

NEW LEGISLATION

February 26, 2018

Temp. No.	Introduced	Committee	Description
A-17	2/26/18	PZ	An ordinance approving regulatory text amendments in Section 1146.06 G. Revitalization Signage Areas and in Section 1146 H. Downtown Signs of the Codified Ordinances of the City of Cuyahoga Falls (General Development Code), and declaring an emergency.
A-18	2/26/18	PZ	An ordinance approving the Cuyahoga Falls Downtown Historic District Revitalization Sign Criteria and Master Sign Plan, as more fully described and depicted herein, and declaring an emergency.
A-19	2/26/18	Fin	An ordinance authorizing the Director of Public Service to execute a modification of Contract No. 7495 with Nathan Contracting, LP, for repairs to the Green Parking Deck, and declaring an emergency.
A-20	2/26/18	PI	An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, according to law, to refinish the main pool surface at Water Works Family Aquatic Center, and declaring an emergency.
A-21	2/26/18	PI	An ordinance authorizing the Mayor, as Director of Public Safety, to enter into a contract or contracts, according to law, with David Pelligra & Architects, Inc., for architectural design services for the Cuyahoga Falls Law Enforcement Training Center, and declaring an emergency.
A-22	2/26/18	PA	An ordinance creating the position Member Relations Supervisor in the department of Parks and Recreation, and declaring an emergency.

Please Recycle Waste Paper

CALENDAR

February 26, 2018

The following legislation will be up for passage at the Council Meeting on February 26, 2018.

Temp. No.	Introduced	Committee	Description
A-9	2/12/18	PZ	An ordinance authorizing and approving the Dickerson Run Preliminary/Final Subdivision Plat and Improvement Plans on Parcel 35-06570, and declaring an emergency.
A-10	2/12/18	Fin	An ordinance amending ordinance 114-2017 authorizing the Directors of Safety and Public Service to enter into a contract or contracts, according to law, for the purchase or lease of various vehicles for use by the City, and, and declaring an emergency.
A-11	2/12/18	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the Woodward Creek Culvert under the Creekside Trail Improvement Project, and declaring an emergency.
A-12	2/12/18	PA	An ordinance amending the Traffic Control File by providing for installation of various traffic control devices, and declaring an emergency.
A-13	2/12/18	PA	An ordinance amending various sections of the Codified Ordinances to conform to State law, approving the 2017 replacement pages to the Codified Ordinances of the City of Cuyahoga Falls, and declaring an emergency.
A-14	2/12/18	PA	An ordinance enacting Section 933.124 of Title Five, Part Nine of the Codified Ordinances, relating to Distributed Generation Service of retail electric customers of the City's Electric Department, making certain findings in connection therewith, and declaring an emergency.

A-15	2/12/18	CD	An ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with River Falls Property IV, LLC, and declaring an emergency.
A-16	2/12/18	CD	An ordinance authorizing the Mayor to enter into a contract or contracts, according to law, providing River Falls Property IV, LLC dba Ohio Brewing Company an economic development loan, and declaring an emergency.

PENDING LEGISLATION

February 26, 2018

Temp. No.	Introduced	Committee	Description
B-66	9/11/17	PA	An ordinance authorizing the Mayor to enter into a lease agreement or agreements with Riverside Community Urban Redevelopment Corporation, and declaring an emergency.
A-9	2/12/18	PZ	An ordinance authorizing and approving the Dickerson Run Preliminary/Final Subdivision Plat and Improvement Plans on Parcel 35-06570, and declaring an emergency.
A-10	2/12/18	Fin	An ordinance amending ordinance 114-2017 authorizing the Directors of Safety and Public Service to enter into a contract or contracts, according to law, for the purchase or lease of various vehicles for use by the City, and, and declaring an emergency.
A-11	2/12/18	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the Woodward Creek Culvert under the Creekside Trail Improvement Project, and declaring an emergency.
A-12	2/12/18	PA	An ordinance amending the Traffic Control File by providing for installation of various traffic control devices, and declaring an emergency.
A-13	2/12/18	PA	An ordinance amending various sections of the Codified Ordinances to conform to State law, approving the 2017 replacement pages to the Codified Ordinances of the City of Cuyahoga Falls, and declaring an emergency.
A-14	2/12/18	PA	An ordinance enacting Section 933.124 of Title Five, Part Nine of the Codified Ordinances, relating to Distributed Generation Service of retail electric customers of the City's Electric

Department, making certain findings in connection therewith, and declaring an emergency.

A-15 2/12/18 CD

An ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with River Falls Property IV, LLC, and declaring an emergency.

A-16 2/12/18 CD

An ordinance authorizing the Mayor to enter into a contract or contracts, according to law, providing River Falls Property IV, LLC dba Ohio Brewing Company an economic development loan, and declaring an emergency.

2
3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. - 2018

7
8 AN ORDINANCE APPROVING REGULATORY TEXT
9 AMENDMENTS IN SECTION 1146.06 G.
10 REVITALIZATION SIGNAGE AREAS AND IN SECTION
11 1146 H. DOWNTOWN SIGNS OF THE CODIFIED
12 ORDINANCES OF THE CITY OF CUYAHOGA FALLS
13 (GENERAL DEVELOPMENT CODE), AND DECLARING
14 AN EMERGENCY.
15

16 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions
17 made by the Planning Commission be submitted to Council, and
18

19 WHEREAS, on February 22, 2018 the Planning Commission recommended
20 approval of regulatory text amendments to the Cuyahoga Falls General
21 Development Code as outlined in this legislation and in Project File TXT-18-00010,
22 and
23

24 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
25 Falls, County of Summit, and State of Ohio, that:
26

27 Section 1. Chapter 1146 Sign Design-Cuyahoga Falls General Development
28 Code, Section 1146.06 G. Revitalization Signage Areas is hereby amended to read
29 as follows (new text underlined; delete text in ~~strikethrough~~):
30

31 ~~H~~G. Revitalization Signage Areas.

32 1. *Purpose.* A very limited number of small areas of high concentrations of
33 signage can add color and visual interest to the urban environment, serve
34 to identify a hub of commercial activity, and meet the needs of a community
35 of businesses and others to communicate with residents of and visitors to
36 Cuyahoga Falls. If strictly limited in number and size and appropriately
37 controlled, such areas can be compatible with the objectives of this Code.

38 2. *Designation of RSAs.*

39 a. The Planning Commission may recommend and Council may designate
40 a Revitalization Signage Area (RSA) within a Council-designated
41 redevelopment area and within an area within any C1-Commercial
42 District, MU-3-Suburban Center, MU-4 Sub-Urban Corridor, MU-5
43 Urban Center or MU-6 Downtown District~~included in any Council-~~
44 ~~designated redevelopment area as a Revitalization Signage Area (RSA).~~
45 The Zoning District Map shall show all boundaries thereof.

46 b. A Revitalization Signage Area may be designated at the initiative of the
47 Planning Commission or at the request of property owner(s).

- 48 c. Designation of a Revitalization Signage Area is hereby established as a
49 privilege to be earned and not a right or entitlement to be granted solely
50 by virtue of the filing of a petition therefor.
- 51 3. *Restrictions on RSAs.*
- 52 a. Number. At any time there shall be no more than ~~threetwo~~ RSAs in the
53 City.
- 54 b. Size. No RSA is greater than 150 contiguous acres ~~shall cumulatively~~
55 ~~extend more than 2,640 feet along any one or more streets.~~
- 56 c. Spacing. No Revitalization Signage Area shall be closer than 1 mile
57 drive distance ~~2 miles~~ to any other.
- 58 ~~d. Areas. Not in Showcase MU 1, MU 2, and MU 6 Districts or designated~~
59 ~~Showcase areas.~~
- 60 4. *Waiver of Normal Restrictions.* The following restrictions may at the
61 discretion of City Council be waived for some or all signs displayed in an
62 RSA:
- 63 a. Permanent Sign Allowance
- 64 b. Maximum sign area of an individual sign under 1146.05.A.1.c.
- 65 c. Sign height restrictions under 1146.05.B except for Sign Vision
66 Clearance Triangle requirements.
- 67 d. Displays prohibited by 1146.03.C.
- 68 e. Illumination restrictions of 1146.05.D.2., Bare Bulb Illumination, and
69 D.4., Constant and Even Illumination.
- 70 5. *Signage Allowed in RSAs.* No sign shall be displayed in a Revitalization
71 Signage Area that:
- 72 ~~a. Is not a sign permitted by regulations governing signs outside of RSAs,~~
73 ~~or~~
- 74 ~~ba.~~ Does not conform to the provisions of the RSA plan, or
- 75 ~~eb.~~ Is not a sign given approval for a Conditional Zoning Certificate based
76 on consistency with the purpose of these regulations and with the RSA
77 plan under applicable procedures of Section 1113.08 of Title 1,
78 Administration.
- 79 6. *RSA Plan.* Waivers authorized herein shall be limited to those authorized in
80 a plan for the RSA approved by City Council after recommendation by the
81 Planning Commission that proposes specific waivers for particular proposed
82 signs. Such plan may consist of drawings showing proposed locations,
83 dimensions, colors, and appearance of proposed signs and/or verbal and/or
84 numerical standards or restrictions to govern signs in the RSA. The plan

- 85 may be prepared and filed for approval by owner(s) of property within the
86 proposed RSA or by the Planning Commission.
- 87 7. *RSA Location Approval Criteria.* Before approving a location for an RSA, City
88 Council shall determine that the location conforms to all of the criteria
89 herein.
- 90 a. Serves Multiple Businesses. An RSA will serve 5 or more businesses.
- 91 b. Highlights Retail Hub. An RSA will draw attention to an important part
92 of a major retail or entertainment concentration.
- 93 c. Traffic Safety. A concentration of less restricted signage at this location
94 is not likely to significantly impair traffic safety.
- 95 d. No Residential Nuisance. Such a concentration will not create undue
96 nuisance effects in adjacent residential areas.
- 97 e. Reduced Signage Outside. The concentration will reduce the need for
98 signage at locations outside the Revitalization Signage Area.
- 99 f. Part of Revitalization Activity. The RSA is part of a larger revitalization
100 activity and is not an isolated sign display.
- 101 8. *Plan Approval Criteria.* Before approving a plan for a Revitalization Signage
102 Area, the Planning Commission and City Council shall determine that the
103 plan exhibits a high level of visual quality and conforms to all of the criteria
104 herein.
- 105 a. Enhances Environment. The signage proposed in the plan enhances
106 the visual environment of the area in a way consistent with the color
107 and visual stimulation characteristics of an important commercial area.
- 108 b. Signage Is Coordinated. Proposed signage is coordinated so that signs
109 complement other signs and buildings and open spaces rather than
110 being random or conflicting.
- 111 c. Visual Excitement Achieved. The concentration of less restricted
112 signage creates a pleasing effect of liveliness and excitement rather
113 than a jarring effect of discord and clutter.
- 114 d. Sets Business Area Apart. The proposed signage creates a unique or
115 very special commercial atmosphere that sets the business district
116 apart rather than just being an agglomeration of signs.
- 117 e. Promotes a Community of Businesses. Signage will deliver messages
118 from 5 or more businesses.
- 119 9. *Approval Procedures.* Designation of an RSA and approval of a plan
120 therefore shall each be acted upon in accordance with procedures for
121 zoning amendments in *Section 1113.07* of Title 1, Administration. Public
122 hearings and public notice shall conform to the requirements of that

123 chapter. Designation and plan approval may at the option of the petitioner
124 be filed, heard, and acted upon together.

125 Section 2. Chapter 1146 Sign Design-Cuyahoga Falls General Development
126 Code, Section 1146.06 H. Downtown Signs is hereby amended to read as follows
127 (new text underlined; delete text in ~~strikethrough~~):

128 H. Downtown Signs.

129 1. ~~Downtown a Showcase Area.~~ The MU 6 District established in the
130 Zoning Regulations shall be governed by the Showcase level of
131 regulation established in ~~Section 1146.02.A.1.~~

132 2. ~~Riverfront Signs.~~

133 a. ~~Riverfront Displays Defined:~~

134 (1)A ~~Riverfront Sign is a permanent sign displayed on~~
135 ~~property within the MU 6 District established in the~~
136 ~~Zoning Regulations the message of which is readable~~
137 ~~from a point within such District from Riverfront~~
138 ~~Parkway.~~

139 (2)A ~~Riverfront Display is a permanent attention getting~~
140 ~~display, as defined herein, on a property in the MU 6~~
141 ~~District that is visible from a point within such District~~
142 ~~from Riverfront Parkway.~~

143 (3) ~~Signs and attention getting displays on lots in residential~~
144 ~~use shall not be considered Riverfront Signs or~~
145 ~~Riverfront Displays.~~

146 b. ~~Incentive for Festive Signs.~~ To help create a festive atmosphere
147 to attract the public to the downtown riverfront, the following
148 types of permanent signs are permitted and encouraged as
149 Riverfront Signs in the MU 6 District notwithstanding any
150 prohibition elsewhere in this Code:

151 (1) ~~Exposed neon signs~~

152 (2) ~~Painted wall signs~~

153 (3) ~~Pole mounted flag and banner signs, including such~~
154 ~~signs on lighting poles.~~

155 (a) ~~Only 50 percent of the sign area of such signs~~
156 ~~that are Riverfront Signs, as defined herein,~~
157 ~~shall be counted against the Permanent Sign~~
158 ~~Allowance of a lot in the MU 6 District.~~

159 c. ~~Riverfront Displays.~~ Notwithstanding any prohibition thereof
160 elsewhere in this Code, the following are permitted and
161 encouraged as Riverfront Displays, as de fined herein:

- 162 ~~(1) Strings of small, low intensity ornamental lights~~
- 163 ~~d. Restrictions on Riverfront Signs. Notwithstanding any~~
- 164 ~~contrary provision of this Code:~~
- 165 ~~(1) No Riverfront Sign shall be an internally illuminated~~
- 166 ~~sign, as defined herein.~~
- 167 ~~(2) No Riverfront Sign t hat is a Non Surface Sign shall~~
- 168 ~~have a sign area exceeding 16 square feet.~~
- 169 ~~3. Portable Signs. Portable signs are permitted downtown as provided~~
- 170 ~~in 1146.05.C.2.b (1)~~

171 Section 3. Any other ordinances or resolutions or portions of ordinances and

172 resolutions inconsistent herewith are hereby repealed, but any ordinances and

173 resolutions not inconsistent herewith and which have not previously been repealed

174 are hereby ratified and confirmed.

175

176 Section 4. It is found and determined that all formal actions of this Council

177 concerning and relating to the adoption of this ordinance were adopted in an open

178 meeting of this Council, and that all deliberations of this Council and of any of its

179 committees that resulted in such formal action, were in meetings open to the

180 public, in compliance with all legal requirements including, to the extent applicable,

181 Chapter 107 of the Codified Ordinances.

182

183 Section 5. This ordinance is hereby declared to be an emergency measure

184 necessary for the preservation of the public peace, health, safety, convenience and

185 welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason

186 that it is immediately necessary to permit timely and appropriate development of

187 this property, and provided it receives the affirmative vote of two thirds of the

188 members elected or appointed to Council, it shall take effect and be in force

189 immediately upon its passage and approval by the Mayor; otherwise it shall take

190 effect and be in force at the earliest period allowed by law.

191

192

193 Passed: _____

194 _____

195 President of Council

197 _____

198 Clerk of Council

201 Approved: _____

202 _____

203 Mayor

2 Presented by the Administration
3 Upon Recommendation of the Planning Commission

4
5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. - 2018

8
9 AN ORDINANCE APPROVING THE CUYAHOGA FALLS
10 DOWNTOWN HISTORIC DISTRICT REVITALIZATION SIGN
11 CRITERIA AND MASTER SIGN PLAN, AS MORE FULLY
12 DESCRIBED AND DEPICTED HEREIN, AND DECLARING AN
13 EMERGENCY.

14
15 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made
16 by the Planning Commission be submitted to Council; and

17
18 WHEREAS, on February 8, 2018 the Design and Historic Review Board recommended
19 approval of the Downtown Historic District Revitalization Sign Criteria and Master Sign
20 Plan ("Plan") per Section 1146.06 G of the Cuyahoga Falls General Development Code; and

21
22 WHEREAS, on February 22, 2018 the Planning Commission recommended approval of
23 the Plan per Section 1146.06 G of the Cuyahoga Falls General Development Code; and

24
25 WHEREAS, this Revitalization Sign Area Plan will regulate all signage for the
26 Downtown area as fully described in the Plan and in file PZ-18-00011; and

27
28 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
29 County of Summit, and State of Ohio, that:

30
31 Section 1. The Downtown Historic District Revitalization Sign Criteria and Master
32 Sign Plan will regulate all signage in the Downtown area as indicated in the Plan which is
33 attached hereto as Exhibit A and incorporated into this ordinance and as contained in file
34 PZ-18-00011.

35
36 Section 2. Any other ordinances or resolutions or portions of ordinances and
37 resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions
38 not inconsistent herewith and which have not previously been repealed are hereby ratified
39 and confirmed

40
41 Section 3. It is found and determined that all formal actions of this Council
42 concerning and relating to the adoption of this ordinance were adopted in an open meeting
43 of this Council, and that all deliberations of this Council and of any of its committees that
44 resulted in such formal action, were in meetings open to the public, in compliance with all
45 legal requirements including, to the extent applicable, Chapter 107 of the Codified
46 Ordinances.

47
48 Section 4. This ordinance is hereby declared to be an emergency measure necessary
49 for the preservation of the public peace, health, safety, convenience and welfare of the City
50 of Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately

51 necessary to permit timely and appropriate development of this property, and provided it
52 receives the affirmative vote of two thirds of the members elected or appointed to Council,
53 it shall take effect and be in force immediately upon its passage and approval by the
54 Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

55
56 Passed: _____
57 _____
58 President of Council

59
60 _____
61 Clerk of Council

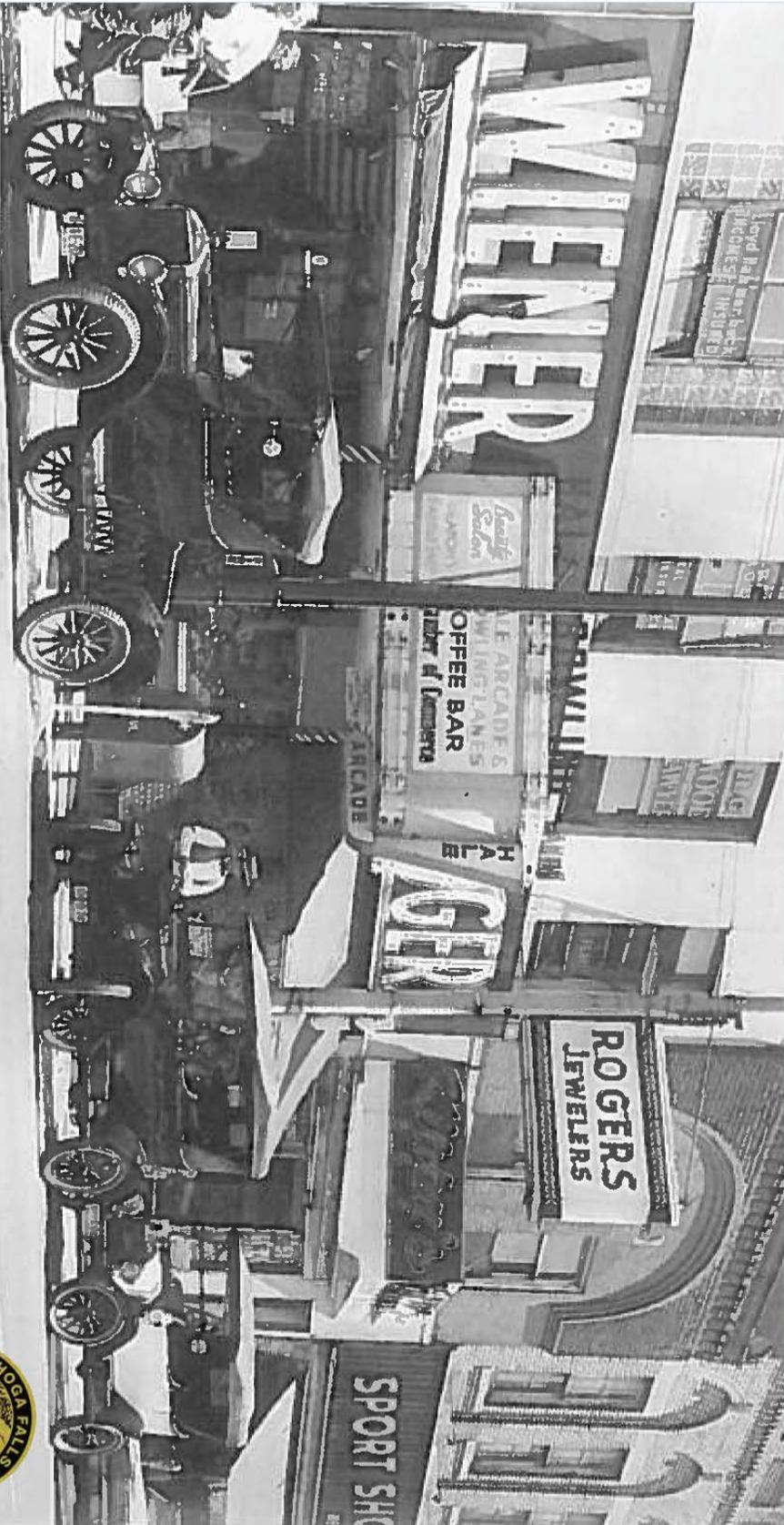
62
63
64 Approved: _____
65 _____
66 Mayor

67 2/26/18

68 O:\2018ords\RSA PLAN-Downtown District PZ-18-00011.doc

**Cuyahoga Falls Downtown Historic District
Sign Criteria and Master Sign Plan
Revitalization Signage Area
Cuyahoga Falls, Ohio**

*As recommended for approval by
Design & Historic Review Board Meeting
February 8, 2018*



RKLEWITZ
ARCHITECTURE PLANNING GRAPHICS



Table of Contents & Acknowledgments

<i>Introduction and Maps</i>	<i>Section 1</i>
<i>Definition of Sign Types</i>	<i>Section 2</i>
<i>Sign Type A: Fascia Wall Sign</i>	<i>Section 3</i>
<i>Sign Type B: Marquee/Canopy Sign</i>	<i>Section 4</i>
<i>Sign Type C: Feature Sign</i>	<i>Section 5</i>
<i>Sign Type D: Projecting Blade Sign</i>	<i>Section 6</i>
<i>Sign Type E: Awning Sign</i>	<i>Section 7</i>
<i>Sign Type F: Plaque Sign & Medallion</i>	<i>Section 8</i>
<i>Sign Type G: Window/Door Sign</i>	<i>Section 9</i>
<i>Sign Type H: Changeable Sign</i>	<i>Section 10</i>
<i>Sign Type J: Additional Signs</i>	<i>Section 11</i>
<i>Sign Type K: Monument Sign</i>	<i>Section 12</i>
<i>Allowable Sign Area Tables</i>	<i>Section 13</i>
<i>Sample Sign Area Calculations Matrix</i>	<i>Section 14</i>

Preface Notes:

1. Depicted signs and sign locations on keyed elevations throughout this document are diagrammatic and not to scale. The building designs are generic and used for illustrative purposes only.
2. Described sign conditions apply to multi-story buildings in compliance with FSA maximum heights plus an extended screening parapet and special corner architectural features.
3. Photographs of existing buildings, storefronts, and signs in this master sign plan are examples for discussion purposes only and are not approved for final design.



Prepared by

With the support of



Mayor Don Walters

Design and Historic Review Board

Planning Commission

*Janna Amole, Chair
Mark N. Gilles, Vice Chair
Kathy Hummel, Secretary
Diana Colavecchio
Michael Brillhart
Mary Nichols-Rhodes
Joel A. Testa*

*Paul Colavecchio
Terry Gahring
Sandy Locascio
Louise Mazur
Edward M. Monaco
Dan Rice
Stacy Walter*

Credits and Acknowledgments:

This document has been prepared by R.K. Levitz LLC exclusively for the City of Cuyahoga Falls. The City of Cuyahoga Falls reserves copyright of this document for use by citizens of Cuyahoga Falls and for the commonwealth and benefit of the community at large for work within the limits of the city.

For historic images, the following organizations and individuals were consulted through the City of Cuyahoga Falls: Cuyahoga Falls Historical Society; Jeanne Wunderle (President); Irene Metz (Curator); Marge Walker (volunteer); Gerald Lewis; Taylor History Room; Cuyahoga Falls Library

All other photos in this document credited to R.K. Levitz LLC unless otherwise noted.

Front Cover Photo: Front Street – Courtesy of Cuyahoga Falls Historical Society
Back Cover Photo: Front Street – Courtesy of Cuyahoga Falls Historical Society

Qualifications and Disclaimers

The designs, logos and brand representations featured in this document are not product endorsements and/or any other kind of endorsements by the preparers, collaborators and/or supporters of this document and as they are specifically listed in the acknowledgment above. Furthermore, the preparer, collaborators and/or supporters of this document do not claim authorship and/or ownership of any of the depicted images, art and/or messages in the photos, all of which are used strictly as general examples of typical and standard product-types used in the signage industry in terms of materials and finish specifications, quality and constructibility.

Introduction

The purpose of the Downtown Historic District's Signage is to enhance its "urban" historic and eclectic character through adherence to this Sign Criteria and Master Sign Plan (Sign Criteria) pursuant to Cuyahoga Falls General Development Code, Chapter Section 1146.06(G) "Revitalization Signage Areas" (RSA); correspondingly, this Sign Criteria shall govern all signage within the confines of the Downtown RSA.

The Sign Criteria will be used by the City of Cuyahoga Falls (the City) as a means to provide sign design guidelines and regulations in order to administer the sign designs and their final fabrication and installation so that they are in conformance with the urban design and aesthetic goals of the Downtown Historic District (Downtown).

The Sign Criteria and Master Sign Plan will ensure that signage used by individual businesses will contribute to the vitality and interest of Downtown by creating a lively and stimulating atmosphere. A sign can be a logo, a symbol or image that represents the business or simply the name. While signs should be integrated into the architecture design as a whole, owners and tenants are strongly encouraged to express their unique character and brand, and to be creative and explore both two and three-dimensional design options giving building facades and storefronts variety, texture and depth.

Effective signs will also work together with street amenities in establishing the character of the streets, alleys, parking decks and parking lots on which they front, while clearly identifying businesses, both from afar with large-scale signs, as well as close-up with small-scale signs at the pedestrian scale. This variety of signage scale and proportion is critical to encouraging window shopping and

enhancing the pedestrian experience. Due to the special nature of the variety of buildings, including the height and mass, and the fact that portions of the development include tenants that face each other along an urban streetscape, there is variety of larger "Primary Identity Signs" and smaller "Secondary Identity Signs." While the Primary Identity Signs address the larger scale of the building blocks and architecture at a distance, the Secondary Identity Signs add another level of interest through the use of pedestrian-oriented, smaller scale signs. It is noted and acknowledged that the addition of Primary and Secondary Signs makes the total allowable signage area within the Downtown greater than the total sign areas generally allowed by Cuyahoga Falls Sign Design Ordinance as applied to non-RSA districts.

For the purposes of this document, "tenant" shall mean, unless specified, any retail, commercial, office or institutional business operating from a space, building, kiosk or cart within the Downtown RSA. For the purpose of calculating sign areas, "tenant frontage" shall consist of the sides of the individual tenant space along a street, road, alley and/or parking area.

The following shall not be considered signage: the City's project identity signs (i.e. the branding logotext of the RSA), addressways, the City's monument signs and wayfinding signs. Additionally, public art, including building murals and sculpture as well as installation art, seasonal displays and/or holiday decorations (i.e. Halloween, Christmas, St. Patrick's Day, Cinco de Mayo, etc.) that are sponsored by the City, a landlord/owner, a tenant or a third party shall not be considered signage. In addition to the aforementioned, the Criteria shall follow Cuyahoga Falls

General Development Code, Section 1146.03, "Exempt Signs." Traffic control and regulatory signs are not governed by the Criteria, but are subject to applicable government regulations.

Public Art and building murals with content whose primary purpose is to advertise products, goods and/or services shall be considered signage and required to be in compliance with the Sign Criteria. When the art and advertisement/commercial message are combined in a design composition, the only area to be counted as signage shall be an "imaginary" geometric shape drawn around the advertisement /commercial message.

Tenants shall be permitted to have signage mounted to the facades of the building in which their primary leased space is located at a level other than the floor of their leased space, including above the roof parapet and atop the roof (roof signs) beyond the highest point of a roof deck or peak.

Outdoor dining signage shall be included as part of storefront design approval process or as part of a separate submittal for the outdoor dining facility. In either case, except for umbrella signs, outdoor dining signage shall be linked to the design and area calculations of the tenant storefronts.

The permitted sign types described in this document align with the proposed uses and locations of the various types of tenant businesses on all floor levels. Retail tenants with their entry and sales display at street level and with additional display space on an upper level shall use the "Retail Tenant Signage Allowances" for their street level storefront tenant frontage in addition to allowances for their upper level storefront tenant frontage. Permissible sign types vary according to

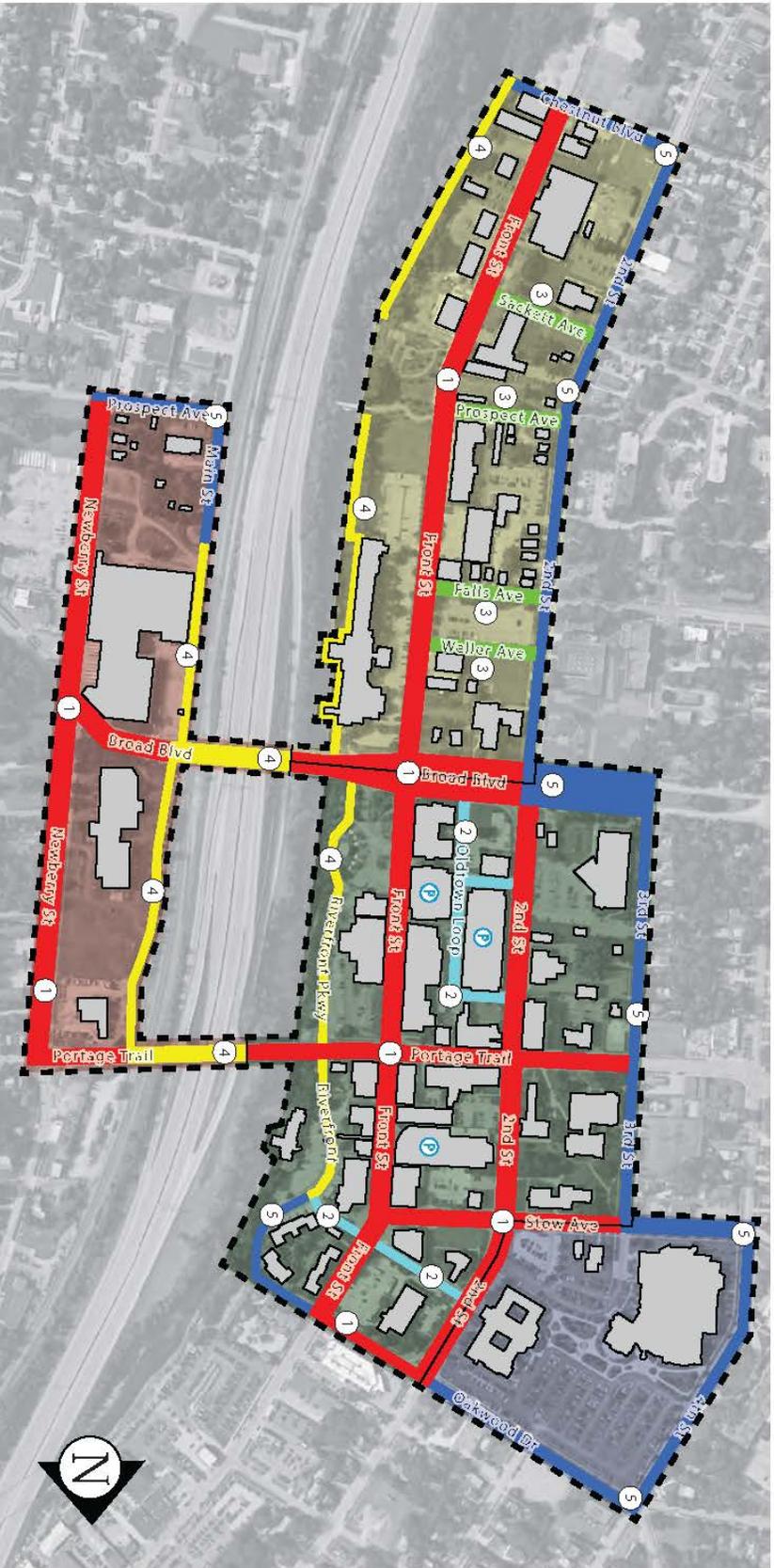
the tenant frontage types as described in Section 1.2.

Allowable sign areas are based on the formula matrices in Section 1.3. These matrices are organized by user-types and/or occupancy use areas. The uses include retail, restaurant and eateries, sports and entertainment, office, hotel, mixed-use residential entry, lobbies and mixed-use residential building identification signs. Institutional uses shall be considered office use. Industrial uses shall be considered retail use. Uses not listed, shall follow the Cuyahoga Falls General Development Code, Chapter 1146 Sign Design.

Pursuant to these Sign Criteria, the Landlord/Owner shall review and approve all proposed tenant signs. Subsequently, with the approval of the Landlord/Owner, tenants shall submit an application with proposed signs to the Planning Division (PD) for their review. In turn, the proposed signs are sent by the PD with their recommendation to the Design & Historic Review Board for their review and approval. tenant application and proposed signs designs shall be submitted with a Landlord/Owner approval transmittal letter.

Sign variances and/or modifications in Historic Districts 1 and 2 (see Sections 1.2, 1.3, and 1.4) that are in-keeping with the design intent described in these Sign Criteria, may be approved at the discretion of the Design & Historic Review Board with the recommendation of the Planning Division. In Historic Districts 3 and 4 (see Sections 1.2, 1.5, and 1.6) these may be approved at the discretion of the Board of Zoning Appeals with the recommendation of the Planning Division. Minor revisions to previously approved signs may be approved administratively by the Planning Division.

Introduction: Tenant Frontage Types



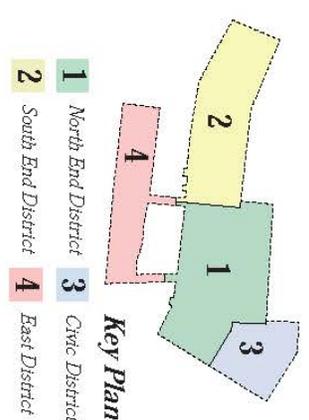
Tenant frontage types fall into the following categories:

Boundary of the Downtown Historic District Revitalization Signage Area (DTHD-RSA)

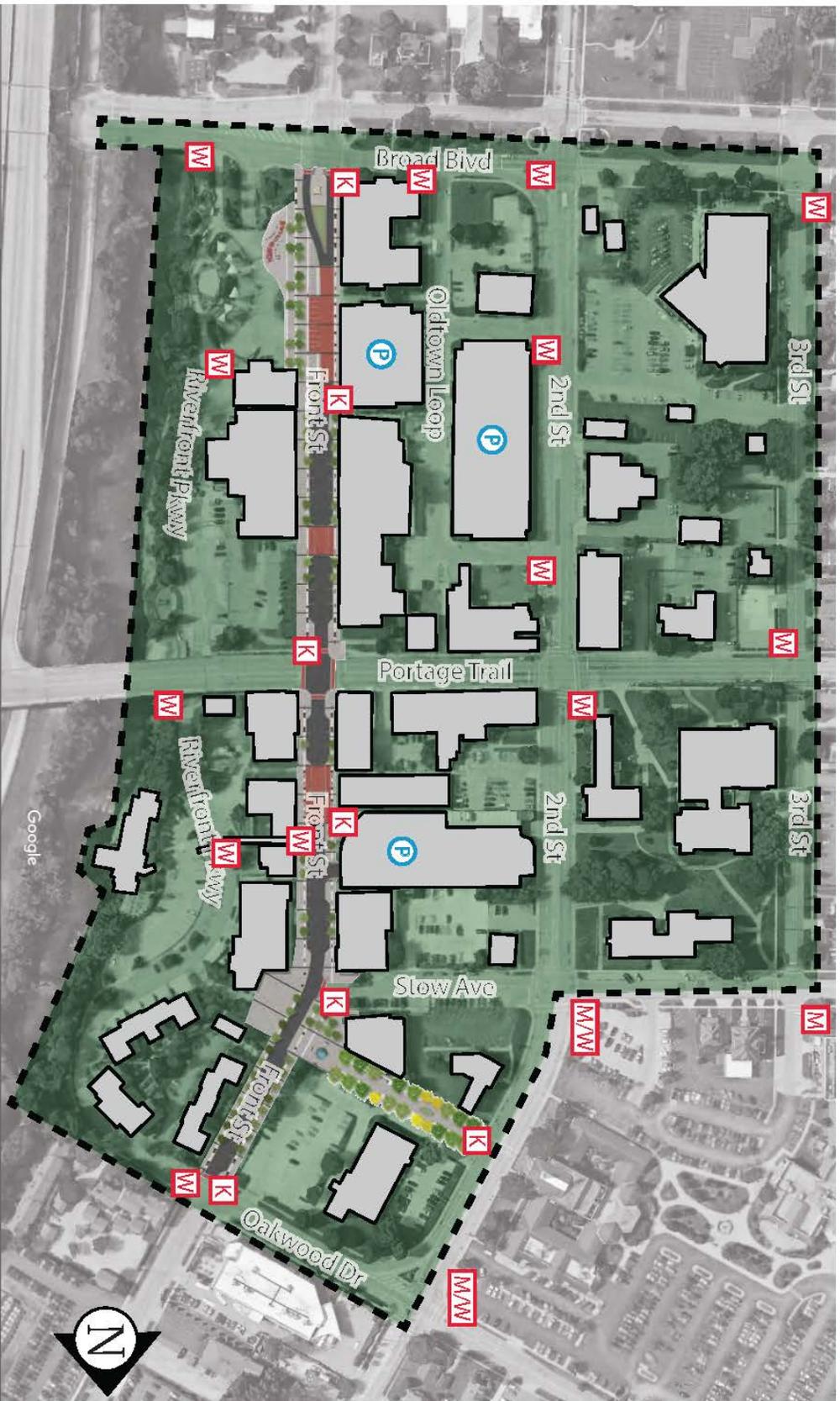
- 1** **Tenant frontage along principal streets.** All sign types defined are allowed along these frontages, excluding supergraphics and roof signs of any type.
- 2** **Tenant frontage facing parking lots or alleys.** All sign types defined are allowed along these frontages, excluding roof signs of any type.

- 3** **Tenant frontage facing secondary streets.** All sign types defined are allowed along these frontages excluding Sign Type C-Feature Sign and roof signs of any type. The only illumination permitted is external illumination sources or reverse pan channel letter with halo illumination, exposed neon, LED/LCD electronic media and any type of animation is strictly forbidden.
- 4** **Tenant frontage facing the river or highway.** All sign types defined are allowed along these frontages, including supergraphics and roof signs.

- 5** **Tenant frontage facing residential or institutional areas.** All sign types defined are allowed along these frontages excluding Sign Type C-Feature Sign and roof signs of any type. The only illumination permitted is external illumination sources or reverse pan channel letter with halo illumination. Exposed neon, supergraphics, LED/LCD electronic media and any type of animation are strictly forbidden, unless a waiver is provided with the approval of the Design and Historic Review Board.
- P** **Public Parking**

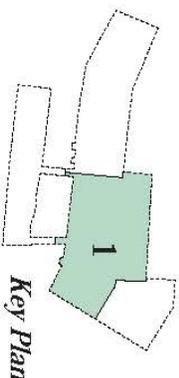


District 1: North End District



Locations Legend:

-  Boundary of the Downtown Historic District Revitalization Signage Area (DTHD-RSA)
-  Monument Sign
-  Wayfinding Sign
-  Kiosk
-  Monument/Wayfinding Sign
-  Public Parking



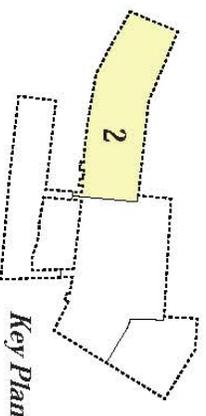
District 2: South End District



Locations Legend:

- Boundary of the Downtown Historic District Revitalization Signage Area (DTHD-RSA)

- Wayfinding Sign
- Monument/Wayfinding Sign



Key Plan

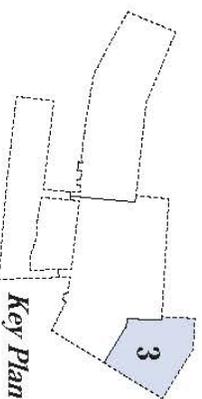
District 3: Civic District

Cuyahoga Falls Downtown Historic District Sign Criteria and Master Sign Plan



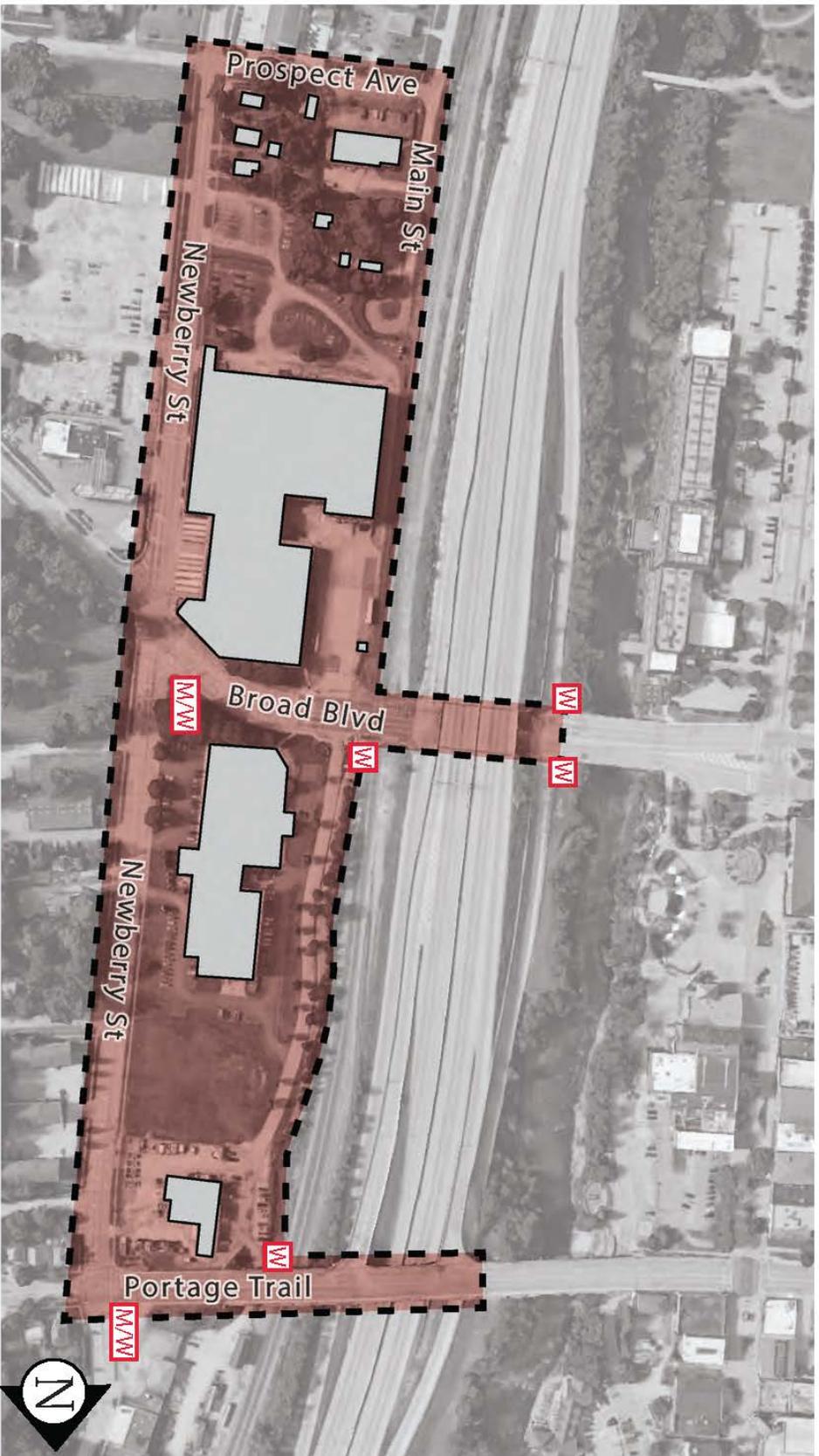
Locations Legend:

- Boundary of the Downtown Historic District Revitalization Signage Area (DTHD-RSA)
- Monument Signs
- Wayfinding Signs
- Monument/Wayfinding Signs



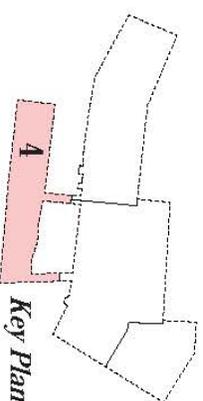
Key Plan

District 4: East District



Locations Legend:

-  Boundary of the Downtown Historic District Revitalization Signage Area (DTHD-RSA)
-  Wayfinding Sign
-  Monument/Wayfinding Sign



Definition of Sign Types

Signs are categorized by Primary and Secondary Identification Signs as generally defined below and in more detail with sample images in the Sections that follow. Sign Type K, Monument Signs are regulated independently.

Primary Identification Signage

Sign Type A--Fascia Wall Sign: Fascia Wall Signs are located above the storefront display windows and/or entry doors parallel to the building facade and project approximately 12". Fascia Wall Signs consist of letter and logo forms attached to a panel or directly to the building facade. Fascia Wall Signs are permitted to be placed vertically extending along a wall or plaster from the second floor up to the parapet and horizontally on the parapet wall surface and/or between floor levels.

Sign Type B--Marquee/Canopy Sign: Marquee/Canopy Signs are panels and/or letter forms that are attached to or project above a vertical surface of an architectural marquee/canopy. They provide the main identity for tenants who occupy spaces where an entry canopy is part of their base building facade.

Sign Type C--Feature Sign: Feature Signs are large format, multi-sided, illuminated projecting signs. These signs are permitted to be mounted perpendicular to the building facade and/or diagonally on a corner, providing visibility from multiple directions.

Sign Type E1--Awning Sign: Awning Signs used as primary identification signage consist of identity graphics applied to the primary surface of the awning.

Secondary Identification Signage

Sign Type A1--Secondary Fascia Wall Sign: Secondary Fascia Wall Signs are smaller versions of Sign Type A. They are

permitted to be placed on any storefront surface and generally below the top of the storefront all the way to the storefront base.

Sign Type D--Projecting Blade Sign: Projecting Blade Signs are mounted perpendicular to the building facade or are suspended beneath an architectural canopy or marquee. Projecting Blade Signs provide visibility from a distance along the business's sidewalk. They provide identity for the tenants and are intended to convey the personality of the tenant with text, logo or three-dimensional objects.

Sign Type E2, E3 and E4--Awning Sign: Awning Signs used as secondary identification signage consist of identity graphics applied to the side triangle and valance and/or front valance of the awning.

Sign Type F--Plaque Sign: Plaque Signs are dimensional panels mounted flat against the building facade. They are intended to add another level of detail to the individual tenant's identity. Plaques or mosaics set flush in the pavement serve a similar purpose and are referred to as medallions.

Sign Type G--Window Sign: Window Signs are tenant graphics that are placed directly on or behind the glass of windows and/or doors. They can provide additional identity or be graphic elements that add interest to the tenant's space. They can also be skeletal neon signs displaying the tenant's text/logo and identity.

Sign Type H--Changeable Sign: Changeable Signs are signs that are promotional or seasonal in nature and are fabricated such that the sign imagery and/or information can be changed. This sign type includes shadow boxes, poster display cases, banners/flags, and cross-street banners. Changeable signs are intended to augment the tenant's storefront character and to provide timely

information regarding available products, services, or special events. Shadow boxes, poster display cases, cross-street banners stretched between buildings or poles, and banners/flags mounted to light poles are permitted to advertise products, goods and services by all tenants within the Historic District as well as by other businesses and entities outside of the District.

Sign Type J--Additional Signs: This sign type includes showcase window signage, mobile retail carts, advertising kiosks, temporary signs, umbrella graphics and display stands/seasons. These signs are permitted to advertise products, goods and services by all tenants within the Historic District as well as by other business and entities outside of the District.

Addresses, though not counted in the sign area calculations, will be reviewed for design compliance. The address design and quality of materials shall reflect the design character for each entrance, residences, shops and offices. Address location and sizes will be determined in conjunction with the Fire Marshal.

Roof Signs--As pertaining to all of the above defined sign types, they are allowed to project above the parapet or above the highest point of the roof, whichever is higher, of that portion of the building on which it is mounted. Signs mounted upon vertical roof surfaces, such as mansard roofs, and signs displayed on pitched roofs that do not extend higher than the peak, are not considered roof signs, but may instead be designated as either Sign Types A, B, or C, depending on its configuration.

Independent Signage: Sign Type K--Monument Signs: Monument Signs shall be permitted at entrances from surrounding streets and roads into the Historic District RSA streets, roads and parking areas. Landlord/Owners and tenants shall also be allowed to have

monument signs within the District and subject to City Ordinances and the allowable sign areas, design guidelines and quality materials requirements outlined in these criteria.

Notes:

1. "Art" or "Distinctive Building Architectural Treatments" are exempt from being signs. They may be either surface mounted, attached behind a transparent surface and/or recessed inside a poster display case/shadow box. They may be internally or externally illuminated. These Treatments may be two or three dimensional in nature, flat or sculptural, and/or in the form of large graphic panels and may display both abstract and representational images of commercial content: for example, a model wearing a dress, a figure playing a sport, or a display of food. As long as there is no commercial message on the display, the graphics/image portion of the display does not qualify as a sign; however, when the art and advertisement/commercial message are combined in a design composition, the only area to be counted as signage shall be an "imaginary" geometric shape drawn around the advertisement/commercial message. However, creative use of logos is encouraged and when they are displayed in an artistic manner, logos do not count as signage. Artistic use of electronic media such as LED and LCD, static or animated will not count as signage.

2. When signs, including but not limited to surface painted signs, flat mounted signs, blade and banner signs have exterior illumination, they must be lit with concealed lighting, or from above with down lighting or uplighting that does not disturb upper story tenants. All electrical conduit must be concealed. Wallpack lights of any kind are strictly forbidden.

Sign Type A: Fascia Wall Sign

Cuyahoga Falls Downtown Historic District Sign Criteria and Master Sign Plan

Sign Type A--Fascia Wall Signs:

Fascia Wall Signs are typically located above the storefront display windows and/or entry doors, parallel to the building facade, projecting approximately twelve inches (12"). The colors, finishes and materials for building Fascia Wall Signs may be an extension of those used for the tenant's or building identity. However, contrasting designs and materials may also be used to convey the tenant's unique identity provided that the entire ensemble of the Fascia Wall Sign and storefront demonstrate a unified design intent. Fascia Wall Signs may be Roof Signs that project above the parapet and/or the highest point of the roof. Fascia Wall Signs are permitted to display animation.

Types of Fascia Wall Signs to be encouraged include:

- **Dimensional letters and logo forms fabricated from suitable materials that have a painted, gilded or metal finish**--These letters should be illuminated with point source, bracket mounted light fixtures that accentuate the form of the letter and logo forms. Color temperature of lamps used in the fixtures should be of a warm color temperature between 2,500 and 3,000 degrees Kelvin.
- **Letter and logo forms painted, gilded or screen printed onto building facade, continuous and/or individual fascia panels**--These panel signs may be illuminated in the same manner as described above. Panels may be layered to give the fascia more visual interest and a three-dimensional quality.

- **Reverse pan channel letter and logos with halo illumination**--These letters and logos will be fabricated using similar materials and finishes as the dimensional letters listed above.

- **Internally illuminated pan channel letters with acrylic faces**--These signs may be allowed for tenants who demonstrate that they will use this sign type with maximum creativity of design and the highest quality of materials and fabrication. The conditions are as follows:

- The attachment of acrylic faces to the metal channel of the letter-form must be clean, flush and discreet.
- The acrylic face of the letter forms must have a matte finish to avoid reflections in the letter face when not illuminated.
- Raceways connecting letter forms must be concealed within the storefront construction. However, a raceway may be allowed when it is skillfully designed to become an integral part of the sign design or architecture of the building or storefront.

Open Pan channel letters and logos with exposed neon illumination are also allowed as additional logo/letter types; this sign detail gives establishments an entertainment quality that adds diversity of expression.

The following materials are to be discouraged unless they meet the high-quality and aesthetic requirements of the Historic District RSA: plastic materials of any kind, including acrylic

letters and vacuum-formed plastic letters; and cabinet signs with illuminated, translucent background and silhouette letters.

Note: Reference sections 1, 2, 11 and 12 for additional information regarding sign locations and sizes.



externally illuminated cut metal letter forms



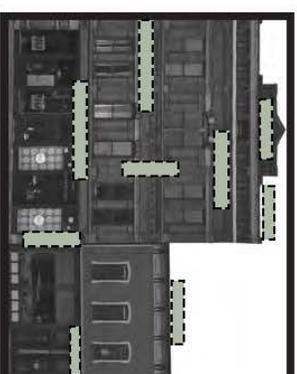
surface painted with exterior linear illumination



open pan channel letters with exposed neon



pan channel letters w/ acrylic faces, internally illuminated front and reverse halo



Allowable Sign Placements



reverse pan channel letter w/halo illumination



non-illuminated individually cut and mounted letter forms w/ gold leaf set on architectural fascia



internally illuminated pan channel letters w/ acrylic faces

Sign Type B: Marquee/Canopy Sign

Sign Type B- Marquee/Canopy

Signs: This sign type is permitted on building marquees, canopies or balconies. Colors, finishes and materials used for

Marquee/Canopy Signs shall be complementary to the tenant facade and an integral part of the canopy or architectural element. These signs can be mounted above and/or be attached to a vertical surface of the marquee/canopy, or the sign and marquee/canopy may be integrated into each other as a single architectural design expression. Also, these signs may be Roof Signs that project above the parapet and/or the highest point of the roof.

Marquee/Canopy Signs are permitted to display changeable text and graphics in a static form and/or with animation. Also permitted are theatrical-type marquee lighting such as rows in varying shapes and forms of incandescent, neon and/or electronic media such as LED/LCD with colorful lights with animation.

Types of Marquee/Canopy Signs to be encouraged include:

- **Dimensional letters and logo forms fabricated from suitable materials that have a painted, gilded or metal finish.**—These letters should be illuminated with point source, bracket mounted light fixtures that accentuate the form of the letter and logo forms. The character of the fixtures should be consistent with that of the overall facade and marquee/canopy design. Lamps used in the fixtures should be of a warm color temperature between 2,500 and 3,000 degrees Kelvin.

- **Letter and logo forms painted, gilded or screen printed onto individual fascia panels.**—These panel signs will be illuminated in the same manner as described above and are mounted above or onto the vertical surface of the marquee/canopy. Panels may be layered to give the fascia a more three-dimensional quality.

- **Reverse pan channel letter and logos with halo illumination.**—These letters and logos will be fabricated using similar materials and finishes as the dimensional letters listed above.

- **Open pan channel letters and logos with exposed neon illumination.**—These letters and logos will be fabricated using similar materials and finishes as the dimensional letters described above.

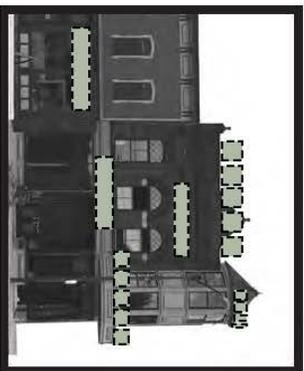
- **Internally illuminated pan channel letters with acrylic faces.**—These signs may be allowed for tenants who demonstrate that they will use them with maximum creativity of design and the highest of quality materials and fabrication. The conditions are as follows:

- The attachment of acrylic faces to the metal channel of the letterform must be clean, flush and discreet.
- The acrylic face of the letter forms must have a matte finish to avoid reflections in the letter face when not illuminated.

- Raceways connecting letter forms must be concealed within the storefront construction. However, a raceway may be allowed when it is skillfully designed to become an integral part of the sign design or architecture of the building or storefront.

The following materials are to be discouraged unless they meet the high-quality and aesthetic requirements of the Historic District RSA: plastic materials of any kind, including acrylic letters and vacuum-formed plastic letters; and cabinet signs with illuminated, translucent background and silhouette letters.

Note: Reference sections 1, 2, and 13 for additional information regarding sign locations and sizes.



Allowable Sign Placements



marquee with multiple sign types and illumination: exposed neon, front and reverse pan halo



canopy-mounted, internally illuminated channel letters



canopy-mounted, reverse pan channel letters and silhouette background with halo illumination



canopy-style fascia, open pan with exposed neon



externally illuminated canopy-mounted dimensional metal cut letter forms

Sign Type C: Feature Sign

Sign Type C--Feature Signs:

These large signs, which are generally vertically oriented, will be multi-dimensional and mounted projecting perpendicular to the building face or diagonally from the building corner.

Feature Signs are permitted to extend vertically up to and/or above the building parapet. Feature Signs may also be Roof Signs that project above the parapet and/or the highest point of the roof. A minimum clearance of twelve feet (12'-0") will be maintained under these signs. Feature Signs are allowed to display animation.

Encouraged methods of displaying identity through Feature Signs include but are not limited to:

- **Letter and logo forms painted, gilded or screen printed onto sign panel** -- Surface mounted fixtures appropriate to the tenant facade design will illuminate these elements. Sign elements may be layered to give the fascia more visual interest and a three-dimensional quality with the potential for silhouette lighting.
- **Reverse pan channel letters and logos with halo illumination**
- **Open pan channel letters and logos with exposed neon illumination**
- **Exposed neon letters and logo forms**
- **Three-dimensional, artistically sculpted object signs**
- **Internally illuminated pan channel letters with acrylic faces**--These signs

may be allowed for tenants who demonstrate that they will use them with maximum creativity of design and the highest quality of materials and fabrication. The conditions are as follows:

- The attachment of acrylic faces to the metal channel of the letterform must be clean, flush and discreet.
- The acrylic face of the letter forms must have a matte finish to avoid reflections in the letter face when not illuminated.
- Raceways connecting letter forms must be concealed within the storefront construction. However, a raceway may be allowed when it is skillfully designed to become an integral part of the sign design or architecture of the building or storefront.

The following materials are to be discouraged unless they meet the high-quality and aesthetic requirements of the Historic District RSA: plastic materials of any kind, including acrylic letters and vacuum-formed plastic letters; and cabinet signs with illuminated, translucent background and silhouette letters.

Note: Reference sections 1, 2, and 13 for additional information regarding sign locations and sizes.



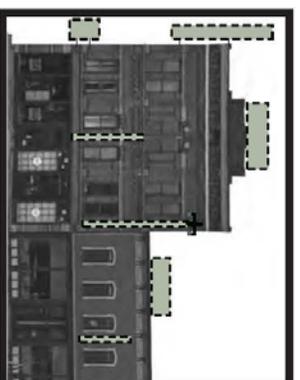
3-sided exposed LED sign with animated object exposed neon



3-sided sign with exposed neon



animated 2-sides with open channel and exposed incandescent bulbs



Allowable Sign Placements



open channel letters mounted on metal cabinet with exposed neon edge



animated formed acrylic object with internal LED multi-color illumination

Sign Type C: Feature Sign

Feature Sign Area Calculation:

The area of a three dimensional feature sign is determined by one-half the surface area of a regular geometric shape fully enclosing the feature sign or one-half of the addition of incremental multiple geometric shapes enclosing the feature sign. For example, in Diagram A, the feature sign is enclosed in a cylinder with a height of (h) and a diameter of (d). The surface area of a cylinder equals $\pi \times d \times h$. Therefore the area of the feature sign to be included in the tenant's total sign area calculations would be $1/2 (\pi \times d \times h)$. An alternate calculation for Diagram A is the addition of several incremental geometric shapes that more closely unfold the actual shape of the feature sign. Also see example Diagram B.

Note: Reference sections 1, 2, and 13 for additional information regarding sign locations and sizes.

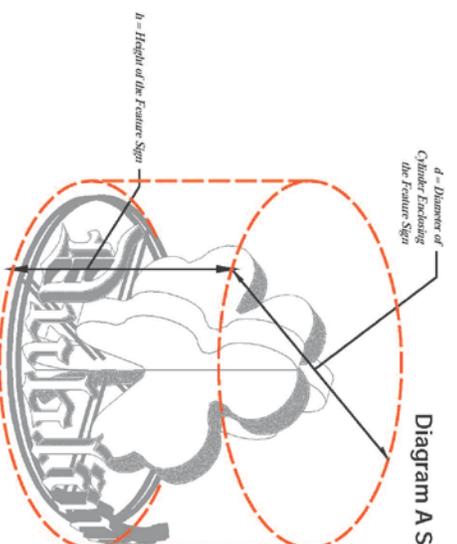
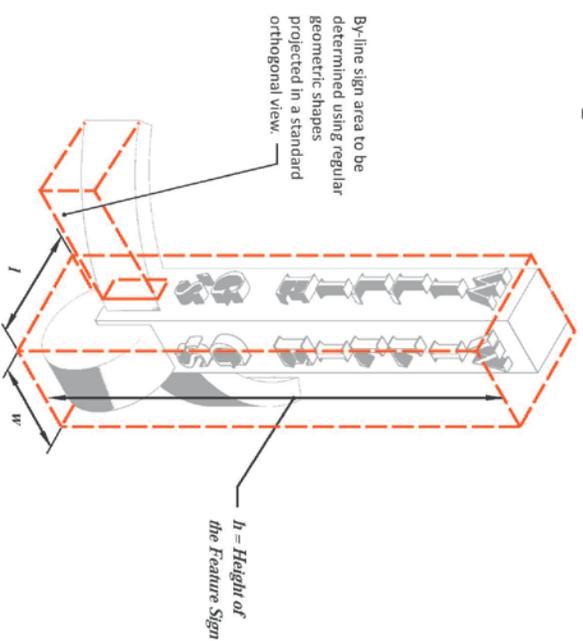


Diagram A Sign Area = $\frac{\pi \times d \times h}{2}$

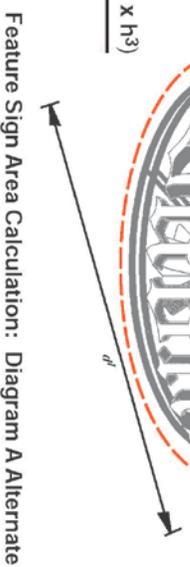
Feature Sign Area Calculation: Diagram A



Feature Sign Area Calculation: Diagram B

Diagram B Sign Area = $(h \times l) + (h \times w) + \text{Area of by-line (one side only)}$

Diagram A Sign Area (Alternate) = $(\pi \times d1 \times h1) + (\pi \times d2 \times h2) + (\pi \times d3 \times h3)$



Feature Sign Area Calculation: Diagram A Alternate

Sign Type D: Blade Sign

Sign Type D--Projecting Blade Sign

The details and materials used for tenant blade signs should display the unique character of each individual tenant. While tenants will have the opportunity to design their own signs in their entirety, tenants may also choose to use the standard bracket design provided by the landlord.

All Projecting Blade Signs will be mounted perpendicular to the building facade and generally project 18" to 48" greater than 48" in their vertical dimension. They are also permitted to be suspended beneath an architectural canopy or marquee. Blade signs must maintain a minimum clearance of eight feet (8'-0") above the sidewalk. All tenants will be encouraged to install blade signs, where appropriate. Signs are to be made with substantive high-quality materials and having a minimum thickness of 3", unless the creative design warrants smaller sizes and receives approval recommendation of the Planning Division and the review and approval of the Design and Historic Review Board. A wide variety of display options will be available to tenants when designing the body of their signs, including:

- Object signs of logo or primary sales product(s) fabricated/sculpted from suitable materials.
- Dimensional letters/logos attached to sign panels.
- Painted, screen printed or gilded sign panels.
- Stretched fabric signs with sewn or applied graphics.

Projecting Blade Signs for retail tenants are permitted to have external light fixtures to illuminate their signs or tenants may choose to have integral illumination as part of their blade signs. The color temperature of external lamps used will be warm in color; between 2,500 and 3,000 degrees Kelvin. Tenants may elect to:

- Have letter and logo forms rendered in exposed neon applied to the sign panel.
- Attach reverse pan channel letters with halo illumination to the sign panel.
- Attach open pan channel letters with exposed neon illumination to the sign panel.

The following materials are to be discouraged unless they meet the high-quality and aesthetic requirements of the Historic District RSA: plastic materials of any kind, including acrylic letters and vacuum-formed plastic letters; and cabinet signs with illuminated, translucent background and silhouette letters.

Strictly forbidden are signs made with unfinished square or circular extruded metal tubes or rods less than 1.5" in section. Also forbidden are thin metal or plastic painted sheets or surfaces with unprofessionally designed and executed graphics and/or logo forms.

Note: Reference sections 1, 2, and 13 for additional information regarding sign locations and sizes.



externally illuminated with dimensional letters and text type



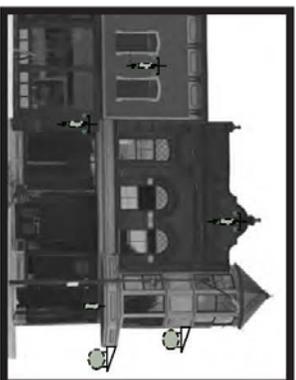
externally illuminated dimensional letters applied to sign panel



exterior illuminated surface painted panel



exterior illuminated marquee-style with dimensional cut metal logo



Allowable Sign Placements



illuminated lightbox with high-quality push-thru acrylic front and dimensional silhouette image; routed aluminum lightbox arm w/ push-thru text



sign panel with open pan channel letters and exposed neon

Sign Type E: Awning Signs

Sign Type E1, E2, E3 & E4--Awning Sign:

An awning emphasizes the shop or restaurant's entrance, provides shade, and carries forth its overall identity. Also, they add texture to streetscape, and interest and variety to the building facade, while protecting storefront displays from sun exposure. Awnings may be fabricated of a variety of high quality materials such as solid metal or other solid "rain screen" materials or stretched vinyl and fabric. The materials need to be durable, fire resistant and resistant to fade. Logos, letters and graphics may be sewn, applied vinyl, digitally printed graphics, and/or screen printed onto the awning surfaces.

Retractable awnings work best with traditional storefronts, while fixed awnings are more appropriate for more modernized storefronts. Because of the desire for visual variety on the street, the use of the same awning across several storefronts is strongly discouraged. Awning signs are permitted on all levels occupied by a tenant up to the total maximum allowable sign area.

Awnings generally project three to five feet (3'-5') from the building facade and may extend further out over the sidewalk patios with supporting structure and/or surrounding fencing without interfering with required pedestrian circulation. To fend off inclement weather, retractable

walls are permitted for protection, made of high-quality materials, and in accordance with Cuyahoga Falls Codified Ordinances. Awnings should be mounted above display window and below cornice or second story window sills and must be at least eight (8') feet above the sidewalk to the lowest point of the awning's frame.

Awnings may be externally illuminated or have shielded internal lights to illuminate the ground surface. However, "glowing" internally illuminated awnings are not allowed. Light fixtures should be located and angled to ensure that they do not point toward the window shopper or cause distracting reflections on the storefront windows.

Awning sign areas shall be calculated according to the diagrams in Section 7.2.

Note: Reference sections 1, 2 and 13 for additional information regarding sign locations and sizes.



arched architectural awning with valance secondary identification



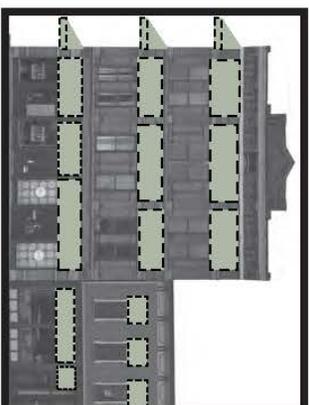
striped sloped with valance surface used as secondary identification



pattern decorated slope with valance surface used as secondary identification



porte cochere style entry with front primary identification and sides secondary identification



Allowable Sign Placements



sloped surface used as primary identification with valance used as secondary identification



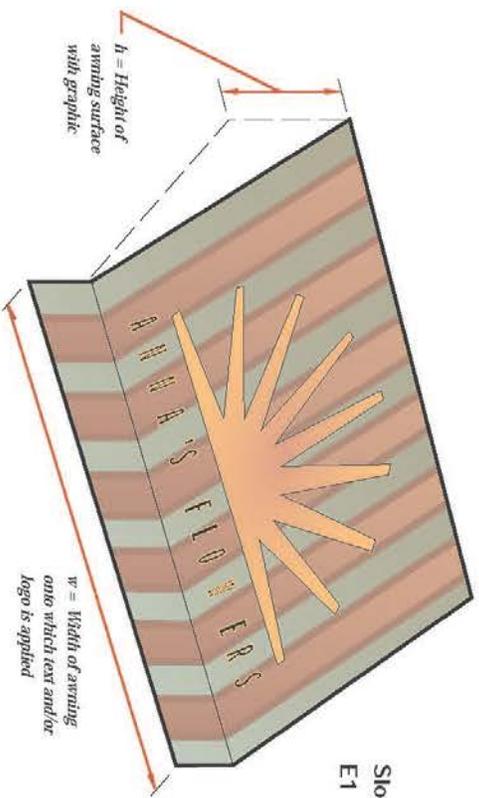
upper floor awning with valance secondary sign

Sign Type E1, E2, E3 & E4: Area Calculation

Awning Sign Area Calculation:

Awning Signs may be used as either Primary or Secondary Identification. If the tenant name and/or logo occur on the sloped face of the awning, then the awning is considered a Primary Identification Sign (Type E1) and the entire vertical surface area of the awning is counted against the tenant's total maximum allowable sign area. If the tenant name and/or logo occur only on the front and/or side valances of the awning and are limited to ten inches (10") in height, then the awning is considered a Secondary Identification Sign (Type E2, E3 and E4) and only those surfaces to which the letters or logos are applied are counted towards the total maximum allowable sign area. Signs may be placed on both ends of an awning, but only one side area shall be counted, whether using only the valance as specified above or the entire typical triangular awning area (or other awning geometric surface shape based on the particular awning side structure).

When the awning color and pattern appear to be of a "neutral" design expression, the sign logo/text area may be counted by drawing a regular geometric shape around the logo/text.

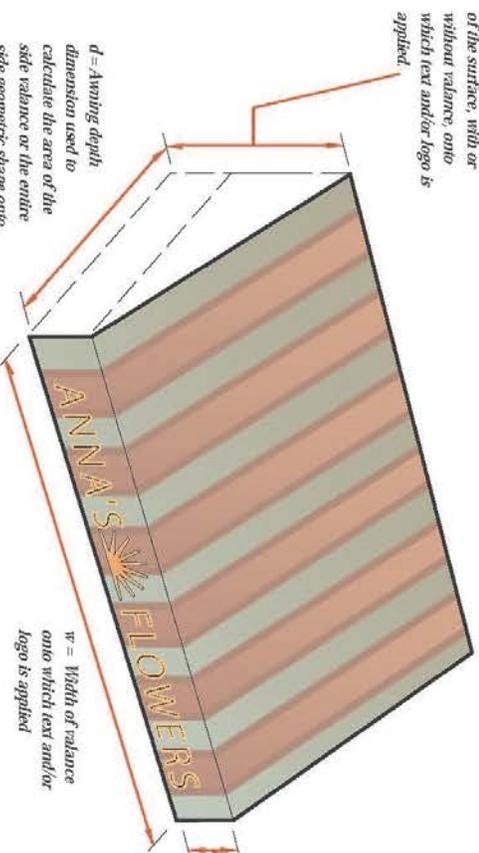


Sloped Area:
E1 Sign Area = $w \times h$

h = Height of awning surface with graphic

w = Width of awning onto which text and/or logo is applied

Awning Sign, Type E1 Area Calculation



Awning Sign, Type E2 Area Calculation

h = Awning side height used to calculate the area of the surface, with or without valance, onto which text and/or logo is applied.

h = Height of valance onto which text and/or logo is applied

Front Valance:

E2 Sign Area = $w \times h$

Side Valance:

E3 Sign Area = $d \times h$

Side Triangle (or full area of side awning geometric shape):

E4 Sign Area = $\frac{d \times h^2}{2}$

d = Awning depth dimension used to calculate the area of the side valance or the entire side geometric shape onto which text and/or logo is applied.

w = Width of valance onto which text and/or logo is applied

Sign Type F: Plaque & Medallion Signs

Sign Type F--Plaque & Medallion Signs:

Plaque Sign:

Plaque signs are dimensional panels located on walls, columns, pilasters or doors displaying a tenant name, logo and/or a building name. Fabrication materials and methods include but are not limited to:

- Cast metal with polished letter forms and/or paint filled backgrounds.
- Etched or machined metal.
- Professionally fabricated custom porcelain or ceramic tiles
- Sculpted glazed terra-cotta plaque
- Carved and gilded stone panels
- Deep etched glass panels

Tenants are permitted to use an illuminated shadow box in addition to a plaque sign to display menus or daily specials. Reference Sign Type H Changeable Signs, for additional information.

Medallion:

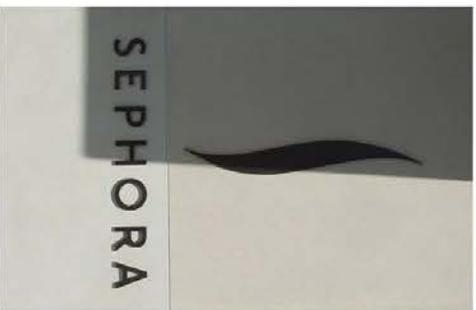
Medallions are defined as plaques or mosaics set flush in the pavement. These are logotype, logo or decorative graphic patterns embedded in the sidewalk paving within the projected limits of the leased premises. Medallions must be inset flush with the surrounding paving to avoid any tripping hazards. Acceptable materials include but are not limited to:

- Poured terrazzo floor graphics
- Mosaics in ceramic or porcelain tile
- Cast metal medallions set into paving material.

Only the tenant's or building identity will be counted as signage, not a decorative paving pattern.

Tenants shall be responsible for ensuring that all floor graphics meet all applicable codes, especially regarding slip resistance.

Note: Reference sections 1, 2, and 13 for additional information regarding sign locations and sizes.



Individual cast letter forms and logo pin-mounted flush on wall surface



Floor mosaic logo in porcelain tile



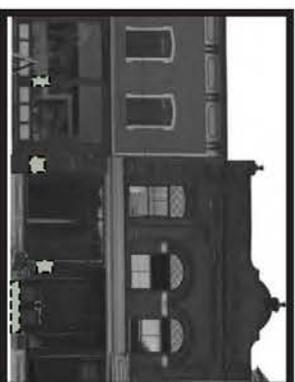
Acrylic plaque with dimensional push thru logo and letter forms



cast aluminum plaque with recessed black enamel finish



dimensional faux onyx plaque with solid wood frame



Allowable Sign Placements



cast bronze plaque with dimensional letter forms and frame



cast bronze floor medallion with dimensional letter forms

Sign Type H: Changeable Sign

Sign Type H--Changeable Signs:

Changeable signs are armatures or cabinets with replaceable imagery, text, and/or graphics. Their purpose is to provide opportunities to display information that may change such as menus, special promotions, upcoming events, holiday imagery and/or advertisement. Signs with animation are strictly forbidden unless the specific purpose and creative design warrants approval consideration by the Planning Division and, after their recommendation, the subsequent review and approval of the Design and Historic Review Board.

Changeable Signs include, but are not limited to, the following:

- **Shadow Boxes**--Shadow Boxes are dimensional cabinets with a concealed illumination source used to display flyers, menus or daily specials. The cabinets shall be fabricated of high quality materials to compliment the tenant facade. The cabinet face shall be safety glass. Shadow Boxes are permitted on the columns or pilasters adjacent to the tenant entry or can be freestanding elements on the sidewalk by tenant's storefront.

- **Poster Display Cases**--Similar to the Shadow Box in material quality and light source, Poster Display Cases are large format recessed or surface mounted cabinets on the facades of buildings. The case glass shall be safety glass. Permitted uses for these cabinets include, but are not limited to the display of large posters at tenant storefronts such as, but not limited to retail shops, restaurants, office tenants, movie theaters, concert and

performing halls, ballrooms, community rooms and churches, or by the Landlord for commercial advertisement, seasonal announcements and special events. The sign area for Poster Display Cases shall be subject to the allowable sign areas as specified in Section 13.

Note: See Note 2 in Section 2.1 with reference to "Art" or "Distinctive Building Architectural Treatments," for conditions of exemption as signs and explanation of how sign areas are calculated when "Art" or "Distinctive Building Architectural Treatments" are combined in a design composition with a commercial message.



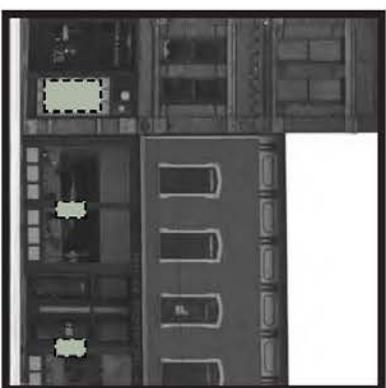
non-illuminated painted wood frame poster display case



non-illuminated natural wood shadow box



painted metal back-tilt translucent poster display case



Allowable Sign Placements



Internal edge-fit painted metal shadow box



Internal edge-fit natural aluminum shadow box



"themed" sculpted tree-standing shadow box

Sign Type H: Changeable Sign

Sign Type H--Changeable Signs:

- **Banners/Flags**--Banners are stretched fabric or solid panels with applied digitally printed or sewn graphics, and may be used as signage or for promotional, seasonal or decorative displays. LED/LCD electronic media may also be used on banners/flags.

Banners shall be mounted perpendicularly to the building facade projecting 18" to 48" from the building surface using a fixed armature at top and bottom to hold the solid panels or to keep the fabric taut. Flags are loose hanging fabric and are permitted to extend over the sidewalk and street. Both banners and flags may be externally illuminated. Bottoms of flags, which may otherwise be hanging loose, may also be affixed to the building with metal brackets and/or with tensile ropes, cables or metal rods.

Banners/Flags are also allowed to be mounted to light poles or other freestanding armatures to promote special events or to enhance the character of the Downtown RSA. Limited to within the Downtown RSA streets, roads, alleys, and parking lots, these signs are also permitted to advertise products, goods, and services by all tenants within the Downtown RSA as well as by other businesses and entities outside of the Downtown RSA. A maximum of two (2) double-sided banners/flags are allowed on individual light poles. They are mounted at a minimum height of 8'-0" measured from finished floor at base of light pole to the bottom of the lower banner bracket or flag bracket. Banner sizes range from 60" tall by 30" wide each (12.5 square feet) to 96" tall by

36" wide each (24 square feet). Subject to these area limitations, light pole Banners may vary in size and shape.

Light pole banners and flags are managed and primarily used by the City. For private use, though exempt from tenant storefront-related banner requirements, a special application must be submitted separately for administrative approval by the Planning Division. These banners must be changed a minimum of once per year or removed at the end use date as specified by its City permit.

Tenant storefront-related semi-permanent Banners/Flags must be submitted with the tenant's signage design program to the Planning Division for the approval of the Design and Historic Review Board. Only one side is included in Banner/Flags sign area calculations. These signs must be changed a minimum of once a year. After initial approval by the City, the Landlord has oversight of



fabric lampost banner and building fabric banner with digital printed logo

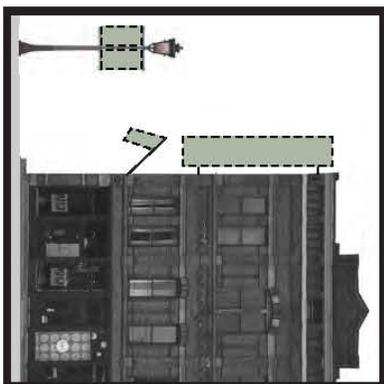


fabric pole banners with digital printed logos

banners/flags, provided that design and colors do not change.
Note: See Note 2 in Section 2.1 with reference to "Art" or "Distinctive Building Architectural Treatments," for conditions of exemption as signs and explanation of how sign areas are calculated when "Art" or "Distinctive Building Architectural Treatments" are combined in a design composition with a commercial message.



fabric flag with digital printed logo



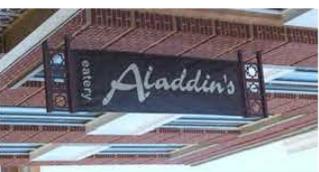
Allowable Sign Placements



fabric banner-style flag with digital printed logo



metal surface fabricated panel with digital logo



fabric banner held by decorative brackets

Sign Type H: Changeable Sign

Sign Type H-Changeable Signs:

- **Display Stands/Easels**

Movable stands, easels or sandwich boards are used to display promotional material adjacent to tenant's storefronts. Display stands are to be fabricated of wood or lightweight metal framing and finished to complement the building design and/or the tenant's branding character. Pre-fabricated vacuum-formed and/or unprofessionally designed and poorly made stand/easels are strictly forbidden. Illumination for the display stands will be provided by ambient lighting. Only the area of display stands/easels (not the design or content) need be submitted as part of the overall tenant storefront plan. This area shall be counted as a part of the tenant's maximum allowable sign area. Exempt from storefront-related signage requirements, the Landlord shall be allowed to use one (1) display stand/easel per building. Display Stand/Easel signs shall have a maximum area of 8 square-feet and be either single-sided or double-sided, including sandwich boards, of which only one side is used in area calculations. Display Stand/Easels will be placed in such a way as to not impede pedestrian path clearance and must be changed a minimum of once per year.

- **Cross-Street Banners**

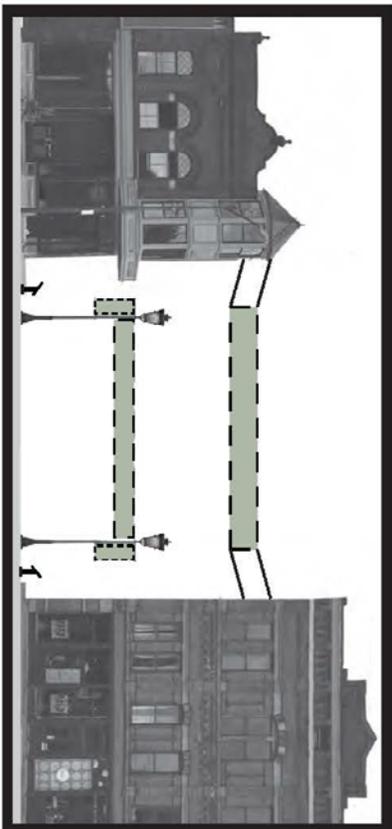
Cross-Street Banners are hanging or stretched fabric, vinyl, panels or

translucent mesh with applied digitally printed or sewn graphics. LED/LCD electronic media may also be used on Cross-Street Banners. They are suspended across streets, ends of which are attached to buildings and are also allowed to be mounted to light poles or other free-standing armatures. Cross-Street banners are generally allowed to have a maximum height size of 60 inches at a minimum street surface clearance of 18 feet to the bottom of the banner.

Cross-Street Banners, managed and primarily used by the City for seasonal and special events, are also permitted to advertise products goods and services by all tenants within the Downtown RSA as well as by other businesses and entities outside of the Downtown RSA. For the use of Cross-Street Banners by private entities, a special application is required to be completed by such entities and submitted for administrative approval by the Planning Division. These banners must be changed a minimum of once per year or removed at the end use date as specified by its City permit.

Notes:

1. See Note 2 in Section 2.1 with reference to "Art" or "Distinctive Building Architectural Treatments" for conditions of exemption as signs and explanation of how sign areas are calculated when "Art" or "Distinctive Building Architectural Treatments are combined in a design composition with a commercial message.



Allowable Sign Placements



sandwich board with sculpted brand logo



cross-street banner



photo by stark enterprises



ornamental iron work display stand/easel



silhouette-cut sandwich board w/ printed logo/text



modern style painted metal display stand/easel



wood sandwich board w/ erasable blackboard

Sign Type J: Additional Signs

Showcase Display Window Signage and Murals

Showcase display windows are available to the landlord, tenants and the community for two and/or three-dimensional types of displays including, but not limited to, large format photographic images, digitally printed graphics, merchandise, special promotions and seasonal displays. Three-dimensional displays shall be permitted to have large format photographic images or digital graphic panels as a backdrop.

In the case of a vacant tenant space, the landlord may use, during the vacancy period, the tenant's windows for advertisement of products, goods and services by all tenants within the Downtown RSA as well as by other businesses and entities outside of the Downtown RSA, and may make use of three-dimensional and/or 100% two dimensional types of displays. Likewise, advertisement Showcase Display Windows and Murals are used to enhance and animate blank walls including those located in through-block streets and alleys, loggias and parking lots and may also advertise products, goods and services by all tenants within the Downtown RSA as well as by other businesses and entities outside of the Downtown RSA making use of three-dimensional and/or 100% two dimensional types of displays including printed graphics, applied vinyl graphics, and electronic message displays such as LED and LCD screens.

Showcase display windows and Murals are recessed behind glass surfaces and/or surface mounted on glass and/or building facades. When glass surfaces are used the glass must be safety glass; also see allowable "Supergraphics" in Section 9.1.

Temporary Signs

Temporary signs are intended to be displayed for a limited time only and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature. These signs are allowed in building storefronts and windows, sidewalks and parallel parking areas used temporarily for valet parking. Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

- Valet Parking Signs
- Coming Soon Signs
- Construction Signs
- Space Available, For Rent or For Lease Signs
- Sale Signs
- Special Promotions
- Seasonal Displays

Temporary Displays

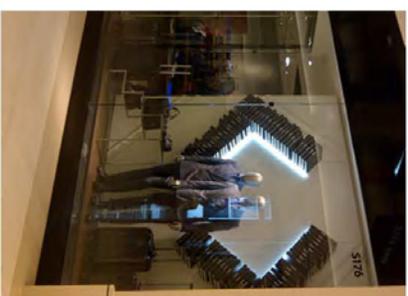
Subject to the review and administrative approval of the Planning Division, three-dimensional displays of full-size cars or other commercial objects and other items related to the displays, including signage up to 100 square feet in area visible at one time, may occupy available parallel parking spaces throughout the Downtown RSA and/or other locations as may be approved by the City in public areas. No more than twelve (12) parking spaces may occur at the same time. The specific locations of parking spaces are flexible with the condition that the displays do not interfere with traffic. Surface decorative alterations such as the painting of the parking space shall be

allowed, provided that alterations are temporary and, after displays are removed, they are fully restored to original condition. Additionally, the parking meters may be decorated and used as display "props" and/or as sign holders, with the condition that after the displays are removed, meters are fully restored to original condition and use.

Notes:

1. See Note 2 in Section 2.1 with reference to "Art" or "Distinctive Building Architectural Treatments," for conditions of exemption as signs and explanation of how sign areas are calculated when "Art" or "Distinctive Building Architectural Treatments" are combined in a design composition with a commercial message.

2. Reference sections 1, 2, and 13 for additional information regarding sign locations.



showcase display window



temporary car display



showcase display window



temporary sign on building



easel style temporary sign



special event sign on facade

Sign Type J: Additional Signs

Umbrella Graphics

Tenants that choose to use umbrellas as shading devices for their outdoor dining facilities are allowed to incorporate designed graphics on their umbrellas. These graphics may be screen printed or stitched onto the surface of the umbrella. Graphics are permitted to have the name and/or logo the of the business or commercial products. Umbrellas Graphics will not be counted against the tenant's maximum allowable sign area, nor will they require permits or reviews.

Mobile Retail Carts & Advertising Kiosks

Mobile Retail Carts and Advertising Kiosks will be permitted to be located in sidewalks, parking lots, and common areas of the Downtown RSA as long as they do not obstruct pedestrian and/or vehicular traffic. The prototype designs for Mobile Retail Carts and Advertising Kiosks shall be submitted to the City of Cuyahoga Falls Planning Division for administrative approval. This submittal is required to be made only one time, unless design changes significantly, thus requiring a new design submittal. Upon approval of the prototype design of carts and kiosks, permanent tenant signage shall be submitted for administrative review and approval by the Planning Division. Temporary signs may be changed without city reviews or permits.

Design submittals shall include sign types, locations and area calculations including electronic displays, wayfinding signage and temporary advertising posting areas for Advertising Kiosks and tenant signage for Mobile Retail Carts.

Mobile Retail Carts

Mobile retail carts are permitted to have signage as approved administratively by the Planning Division. Fabrication methods and materials for these signs include, but are not limited to:

- Object signs with the tenant logo or primary product fabricated or sculpted from suitable materials.
- Dimensional logos or letters with a painted, gilded or natural metal finish attached to sign panels.
- Painted, screen printed or gilded sign panels.

The total maximum square footage allowed for mobile retail cart signage is limited to twenty four (24) square feet. If a tenant has, in addition to a retail cart, a leased space within a permanent building in the Downtown RSA, the Mobile Retail Cart signage shall be a separate sign area for consideration and application from that of the the tenant's storefront submittal.

Advertising Kiosks

The City and/or a private entity under special consideration through application and permit, are allowed to construct kiosks for the purpose of providing advertising space for tenants or rational brands, or to promote City seasonal and special events. Kiosks may advertise products, goods and services by all tenants within the Downtown RSA as well as by other businesses and entities outside of the Downtown RSA. The kiosks are multisided free-standing units with Poster display cases, shadow boxes and/or

electronic displays used for wayfinding, directories, seasonal and promotional displays. The balance of the kiosk surface may be used as an "back board" by the community at large for posting miscellaneous information and advertising.

The designs, material specifications and locations of Advertising Kiosks shall be managed by the City's wayfinding program through the Division of Planning with alternate locations identified in Section I of these Criteria.



umbrella graphics



mobile retail cart



umbrella graphics



advertising and wayfinding kiosk



digital advertising kiosk



three sided advertising kiosk with map

Sign Type J: Additional Signs

Temporary Banners

These Banners are attached parallel to a building facade, marquee/canopy and/or above an entrance, either hanging or stretched flat against a building or tenant's storefront and are permitted to be used on a single building and/or by each individual tenant in a building. Temporary banners may measure up to 32 square feet for tenant storefronts or buildings less than or equal to 50 feet in width; and 64 square-feet for storefronts or buildings greater than 50 feet in width. All ovable Temporary Banners shall include but are not limited to those uses listed under Temporary Signs. The allowable time duration for banner display is 90 days per a 12-month time period.

Construction Barricade Signs

As an integral part of the urban experience and dynamics, during the course of construction projects, the visible surfaces of construction enclosures, fencing and protective barricades are all owned to have advertisement signs announcing future tenants, details about the professionals and contractors associated with the construction, leasing signs, special events, and/or seasonal and holiday displays. Instead of having a blank sterile wall or fence, these surfaces provide the "canvas" opportunity for integrated sign designs that are both informative as well as artistic. Design may cover the entire barricade surface and media may include but are not limited to digital photography, painted supergraphics and creative multicolored designs on applied vinyl banners. These signs are removed with the barricade after construction is completed. When the art and commercial message are composed into a mural, the only area to be counted as signage shall be an "imaginary"

geometric shape drawn around the advertisement-commercial message. Signs are to be removed when construction is completed or are removable on a yearly basis through administrative approval by the Planning Division.

Pursuant to Sections 13 and the approval of the Planning Division, these signs may also be used on temporary barrier walls enclosing ground level vacant spaces that do not have a permanently built wall or storefront.

Free-Standing Construction Signs

These signs may be a maximum height of 8 feet and a maximum area of 40 square feet. For decorative purposes and/or to display the logo/branding of the RSA, an additional 2 feet of height is allowed to the structure holding the sign.

Free-Standing Construction Signs may be located one per building fronting a principal street and/or two along streets and roads flanking newly built cross-street entrances into the Downtown RSA.

Product Dispenser Signage

Product dispenser signage, such as on vending machines, package delivery drop boxes, ATMs, and newspaper boxes, are regulated under the City of Cuyahoga Falls. Product dispenser signage will count against the tenant's maximum allowable sign area and are subject to the Planning Division administrative approval.

Note: Reference sections 1, 2, and 13 for additional information regarding sign locations and sizes.



ATM - product dispenser



special events fabric banner



vertical fabric banner



digital print on polyester fabric



digital print on vinyl fabric banner for special event



vinyl canopy banner



free-standing post and panel sign



construction barricade

Sign Type K: Monument Sign

Sign Type K--Monument Sign

District Monument Signs

District Monument Signs, owned and managed by the City, shall be permitted at entrances from surrounding streets and roads into the Downtown RSA streets, roads and parking areas. These signs may be used by the City for project identity, wayfinding, parking directions, and at the discretion of the City for tenant and/or third party identification. These monument signs shall be allowed to have a double-sided vertical architectural element serving as a Downtown RSA "District Marker" and branding icon (DM) with a maximum DM sign area of 20 sq ft on each side and no taller than 17 feet. The overall District Monument Signs shall be allowed to be double-sided with a maximum total area of 60 sq ft (including the DM Area) on each side with a maximum tenant and/or third party sign area of 40 sq ft per side and a maximum height of 8 feet per side. Monument Signs may have an additional 2-foot extension in height that is either decorative and/or that represents the branding/logo project identity of the Downtown RSA. Monument Signs may be internally and/or externally illuminated, have changeable copy, text and/or logos, and use changeable electronic message displays such as LED and LCD screens.

Monument Signs -- Institutional, Residential and Commercial Users

Monument signs for institutional, residential and commercial users shall be permitted at their properties subject to the required setbacks in accordance with the regulations in Section 11.46.05 C of the Codified Ordinance and as mandated by this Downtown RSA Criteria:

1. The maximum monument signs area for all users (except as permitted in item 2 below) shall be 30 square feet.
2. For large multi-tenant office and retail buildings, exceeding 30,000 sq ft and 3 acre parcel, one monument sign may be 40 sq. ft. in area. For large business or industrial developments with 800 feet of frontage on one or more nonfreeway streets; Planning Division and Design and Historic Review Board approval is required to allow one primary freestanding sign up to forty square feet sign area per side and additional secondary freestanding signs up to thirty square feet area per side. The maximum number of signs not to exceed one per each driveway entrance.
3. Maximum sign height allowances are as follows:
 - a. Residential on less than 1 acre land: 4 ft.
 - b. Residential on more than 1 acre land: 5 ft.
 - c. Business in residential district: 4 ft.
 - d. Institutional on less than 1 acre land: 4 ft.
 - e. Institutional on 1 to 5 acres land: 5 ft.
 - f. Institutional on more than 5 acres land: 6 ft.
 - g. Commercial on less than 1 acre land: 4 ft.
 - h. Commercial on 1 to 5 acres land: 5 ft.
 - i. Commercial on more than 5 acres land: 8 ft.
 - j. Directional signs maximum height for all users is 3 ft.
4. Monument signs count as part of the overall allowable sign areas of the building frontage calculations

(Monument Signs Continue next Section 12.2)

Note: Reference sections 1, 2, and 13 for additional information regarding sign locations and sizes.



non-illuminated district monument sign made of fabricated metal with cut vinyl logo and text, and second surface adhered map to transparent acrylic



internally illuminated district monument sign metal cabinet with routed acrylic push-thru logo and text and back-lit district poster map



non-illuminated metal pylon-style district marker w/ printed anecdote



non-illuminated metal pole style district marker w/ special event poster cabinets



district marker monument with commercial message internally illuminated metal cabinet backlit with acrylic and changeable electronic LCD message display

Sign Type K: Monument Sign

Sign Type K--Monument Sign (Continued)

Monument Signs -- Institutional, Residential and Commercial Users (Continued)

5. For double-sided signs, the maximum areas as specified above are allowed per side as long as only one side is visible at once, and with the limitation that a V-shaped sign shall not have a greater angle than 30 degrees. For gateway-type architectural signage, a maximum of two sign faces per entrance to a subdivision or residential development may be allowed.
6. Signs must have fifty percent (50%) or more of the bottom of the sign in contact with the ground or supporting structure. The balance of the sign must have a closed apron or be landscaped in a decorative and aesthetically pleasing manner.
7. Instructional signs which are clearly intended for instructional purposes and are not larger than two (2) square feet shall be exempt from the maximum area permitted for identification signs.
8. The color temperature of external lamps used will be warm in color, between 2,500 and 3,000 degrees Kelvin.
9. Up to a maximum of thirty-three percent (33%) of the area of a monument sign may be devoted to changeable copy. The sign face devoted to changeable copy shall be covered by a protective material and securely locked at all times.
10. Monument signs shall be landscaped as an integral part of the required front yard landscaping unless designed in decorative hardscape setting.

A wide variety of design options are acceptable for monument signs, including contemporary designs, as long as signs are made of high-quality and durable materials designed in a creative and aesthetically pleasing manner. Acceptable monument sign base, body and/or background materials include:

- Masonry and tiles, including natural brick colors, glazed brick, exterior porcelain and mosaic tile.
- Natural honed stone and/or cast stone in a variety of natural colors and finishes.
- Metal cabinets that are of dense and high quality gage, resembling cast iron with paneled surfaces and do not "oil can" under high temperature.

Subject to the illumination requirements as defined in the frontage Criteria Section 1.2, a variety of display options are available:

- Object signs of logo fabricated/sculpted from suitable materials.
- Dimensional letters/logos attached to sign base and upper panels.
- Painted, screen printed or gilded sign on panels.
- Letter and logo forms rendered in exposed neon applied to the sign panel.
- Attach reverse pan channel letters with halo illumination to the sign panel.
- Attach open pan channel letters with exposed neon illumination to the sign panel.

The following materials are forbidden, unless they meet the high-quality and aesthetic requirements of the Downtown RSA and are approved by the Design and Historic Review Board: plastic materials of

Cuyahoga Falls Downtown Historic District Sign Criteria and Master Sign Plan



non-illuminated painted fabricated metal with individually cut vinyl logo and text

any kind, including acrylic letters and vacuum-formed plastic letters; and cabinet signs with illuminated, translucent background and silhouette letters.

Note: Reference sections 1.2, and 1.3 for additional information regarding sign locations and sizes.



externally illuminated with dimensional letters applied to painted metal sign panel



externally illuminated cast stone top over granite panel base with cast bronze text



externally illuminated masonry and cast stone with dimensional letters and LED multicolor digital screen



routed metal cabinet internally illuminated with acrylic push-thru text

Allowable Sign Area

Formula Matrix for Retail Tenants Under 20,000 Square Feet of Leasable Area

Total maximum allowable signage per tenant: less than 20,000 square feet of leasable area is not to exceed 1.5 square feet per lineal foot of tenant footage for Primary Identification Signage and 0.75 square feet per lineal foot of tenant footage for Secondary Identification Signage. Primary Identification Signage is not to exceed a total of 225 square feet. Secondary Identification Signage is not to exceed 100 square feet. Maximum letter height allowed is 3 feet unless a larger size is otherwise allowed under specific sign types and/or under special conditions and approved by the Design and Historic Review Board.

Sign Type - Description	Formula for Determining Sign Area / Quantity	Max. Allowable Individual Sign Area
PRIMARY IDENTIFICATION SIGNAGE		
Type A - Fascia Wall Sign	1.5 square feet per lineal foot of tenant footage	75 square feet
Type B - Marquee/Canopy Sign	1.5 square feet per lineal foot of tenant footage	75 square feet; marquee background may be up to 8 feet in height.
Type C - Feature Sign	1.5 square feet per lineal foot of tenant footage	75 square feet
Type E1 - Awning Sign (primary ID)	1.5 square feet per lineal foot of tenant footage	75 square feet
SECONDARY IDENTIFICATION SIGNAGE		
Type A1- Fascia Wall Sign (secondary ID)	-	15 square feet per structural bay
Type D - Projecting Blade Sign	1 blade sign per tenant footage	10 square feet (only one side is included in area calculations)
Type E2, E3 & E4 - Awning Sign (secondary ID)	up to 50% of the surface area of each awning to which logobranching will be applied. Decorative graphics may cover awning 100%. Lettering on valance not to exceed 11" in height	30 square feet per awning (All tenant awnings are permitted to display logobranching within the total maximum allowable sign area.)
Type F - Plaque & Medalion Sign	2 per tenant footage	8 square feet per sign
Type G - Window/Door Sign	25% of the glazing area, 100% of glazing area for Supergraphics. For skeletal neon, the area described by the outline of the neon is calculated for square footage.	25 square feet per structural bay; Supergraphics is allowed to exceed this limitation.
Type H - Changeable Sign		
a. Shadow Boxes	-	a. 12 square feet
b. Poster Display Cases	-	b. 75 square feet
c. Banners	1 banner per structural bldg. bay	c. 75 square feet per banner
d. Flags	1 corporate flag per structural bldg. bay	d. 40 square feet
e. Display Stands/Esseils	1 per street footage	e. 12 square feet
Type J - Additional Signs		
a. Mobile Retail Cart	Total for each cart	a. 24 square feet
b. Posting Kiosk Placard	per sign (up to 24 square feet maximum per kiosk)	b. 8 square feet
c. Temporary Banner Sign	1 per tenant footage, street, alley and/or parking area	c. 32 or 64 sq. ft. based on tenant footage width. See Section 11.3 for specific requirements.
d. Construction Barricade Signs	1 per tenant footage street, alley, pedestrian way, and/or parking areas when space is vacant and/or under construction.	d. 80 square feet (Follow Type J General Conditions 5 through 8 in Section 13.5)

General Conditions For Sign Area Calculations

- Leasable Area shall be defined as the gross square foot area occupied by a tenant including all floor levels.
- Sign area is defined as the area within regular geometric shapes enclosing the limits of lettering, logos, emblems, or other figures on a sign, together with any material or color forming an integral part of the display or used to differentiate the sign from the background on which it is placed. However, minor extensions such as vertical strokes on lower case text or other proportionately small logo design expressions that extend beyond the geometric shape, may be omitted from the area count. Structural members bearing no sign copy shall not be included in its surface area.
- Flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction are not considered signs.
- When art and advertisement/commercial message are combined on a construction barricade, the only area to be counted as signage shall be an "imaginary" geometric shape drawn around the advertisement/commercial message.
- The difference between the Maximum Allowable Area for Primary Signs and the Actual Sign Area used for Primary Signs may be added to the Maximum Allowable Sign Area for Secondary Signs.

Minimum Signage Requirements:
 Every Tenant is required to have a minimum of one (1) Primary Identification Sign type of their choosing; and two (2) Secondary Identification Sign Types of their choosing, excluding Sign Type J.

**Allowable Sign Type Quantities:
 Primary Identification Signage**

- Sign Types in this category include:
 - Sign Type A--Fascia Wall Sign
 - Sign Type B--Marquee/Canopy Sign
 - Sign Type C--Feature Sign
 - Sign Type E1--Awning Sign

Non-corner, in-line Tenants are permitted to use one (1) of the above sign types as their Primary Identification Sign. Tenants in corner locations or with multiple frontages along streets, alleys and/or parking areas are permitted to use all three (3) of the above sign types. Non-corner in-line tenants in any block with fitness, sports and/or entertainment uses and/or serving food and/or drinks are permitted to use two (2) of the above primary sign types.

Secondary Identification Signage

- All Tenants are permitted to use three (3) of the following Secondary Identification Sign types:
- Sign Type A1--Fascia Wall Sign
 - Sign Type D--Projecting Blade Sign
 - Sign Type E2, E3 & E4--Awning Sign
 - Sign Type F--Plaque Sign
 - Sign Type G--Window/Door Sign
 - Sign Type H--Changeable Sign

Independent Signage Sign Type K-- Monument Sign

See Section 12.

Tenants eligible for additional signage due to a corner location, footage on two primary streets or multiple frontages must allocate their additional signage in proportion to the linear footage of each facade and/or in accordance to the particular facade's importance (customer entrances, storefronts and parking fields).

Allowable Sign Area

Formula Matrix for Retail Tenants of 20,000 Square Feet or Greater Leasable Area

The total maximum allowable signage per tenant of 20,000 square feet or greater of leasable area is not to exceed the square footages per the chart below. The maximum letter height allowed varies as follows, unless otherwise approved by the Design and Historic Review Board: for tenants not visible from OS Route 8, the maximum letter height is four feet (4'-0"); and for tenants visible from OS Route 8, the maximum letter height is five feet (5'-0").

Tenant Leasable Area	PRIMARY IDENTIFICATION SIGNAGE Formula for Determining Sign Area	Max. Allowable Individual Sign Area
20,000 sf to 39,999 sf	1.5 square feet per linear foot of tenant frontage	250 sf
40,000 sf to 59,999 sf	1.5 square feet per linear foot of tenant frontage	300 sf
60,000 sf to 79,999 sf	1.5 square feet per linear foot of tenant frontage	400 sf
80,000 sf to 99,999 sf	1.5 square feet per linear foot of tenant frontage	600sf
100,000 sf or greater	1.5 square feet per linear foot of tenant frontage	850 sf

Formula Matrix for Office and Hotel Tenants of 80,000 Square Feet or Greater Leasable Area

The total maximum allowable signage per tenant of 80,000 square feet or greater of leasable area is not to exceed the square footages per the chart below. The maximum letter height allowed varies as follows, unless otherwise approved by the Design and Historic Review Board: For tenants not visible from OS Route 8, the maximum letter height is four feet (4'-0"); and for tenants visible from OS Route 8, the maximum letter height is five feet (5'-0").

80,000 sf to 99,999 sf	1.0 square feet per linear foot of tenant frontage	600 sf
100,000 sf or greater	1.0 square feet per linear foot of tenant frontage	850 sf

General Conditions For Sign Area Calculations

1. Leasable Area shall be defined as the gross square foot area occupied by a tenant including all floor levels.
2. Secondary Identification Signs shall be governed by Section 13.1 for retail tenants and Section 13.3 for office and hotel tenants, except that during construction, the tenant shall be entitled to additional Sign Type J, d. Construction Barricade Signs at an initial size of 80 square-feet for the first 20,000 sf of Tenant Leasable Area, and with additional increments of 40 square-feet for every additional 20,000 square-feet of tenant leasable area. Also see Section 11.3.
3. Sign area is defined as the area within regular geometric shapes enclosing the limits of lettering, emblems, or other figures on a sign, together with any material or color forming an integral part of the display or used to differentiate the sign from the background on which it is placed. Subject to Planning Commission approval, the background may or may not be counted in the sign area calculations. Structural members bearing no sign copy shall not be included in its surface area.
4. Tenants in corner locations or with footage on two principal streets, shall be permitted to have up to four Primary Identification Sign Types with an additional 200 square feet above the maximum Primary and/or Secondary allowable areas, but totaling in aggregate the same 200 square feet maximum area.
5. Flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction are not considered signs.
6. Subject to the Design and Historic Review Board approval, buildings primarily dedicated for office and hotel uses, shall be allowed fascia wall signs on all building facades with the following conditions: the maximum allowable sign areas shall be based on the applicable Tenant Leasable Areas shown on the above table; each building facade shall be allowed one (1) sign per floor; each tenant shall be permitted to have no more than one (1) fascia sign per building facade; and signs shall not
7. The difference between the Maximum Allowable Area for Primary Signs and the Actual Sign Area used for Primary Signs may be added to the Maximum Allowable Sign Area for Secondary Signs.
8. The Design and Historic Review Board may approve at their discretion logos greater than 4'-0" and 5'-0" tall with respective to the limitations outlined in the formula matrix.

For Retail Tenants of 20,000 Square Feet or Greater Leasable Area and For Office and Hospitality Tenants of 80,000 Square Feet or Greater Leasable Area

Primary Identification Signage

All tenants may be allowed to choose three of the following as their Primary Identification Sign types:

- Sign Type A--Fascia Wall Sign
- Sign Type B--Marquee/Canopy Sign
- Sign Type C--Feature Sign
- Sign Type E1--Awning Sign

Secondary Identification Signage

All Tenants may be allowed to use four of the following Secondary Identification Sign types:

- Sign Type D--Projecting Blade Sign
- Sign Type E2, E3 & E4--Awning Sign
- Sign Type F--Plaque Sign
- Sign Type G--Window/Door Sign
- Sign Type H--Changeable Sign

Sign Type K-- Monument Sign

See Section 12.

Tenants eligible for additional signage due to a corner location, frontage on two primary streets or multiple frontages must allocate their additional signage in proportion to the linear footage of each facade and/or in accordance to the particular facade's importance (customer entrances, storefronts and parking fields).

Allowable Sign Area

Formula Matrix for Major Office and Hotel Tenants

Major Office and hotel Tenants shall be defined as office and hotel tenants of greater than 4,000 square feet, in gross leased area and no larger than 75,999 square feet, in gross leased area. Total maximum allowable signage per major office and hotel tenant is not to exceed 1 square foot per lineal foot of building facade for Type A-Fascia Wall Sign and as specified below for Primary Identification Signage; and 0.5 square foot per lineal foot of tenant frontage (dimension along the outside of the actual tenant's occupied space) for Secondary Identification Signage. Primary Identification Signage is not to exceed a total of 200 square feet. Secondary Identification Signage is not to exceed 75 square feet. Maximum lettering height allowed is 4 feet unless otherwise approved.

Sign Type - Description	Formula for Determining Sign Area / Quantity	Max. Allowable Individual Sign Area
PRIMARY IDENTIFICATION SIGNAGE		
Type A - Fascia Wall Sign	1 square foot per lineal foot of building facade. This calculation is not affected by the number of building floors; only one floor total is counted toward this calculation.	100 square feet; each building facade shall be allowed one (1) sign per floor, and each tenant will be permitted to have no more than one (1) fascia sign per building facade.
Type B - Marquee/Canopy Sign	1.5 square feet per lineal foot of the marquee or canopy	50 square feet
Type E1 - Awning Sign (primary ID)	1.0 square feet per lineal foot of tenant frontage	50 square feet
SECONDARY IDENTIFICATION SIGNAGE		
Type D - Projecting Blade Sign	1 blade sign per tenant frontage	10 square feet (only one side is included in area calculations)
Type E2, E3, & E4 - Awning Sign (secondary ID)	up to 25% of the surface area of each awning to which graphics will be applied. Lettering on valance not to exceed 11" in height	20 square feet per awning (all tenant awnings are permitted to display graphics within the total maximum allowable sign area.)
Type F - Plaque & Medallion Sign	1 per main entry	8 square feet per tenant
Type G - Window/Door Sign	25% of the glazing area, 100% of glazing area for Supergraphics. For skeletal neon, the area described by the outline of the neon is calculated for square footage.	25 square feet per structural bay. Supergraphics is allowed to exceed this limitation.
Type H - Changeable Sign		
a. Banners	1 banner per structural bldg. bay	75 square feet per banner
b. Flags	1 corporate flag per business premises	40 square feet
c. Building Tenant Directories	1 directory per main entry door	24 square feet
Type J - Additional Signs		
a. Temporary Banner Sign	1 per tenant frontage, street, alley and/or parking area	32 or 64 square feet based on tenant frontage width. See Section 11.3 for specific requirements.
b. Construction Barricade Signs	1 per tenant frontage, street, alley, pedestrian way, and/or parking areas when spaces vacant and/or under construction.	80 square feet (follow Type J General Conditions 5 through 8 in Section 13.5)

General Conditions For Sign Area Calculations

1. Sign area is defined as the area within regular geometric shapes enclosing the limits of lettering, emblems, or other figures on a sign, together with any material or color forming an integral part of the display or used to differentiate the sign from the background on which it is placed. Structural members bearing no sign copy shall not be included in its surface area.
2. Subject to the Design and Historic Review Board approval, buildings primarily dedicated for office and hotel uses, shall be allowed fascia wall signs on all building facades with the following:
 3. Flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and any other flag adopted or

conditions: the maximum allowable sign areas shall be based on the applicable Tenant Leasable Areas shown on the above table; each building facade shall be permitted to have no more than one (1) fascia sign per building facade; and signs shall not be required to be located on the same facade and/or floor level occupied by the signs' tenant owner.

4. When art and advertisement/commercial message are combined on a construction barricade, the only area to be counted as signage shall be an imaginary geometric shape drawn around the advertisement/commercial message.
5. The difference between the Maximum Allowable Area for Primary Signs and the Actual Sign Area used for Primary Signs may be added to the Maximum Allowable Sign Area for Secondary Signs.

Allowable Sign Type Quantities: Primary Identification Signage

- Sign Types in this category include:
- Sign Type A--Fascia Wall Sign
 - Sign Type B--Marquee/Canopy Sign
 - Sign Type E1--Awning Sign

Tenants with frontage on one principal street shall be allowed to choose two (2) of the above sign types as their Primary Identification Sign. Tenants in corner locations or with frontage on two principal streets may be permitted to have any three (3) of the above sign types.

Secondary Identification Signage

- All Tenants may be allowed to use three of the following Secondary Identification Sign Types:
- Sign Type D--Projecting Blade Sign
 - Sign Type E2, E3 & E4 Awning Sign
 - Sign Type F--Plaque Sign
 - Sign Type G--Window/Door Sign*
 - Sign Type H--Changeable Sign

*Individual letters spaced across multiple windows to form the tenant name or the services available shall be considered Sign Type A - Fascia Wall Sign, and shall be subject to the limitations thereof.

Independent Signage

Sign Type K-- Monument Sign

See Section 12.

Tenants eligible for additional signage due to a corner location, frontage on two primary streets or multiple frontages must allocate their additional signage in proportion to the linear frontage of each facade and/or in accordance to the particular facade's importance (customer entrances, storefronts and parking fields).

6. Primary Awning Signs and Secondary Identification Signs are only permitted along the specific Tenant Frontage, which is the facade portion located directly adjacent to the actual tenant's occupied space, unless otherwise approved by the Design and Historic Review Board.

7. Secondary signs, flags and banners may be placed on any building facade that is not adjacent to the tenant-owner occupied space only with the approval of the Design and Historic Review Board.

Allowable Sign Area

Formula Matrix for Minor Office Tenants

Sign Type - Description	Formula for Determining Sign Area / Quantity	Max. Allowable Individual Sign Area
PRIMARY IDENTIFICATION SIGNAGE		
Type A - Fascia Wall Sign	1 square feet per lineal foot of building facade. This calculation is not affected by the number of building floors; only one floor total is counted toward this calculation.	100 square feet; each building facade shall be allowed one (1) sign per floor, and each tenant will be permitted to have no more than one (1) fascia sign per building facade.
Type E1 - Awning Sign (primary ID)	1.0 square feet per lineal foot of tenant frontage	50 square feet
SECONDARY IDENTIFICATION SIGNAGE		
Type E2, E3 & E4 - Awning Sign (secondary ID)	up to 25% of the surface area of each awning to which graphics will be applied. Lettering or valance not to exceed 11" in height	20 square feet per awning (All tenant awnings are permitted to display graphics within the total maximum allowable sign area.)
Type F - Plaque & Medalion Sign	1 per main entry	8 square feet per tenant
Type G - Window/Door Sign	25% of the glazing area, 100% of glazing area for Supergraphics. For skeletal neon, the area described by the outline of the neon is calculated for square footage.	25 square feet per structural bay; Supergraphics is allowed to exceed this limitation.
Type H - Changeable Sign		
a. Banners	1 banner per structural bldg. bay	75 square feet per banner
b. Flags	1 corporate flag per business premises	40 square feet
Type J - Additional Signs		
a. Temporary Banner Sign	1 per tenant frontage, street, alley and/or parking area	32 or 64 square feet based on tenant frontage width. See Section 11.3 for specific requirements.
b. Construction Barricade Sign	1 per tenant frontage, street, alley, pedestrian way, and/or parking areas when space is vacant and/or under construction.	40 square feet (Follow Type J General Conditions 5 through 8 in Section 13.5)

Minor Office Tenants shall be defined as office tenants of 4,000 square feet or less in gross leased area.
 Total maximum allowable signage per office building is not to exceed 1 square foot per lineal foot of building facade for Type A-Fascia Wall Sign and as specified below for Primary Identification Signage; and 0.5 square feet per lineal foot of "tenant frontage" (dimension along the outside of the actual tenant's occupied space) for Secondary Identification Signage. Primary Identification Signage is not to exceed a total of 140 square feet (180 square feet for tenants in corner locations or with frontage on two primary streets). Secondary Identification Signage is not to exceed 50 square feet. Maximum letter height allowed is 4 feet unless otherwise approved.

General Conditions For Sign Area Calculations

1. Sign area is defined as the area within regular geometric shapes enclosing the limits of lettering, emblems, or other figures on a sign, together with any material or color forming an integral part of the display or used to differentiate the sign from the background on which it is placed. Structural members bearing no sign copy shall not be included in its surface area.
2. Flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction are not considered signs.
3. Subject to the Design and Historic Review Board approval, buildings primarily dedicated for office and hotel uses, shall be allowed fascia wall signs
4. When art and advertisement/commercial message are combined on a construction barricade, the only area to be counted as signage shall be an "imaginary" geometric shape drawn around the advertisement/commercial message.
5. The difference between the Maximum Allowable Area for Primary Signs and the Actual Sign Area
6. Minor Office Tenants shall be allowed to be included in Building Tenant Directories as specified in Section 13.3.
7. Primary Awning Signs and Secondary Identification Signs are only permitted along the specific "tenant frontage" which is the facade portion located directly adjacent to the actual tenant's occupied space, unless otherwise approved by the Design and Historic Review Board.
8. Secondary signs flags and banners may be placed on any building facade that is not adjacent to the tenant-owner occupied space only with the approval of the Design and Historic Review Board.

Allowable Sign Type Quantities:

Primary Identification Signage

- The Sign Type in this category is:
- Sign Type A--Fascia Wall Sign
 - Sign Type E1--Awning Sign

Tenants with frontage on one principal street shall be allowed to have one (1) Primary Identification Sign. Tenants in corner locations or with frontage on two principal streets may be permitted to have two (2) Primary Identification Signs.

Secondary Identification Signage

All Tenants may be allowed to use three (3) of the following Secondary Identification Sign types:

- Sign Type E2, E3 & E4 Awning Sign
- Sign Type F--Plaque Sign
- Sign Type G--Window/Door Sign*
- Sign Type H--Changeable Sign

*Individual letters spaced across multiple windows to form the tenant name or the services available shall be considered Sign Type A - Fascia Wall Sign, and shall not be permitted for Minor Office Tenants.

Independent Signage

Sign Type K-- Monument Sign

See Section 12.

Tenants eligible for additional signage due to a corner location, frontage on two primary streets or multiple frontages must allocate that additional signage in proportion to the linear frontage of each facade and/or in accordance to the particular facade's importance (customer entrances, storefronts and parking).

9. With the approval of the Design and Historic Review Board, Minor Tenants may be allowed to have Primary Marque/Canopy signs and Secondary Projecting Blade Signs as regulated in the matrix of Section 13.3 and with the condition that individual areas shall count against the overall total allowable area for the specific Minor Tenant.

Allowable Sign Area

Formula Matrix for Single-Use & Mixed-Use Residential Lobbies Entry Signs & Identification Signs

Total maximum allowable signage per entry is not to exceed 1.5 square feet per linear foot of residential lobby frontage for Primary Identification Signage and 0.75 square feet per linear foot of residential lobby frontage for Secondary Identification Signage. Primary Identification Signage is not to exceed 100 square feet, except with the use of Type A1 sign, which allows for an additional 100 sq ft under the specific conditions outlined below. Secondary Identification Signage is not to exceed 75 square feet. Maximum letter/logo height allowed is 3 feet, unless otherwise approved by Planning Commission and except for Type A1, which allows for 4 feet maximum height under the specific conditions outlined below:

Sign Type - Description	Formula for Determining Sign Area / Quantity	Max. Allowable Individual Sign Area
	PRIMARY IDENTIFICATION SIGNAGE	
Type A - Fascia Wall Sign	1.5 square feet per linear foot of lobby frontage	50 square feet
Type A1 - Fascia Wall Sign – Building Identification	1 square feet per linear foot of building frontage.	100 square feet: Only one building identification sign is permitted per building.
Type B - Marquee/Canopy Sign	1.5 square feet per linear foot of the marquee or canopy	50 square feet
Type C - Feature Sign	1.5 square feet per linear foot of lobby frontage	50 square feet
Type E1 - Awning Sign (primary ID)	1.5 square feet per linear foot of tenant frontage SECONDARY IDENTIFICATION SIGNAGE	50 square feet
Type D - Projecting Blade Sign	1 blade sign per tenant frontage	10 square feet (only one side is included in area calculations)
Type E2, E3, & E4 - Awning Sign (secondary ID)	up to 25% of the surface area of each awning to which graphics will be applied. Lettering on valance not to exceed 11" in height	20 square feet per awning (All tenant awnings are permitted to display graphics within the total maximum allowable sign area.)
Type F - Plaque & Medalion Sign	1 per main entry	8 square feet per tenant
Type G - Window/Door Sign	15% of the glazing area, 100% of glazing area for Supergraphics. For skeletal neon, the area described by the outline of the neon is calculated for square footage.	10 square feet per structural bay; Supergraphics is allowed to exceed this limitation.
Type H - Changeable Sign		
a. Banners	1 vertical banner per building frontage	50 square feet per banner
b. Flags	1 residential flag per building frontage	24 square feet
c. Display Stands/Esels	1 per residential lobby	8 square feet
Type J - Additional Signs		
a. Temporary Construction Barricade Sign or Leasing Sign: Ground Level or Upper Stories	1 per street, alley and/or pedestrian way frontage	80 square feet (See General Conditions 4, 5, 6 and 7)
b. Temporary Banner Sign	1 per tenant frontage, street, alley and/or parking area	32 or 64 square feet based on building frontage width. See Section 11.3 for specific requirements.
c. Temporary Window/Door Sign	1 per building unit being advertised for sale or lease; only permitted after all units have been initially leased or sold.	8 square feet per residential unit, inclusive of design or art. (See General Condition 7)

General Conditions For Sign Area Calculations

- Sign area is defined as the area within regular geometric shapes enclosing the limits of lettering, emblems, or other figures on a sign, together with any material or color forming an integral part of the display or used to differentiate the sign from the background on which it is placed. Structural members bearing no sign copy shall not be included in its surface area.
- Flags of the United States, the State, the city, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction are not considered signs.
- When the art and advertisement/commercial message are combined on a construction barricade, the only area to be counted as signage shall be an "imaginary" geometric shape drawn around the advertisement/commercial message.
- Secondary Identification Sign area is separate from Type J - Additional Sign areas, and their respective individual and total sign areas are calculated separately.
- Type J - Additional Signs: a. Temporary Construction, Barricade or Leasing Sign - Ground Level or Upper Stories, are for the construction and
- Type J - Additional Signs a. Temporary Sign Construction, Barricade or Leasing Sign - Ground Level or Upper Stories, are for the construction and
- Type J - Additional Signs: a. Temporary Window/Door Sign - Upper Stories, are for display inside the windows or doors of only specific units

Allowable Sign Type Quantities:

Primary Identification Signage

- Sign Types in this category include:
 - Sign Type A - Fascia Wall Sign
 - Sign Type B - Marquee/Canopy sign
 - Sign Type C - Feature Sign
 - Sign Type E1 - Awning Sign

Mixed Use Residential Buildings with lobby

frontage on a street, alley or pedestrian way shall be allowed to choose only one (1) of the above sign types as their Primary Identification Sign. Mixed-Use Residential Buildings with a corner lobby entrance at the crossings of streets, alleys and/or pedestrian ways may be permitted to have any (2) two of the above sign types.

Secondary Identification Signage:

- All Tenants may be allowed to use (3) three of the following Secondary Identification Sign types:
- Sign Type D - Projecting Blade sign
 - Type E2, E3, & E4 - Awning Sign
 - Sign Type F - Plaque Sign
 - Sign Type G - Window/Door Sign
 - Sign Type H - Changeable Sign

Building Identification Sign: Only Sign Type

A1 - Fascia Wall Sign will be permitted as Building Identification Sign. The maximum letter height shall be four feet (4'-0"). Maximum sign area is not to exceed 1 square feet per linear foot of building frontage. Signs incorporating animation or exposed neon shall not be permitted. This sign may be used in addition to the Lobby Entry Signs. A parapet or roof sign may be allowed subject to the review and approval by the Design and Historic Review Board.

Independent Signage

Sign Type K - Monument Sign

See Section 12.

Tenants eligible for additional signage due to a corner location, frontage on two primary streets or multiple frontages must allocate their additional signage in proportion to the linear frontage of each facade and/or in accordance to the particular facade's importance (customer entrances, storefronts and parking fields).

currently for lease or sale and do not require sign permits, but must be removed once the specific unit is leased or sold. These signs are not permitted during the construction and initial lease/sale phase of project.

8. The difference between the Maximum Allowable Area for Primary Signs and the Actual Sign Area used for Primary Signs may be added to the Maximum Allowable Sign Area for Secondary Signs with Planning Commission approval.

Sample Calculation Matrix

All tenants shall be required to submit to the landlord and the City of Cuyahoga Falls maximum allowable sign areas criteria analysis, as well as area matrix calculations and exterior elevations similar to those shown herewith. Tenant elevation(s) must show all linear frontage dimensions on elevations and plans, and elevations of proposed exterior tenant improvements, including non-signage elements such as awnings that occur at upper levels.

A. SIGNAGE ALLOWANCES PER SIGN CRITERIA

Facts about Store:

- Storefront Located on Front Street, a "principal street"
- Linear Frontage: 20'-0"
- Square Footage: 2,000 sf

Locating Tenant Frontages in Section 11.1.12 & 1.3:

1. *Tenant frontage # 1* (principal street) allows for all sign types on lower and upper portions of building facade, except roof signs and supergraphics.

Using the matrix in Section 11.1 (tenants under 20,000 s.f.):

1. The maximum allowable sign area for Primary Sign Type is: $20\text{'-}0'' \times 1.5 = 30\text{ sf}$
2. The maximum allowable sign area for Secondary Sign Type is: $20\text{'-}0'' \times 0.75 = 15\text{ sf}$
3. Total allowable area for all signage is: $30\text{ sf} + 15\text{ sf} = 45\text{ sf}$
4. The maximum allowable letter height is: $3\text{'-}0''$
5. Tenants with frontage on one principal street are allowed to have 1(one) Primary Sign type and 3 (three) Secondary Sign types.
6. The difference between the Maximum Allowable Area for Primary Signs and the Actual Sign Area for Primary Signs may be added to the Maximum Allowable Sign Area for Secondary Signs.

B. ANALYSIS OF PROPOSED SIGNAGE

PRIMARY SIGNS	Proposed Dimensions and Quantity	Proposed Area, Dim. or Quant.	Allowed Area, Dim. or Quantity
Maximum Letter Height:		1'-8"	3'-0"
Areas:	1 @ 1'-8" x 8'-0"	1 @ 13.33 sf	30 sf per sign
	TOTAL PRIMARY SIGN AREA	13.33 sf	30 sf
Balance of Area left from Primary Signs to be transferred to Secondary Sign Area (see note 6 above)		30 sf - 13.33 sf =	16.67 sf
Sign Type Quantity:		1 sign type	1 sign type
SECONDARY SIGNS	Proposed Dimensions	Proposed Area	Allowed Area
Areas:	1 @ 2'-6" diam.	1 @ $\pi(1.25)^2 = 4.9\text{ sf}$	1 sign per frontage @ 10 sf
	Awning Sign	1 @ 14.17 sf	30 sf per awning
	Window Signs: Logo Hrs of Operation	2 @ 5' x 2'-2" 1 @ 6' x 9" Total = 21.8 sf	2 @ 0.9 sf = 1.8 sf 1 @ 0.38 sf 10 sf per bay
Address Number (for info only)	1 @ 6' x 1'-6"	1 @ 0.75' sf	min 4" high numerals (area is not counted as sign)
Sign Type Quantity:		3 sign types	3 sign types
TOTAL SIGN AREA		35.11 sf	45.00 sf
TOTAL SECONDARY SIGN AREA		21.78 sf	15 sf + 16.67 sf = 31.67 sf

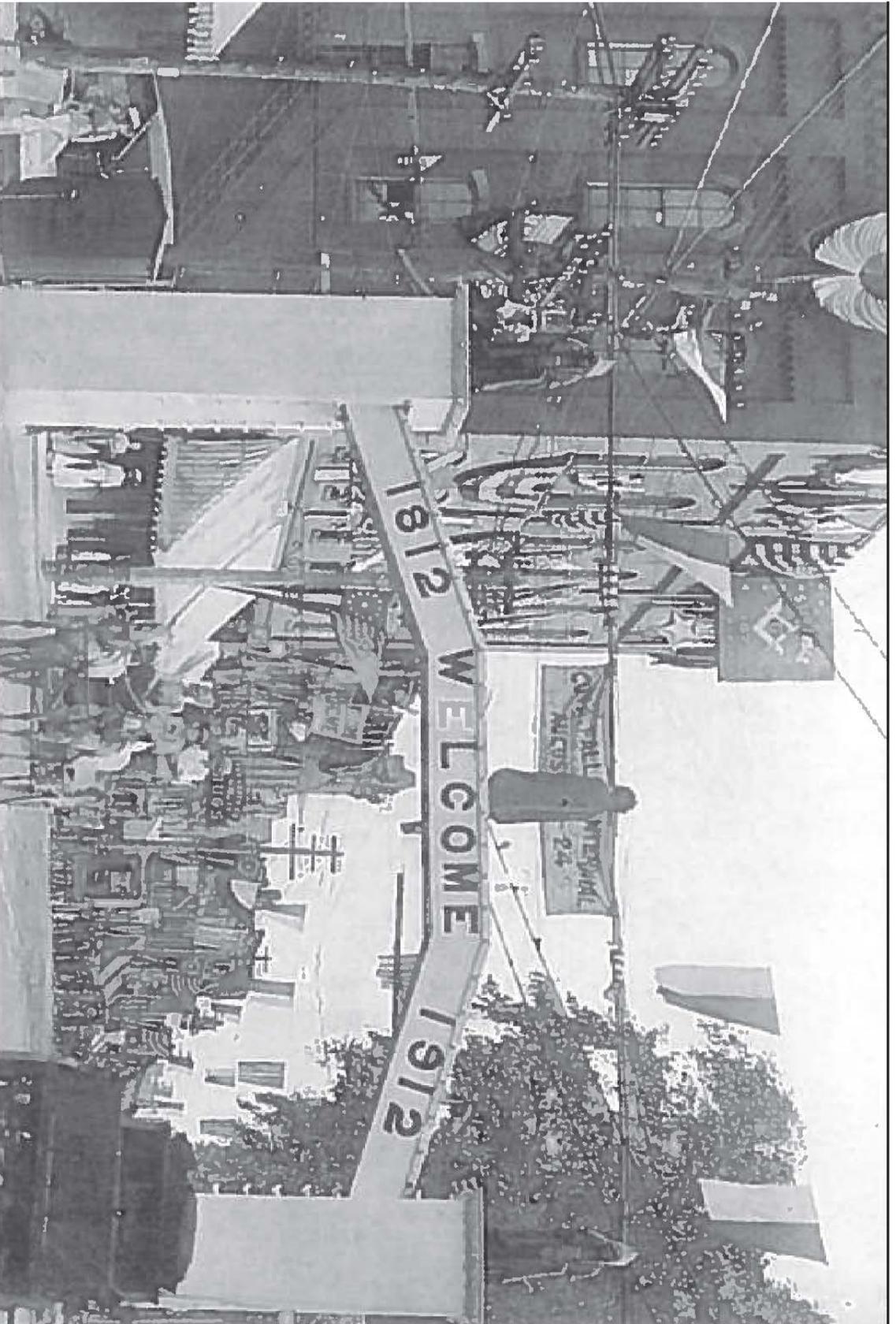
Required waivers/modification: NONE



GOOD CO.: 2,000 sf and 20'- 0" total frontage

Primary I.D. Sign Area: $20\text{'-}0'' \times 1.5 = 30.0\text{ sf}$.
 Secondary I.D Sign Area: $20\text{'-}0'' \times .75 = 15.0\text{ sf}$.
 Total Allowable Sign Area: $30\text{ sf} + 15\text{ sf} = 45.0\text{ sf}$

Allowable Calculation Rule:
 The difference in square footage between the Maximum Allowable Area for Primary Identification Signs and the Actual Sign Area for Primary Identification Signs may be added to the Maximum Allowable Sign Area for Secondary Identification Signs with Planning Commission approval.
Note:
 The sample design and analysis in this section is for illustrative purposes only. Dimensions are approximate and are not representative of an approved design by the City Planning Division nor the Design and Historic Review Board.



2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. -2018

6
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE
8 TO EXECUTE A MODIFICATION OF CONTRACT NO. 7495 WITH
9 NATHAN CONTRACTING, LP, FOR REPAIRS TO THE GREEN PARKING
10 DECK, AND DECLARING AN EMERGENCY.

11
12 WHEREAS, under the authority of Ordinance 20-2016 the City, after competitive bidding, entered
13 into contract No. 7495 with Nathan Contracting, LP, for repairs to the Green parking deck; and

14
15 WHEREAS, it is necessary to make additional repairs to the Green parking deck.

16
17 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
18 Summit and State of Ohio, that:

19
20 Section 1. The Director of Public Service is hereby authorized to execute a modification of Contract
21 No. 7495 with Nathan Contracting, LP, authorizing repairs to the Green parking deck in an amount not
22 to exceed \$199,113.25.

23
24 Section 2. The Director of Finance is hereby authorized and directed to make payment for same in
25 an amount not to exceed \$199,133.25 from the Capital Projects Fund, line item Capital Outlay.

26
27 Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions
28 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of ordinances
29 and resolutions not inconsistent herewith and which have not previously been repealed are hereby
30 ratified and confirmed.

31
32 Section 4. It is found and determined that all formal actions of this Council concerning and relating
33 to the adoption of this ordinance were adopted in an open meeting of this Council and that all
34 deliberations of this Council and of any of its committees that resulted in such formal action were in
35 meetings open to the public, in compliance with all legal requirements including, to the extent
36 applicable, Chapter 107 of the Codified Ordinances.

37
38 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
39 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls
40 and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members
41 elected or appointed to Council, it shall take effect and be in force at the earliest period allowed by law.

42
43
44 Passed: _____

_____ President of Council

45
46
47
48
49 _____ Clerk of Council

50
51
52 Approved: _____

_____ Mayor

53
54 02/26/18

2
3
4
5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. - 2018

8
9 AN ORDINANCE AUTHORIZING THE PARKS AND RECREATION
10 BOARD TO ENTER INTO A CONTRACT OR CONTRACTS,
11 ACCORDING TO LAW, TO REFINISH THE MAIN POOL SURFACE
12 AT WATER WORKS FAMILY AQUATIC CENTER, AND
13 DECLARING AN EMERGENCY.
14

15 WHEREAS, the main pool surface at Water Works Family Aquatic Center is now 20 years old
16 and is reaching its effective life cycle; and

17
18 WHEREAS, the resurfacing will occur in the late summer of 2018 and will be completed
19 before harsher weather affects construction schedules; and

20
21 WHEREAS, the resurfacing, with proper application and maintenance, will afford the main
22 pool surface another 20 years of life expectancy.
23

24 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
25 of Summit and State of Ohio, that:

26
27 Section 1. The Parks and Recreation Board is hereby authorized to enter into a contract or
28 contracts, according to law, to refinish the main pool surface at Water Works Family Aquatic
29 Center.
30

31 Section 2. The Finance Director is hereby authorized and directed to make payment for same
32 from the Recreation Levy Fund, line item Capital Outlay.
33

34 Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions
35 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of
36 ordinances and resolutions not inconsistent herewith and which have not previously been
37 repealed are hereby ratified and confirmed.
38

39 Section 4. It is found and determined that all formal actions of this Council concerning and
40 relating to the adoption of this resolution were adopted in an open meeting of this Council and
41 that all deliberations of this Council and of any of its committees that resulted in such formal
42 action were in meetings open to the public, in compliance with all legal requirements including
43 Chapter 107 of the Codified Ordinances.
44

45 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
46 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
47 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the
48 members elected or appointed to Council, it shall take effect and be in force immediately upon its
49 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
50 period allowed by law.
51

52
53 Passed: _____

President of Council

54
55
56 _____
57 Clerk of Council

58
59 Approved: _____

Mayor

60
61
62 2/26/18

2
3
4 CITY OF CUYAHOGA FALLS, OHIO

5 ORDINANCE NO. - 2018

6
7
8 AN ORDINANCE AUTHORIZING THE MAYOR, AS DIRECTOR OF PUBLIC
9 SAFETY, TO ENTER INTO A CONTRACT OR CONTRACTS, ACCORDING
10 TO LAW, WITH DAVID PELLIGRA & ARCHITECTS, INC., FOR
11 ARCHITECTURAL DESIGN SERVICES FOR THE CUYAHOGA FALLS LAW
12 ENFORCEMENT TRAINING CENTER, AND DECLARING AN
13 EMERGENCY.
14

15
16 WHEREAS, it is desirable for the City to have its own Law Enforcement training center; and

17
18 WHEREAS, the City followed the procedures set forth in Ohio Revised Code Sections 153.65 to 153.73
19 in selecting a professional design services firm to assist with the project; and

20
21 WHEREAS, after review of all the proposals submitted to the City, David Pelligra & Architects, Inc.,
22 was selected as the most qualified for the project.
23

24 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
25 Summit, and State of Ohio, that:

26
27 Section 1. The Mayor, as Director of Public Safety, is hereby authorized to enter into a contract or
28 contracts, without competitive bidding, with David Pelligra & Architects, Inc., for architectural design
29 services for the Cuyahoga Falls Law Enforcement Training Center.
30

31 Section 2. The Director of Finance is hereby authorized and directed to make payment for same
32 from the Capital Projects Fund, line item, Capital Outlay.
33

34 Section 3. Any ordinances or resolutions or portions of ordinances and resolutions inconsistent
35 herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which
36 have not previously been repealed are hereby ratified and confirmed.
37

38 Section 4. It is found and determined that all formal actions of this Council concerning and relating
39 to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations
40 of this Council and of any committees that resulted in those formal actions were in meetings open to the
41 public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances.
42

43 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
44 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and
45 the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members elected
46 or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by
47 the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.
48

49
50 Passed: _____

President of Council

51
52
53 _____
Clerk of Council

54
55
56
57 Approved _____

Mayor

58 2/26/18

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2018

6
7 AN ORDINANCE CREATING THE POSITION MEMBER
8 RELATIONS SUPERVISOR IN THE DEPARTMENT OF
9 PARKS AND RECREATION, AND DECLARING AN
10 EMERGENCY.

11
12 WHEREAS, the Cuyahoga Falls Natatorium membership has dramatically increased since opening 14
13 years ago and currently peaks at 17,000 members; and

14
15 WHEREAS, member relations and retention is critical to the business model for the Cuyahoga Falls
16 Natatorium; and

17
18 WHEREAS, parks administrators seek to promote and professionally manage membership growth,
19 customer care and staff cohesiveness; and

20
21 WHEREAS, it is the intent to create the non-bargaining position of Member Relations Supervisor to
22 advance and further the success this enterprise brings to the Leisure Fund.

23
24 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
25 Summit, and State of Ohio, that:

26
27 Section 1. The non-bargaining position listed below is hereby created and established in non-
28 bargaining salary grade N25.

29
30 Member Relations Supervisor

31
32 Section 2. Any ordinances or resolutions or portions of ordinances and resolutions inconsistent
33 herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which
34 have not previously been repealed are hereby ratified and confirmed.

35
36 Section 3. It is found and determined that all formal actions of this Council concerning and relating
37 to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations
38 of this Council and of any committees that resulted in those formal actions were in meetings open to the
39 public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

40
41 Section 4. This ordinance is hereby declared to be an emergency measure necessary for the
42 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and
43 the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members elected
44 or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by
45 the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

46
47
48 Passed: _____

President of Council

49
50
51
52 _____

Clerk of Council

53
54 Approved _____

Mayor

55
56
57 2/26/18