
- b. May be illuminated, but only from a concealed light source
- c. In all shopping complex of unified buildings, small tenant signs must be similar in height and construction. Major tenants shall be permitted unique signs – provided they are compatible with the style and character of other signs of the complex

F. Class 6: The following building mounted signs meeting the following specifications shall constitute a Class 6 sign, and shall be primarily business or identification signs, as defined herein.

1. Structural type – flat sign, single faced only
2. Maximum size of single sign –
 - a. One-half (1/2) square feet of area for each linear foot of building wall upon which the sign or signs are to be located
 - b. Maximum size of letters shall be 32 inches in height
3. Maximum height above grade at top of sign – attached flat to building but shall not extend or beyond any wall of any of the building as defined in Section 7.0 of this Ordinance
4. Limitation on number of signs – one wall mounted sign for each lot on which the primary permitted use is located, except when a building has more than one street frontage a second wall mounted sign may be permitted by the Planning Commission when demonstrated to the Commission that the additional sign would not adversely impact neighboring properties. Where a building has more

than one such sign shall be permitted for each individual separate business. Separate business shall be constructed to mean space allotted to the operation of one firm, company, or manufacturing building with interior access to each business within such a complex shall not be considered as containing separate businesses for this purpose, but shall have only one such sign regardless of how many firms, companies or corporations having separate ownership, rental or lease within said building. A Class 5 sign may be utilized to identify special service/entrance of any business activity (i.e., garden store, auto service) provided that such letters do not exceed 12 inches in height as approved per development plan approval by the planning and zoning commission.

5. Other limitations –
 - a. Shall neither be flashing nor animated; however may include the ability to change the message
 - b. May be illuminated, but only from a concealed light source
 - c. In all shopping complex of unified buildings, small tenant signs must be similar in height and construction. Major tenants may be permitted unique signs provided that such signs are compatible with the style and character of other signs in the complex and with the design of the building

G. Class 7: The following free standing monument signs meeting the following specifications shall constitute a Class 7 sign and shall be primarily business or identification sign, as defined herein.

1. Structural type – Monument, ground mounted sign; single or double face. A pole mounted sign may be permitted by the Planning Commission in place of a monument sign when visibility would otherwise be impaired or restricted relative to traffic safety, per Section 11.0 provided that such signs shall not exceed 14 feet in height, while maintaining a minimum ground clearance of 8 feet.
2. Maximum size of single sign - 40 square feet.
3. Maximum height above grade at top of sign – Eight (8) feet above finished grade. The height of a ground sign shall be measured from the finished grade of the lot, and may not be elevated by mounding or berming, or other structural means to otherwise increase the height of said sign. Provided that when the base of a sign is below the elevation of the abutting street, the Planning Commission may allow an adjustment of the height of the sign per site development approval.
4. Limitations – Only one free standing sign may be erected for each lot or building site upon which the primary uses are located regardless of the number of buildings on the site or lot, except when a building has more than one street frontage having not less than 75 feet of frontage on a second street a second sign may be permitted by the Planning Commission when demonstrated to the satisfaction to the Commission that a second monument sign is necessary for the convenience and safety of the general public.
5. Other limitations –

- a. Such a sign may neither be flashing nor animated; however, may include the ability to change the message.
 - b. No part of any pole or ground sign shall be closer than five (5) feet from any property line.
 - c. All signs shall be located in such a manner that they are wholly visible from the centerline of the abutting street which the sign faces from a minimum distance of 250 feet. No sign shall be located in such a manner that it partially or wholly obstructs adjacent signs, as viewed from the centerline of the abutting street from a minimum distance of 250 feet.
 - d. May be illuminated but only from a concealed light source.
- H. Class 8: The following signs meeting the following specifications shall constitute Class 8 and shall be only business or identification signs, as defined herein.
1. Structural type monument, ground mounted sign, single or double faced, a pole mounted sign may be permitted by the Planning Commission in place of a monument sign when visibility would otherwise be impaired or restricted relative to traffic safety, provided that such signs shall not exceed 11 feet in height, with a minimum ground clearance of 8 feet.
 2. Maximum size of a single sign. Thirty-five (35) square feet.
 3. Maximum height above grade at top of sign. Seven (7) feet above finished grade. The height of a ground mounted sign shall be measured from the finished grade of the lot, and may not be elevated by mounding or berming, or other structural means to otherwise increase the height of said signs; provided that when the base of a sign is below the elevation of the abutting street, the Planning Commission may allow an adjustment to the height of the sign per site development plan approval.
 4. Limitations –
 - a. One (1) monument type sign per business lot or building site regardless of the number of buildings, provided a secondary sign having frontage on a secondary street may be permitted by the Planning Commission in conjunction with the stage two site development plan when it has been demonstrated to the satisfaction of the Commission that a secondary sign is necessary and appropriate for the convenience and the safety of the general public and/or consistent with the urban design principals and objectives of the comprehensive plan.
 - b. One (1) sign may be permitted for identification purposes of a residential development in accordance with an approved Stage II site development plan.
 5. Other limitations –
 - a. Shall neither be flashing nor animated
 - b. May be illuminated, but only from a concealed light source

- c. No part of any ground sign shall be closer than 5 feet from any public right-of-way or 20 feet from any property line
- I. Class 9: The following free standing signs meeting the following specifications shall constitute Class 9, and shall be permitted only in a shopping center district, shall be a business identification sign as defined herein.
1. Structural type – pole or ground signs, single or double faced.
 2. Maximum size of single sign. One hundred fifty square feet, except that each major business located within a shopping center may be permitted one ribbon sign (identification sign) attached to a Class 9 sign, provided that said signs are uniform in size and appearance. Maintaining their required 8 feet of ground clearance; and provided further that each such sign does not exceed a maximum size of 25 square feet; or that the total sign area of the sign does not exceed 280 square feet per sign face.
 3. Maximum height above grade at top of sign.
 - a. Twenty-two feet – pole sign. The height of a pole mounted sign shall not exceed 22 feet above ground level as measure from the center line of the abutting arterial street where the said sign is to be located.
 - b. Fourteen feet above finished grade for a ground mounted monument sign. The height of a ground mounted sign shall be measure from the finished grade of the lot, any may not be elevated by mounding or berming, or other structural means to otherwise increase the height of said sign.
 4. Limitations – One class 9 sign may be located along each abutting arterial street identifying the shopping center, provided that the second sign at the secondary point of access does not exceed 150 total square feet in area size (per sign face).
 5. Other limitations –
 - a. Shall be neither flashing nor animated; however, may include the ability to change the message
 - b. May be illuminated, but only from a concealed light source
 - c. No Class 9 sign shall be placed closer than 10 feet from any property line
 - d. No pole sign shall be at its lowest point, less than eight (8) feet from the ground
 - e. All signs shall be located in such a manner that they are wholly visible from the centerline of the abutting street from a minimum distance of 250 feet. No sign shall be located in such a manner that it partially or wholly obstructs adjacent signs, as viewed from the centerline or the abutting street from a minimum distance of 250 feet
- J. Class 10:

- K. Class 11: The following signs meeting the following specifications shall constitute Class 11 and shall be only business or identification signs, as defined herein:
1. Structural type – Canopy (marquee) and canopy sign.
 2. Maximum height above grade at sign – No such canopy (marquee) or canopy sign shall be less than ten (10) feet between the ground level and the lowest point or bottom edge of said canopy (marquee) or canopy sign, and there may be placed an illuminated fascia sign with may extend the entire length and width of the canopy provided such sign does not extend more than four (4) feet above nor more than one (1) foot below such canopy but, under no circumstances, shall the sign or signs in single face be over one hundred fifty (150) square feet in outside area.
 3. Other limitations – The Building Inspector shall not issue any permit for the erection or maintenance of a canopy or canopy sign until after an application has been filed with the department for such a permit, which the application shall set forth in detail the plans and specifications and location of said canopy or canopy sign. When required by the Zoning Administrator, said applicant shall furnish complete proof, in the form of engineering calculations, stress diagrams, etc., that the building to which the canopy (marquee) or canopy sign is to be attached is so built that the addition of the canopy (marquee) or canopy sign to the building will, in no case, stress the building supporting said canopy (marquee) or canopy sign beyond the limits of safety, as defined by the Building Code. Canopies may extend outward from the building to within two (2) feet of the property line.
- L. Class 12: Off-premises signs: The following signs meeting the following specifications shall constitute Class 12 and shall only be business or identification signs, as defined herein.
1. Structural type – ground monument sign
 2. Limitations –
 - a. Class 12 off-premises signs may be permitted only in cases where a business area has been adversely affected by the opening of I-471, or the realignment of US 27.
 - b. An off-premises sign(s) shall be for the purpose of fostering the commercial revitalization of a business area where traffic volumes have been reduced by highway realignment.
 - c. All off-premises signs shall be jointly developed by the City of Highland Heights and participating businesses.
 - d. All off-premises signs shall be designed by a professional graphic designer and landscape architect.
 - e. The location and placement of a proposed Class 12 sign shall include a landscape plan as approved by the Planning Commission.
 - f. The height, size and other design considerations of a Class 12 sign shall be as approved by the Planning Commission per a detailed site plan, provided that the sign plan is found to be aesthetically pleasing and compatible with

its surroundings, in a manner that promotes the design intent of the Comprehensive Plan with respect to the I-471/US 27 Gateway and Town Center image envisioned in the plan.

3. Other limitations –

a. Under certain, unique circumstances, a temporary sign exceeding the height and size dimensions necessary for compatibility purposes may be permitted by the Planning Commission for a period not to exceed nine (9) months, provided that the Commission finds in the affirmative the following:

- (1) That the temporary sign is necessary to bring attention to a new commercial business venture that is potentially important to the economy of the city
- (2) That all necessary administrative and legal safe guards and assurances are in place for the timely removal of the temporary sign at the end of the nine (9) month period time limit
- (3) That the Commission shall not extend the time of a Class 12 sign beyond the original nine (9) month period