

GENERAL INFORMATION

Subject

Request	-	Text amendment to the Springfield Township Zoning Resolution to add a definition to Section 21 Signs and Outdoor Advertising
Location	-	Springfield Township
Applicant	-	Springfield Township Zoning Commission

STAFF ANALYSIS

The Springfield Township Zoning Commission requests an amendment to the Springfield Township Zoning Resolution to add a definition to Section 21 to assist business owners' requests with re-facing a sign for a tenant change or new business. The township supports new and existing businesses and has created a path to defray sign permit costs.

Staff supports the text amendment since the new definition is to align with the upcoming fee schedule as a cost savings to property owners. The amendment is shown in EXHIBIT "A."

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve the amendment to the Springfield Township Zoning Resolution to add a definition to Section 21 Signs and Outdoor Advertising shown in EXHIBIT "A" to the Springfield Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING
COMMISSION
REF: Z19-C701
DATE: January 28, 2026
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 21

SIGNS AND OUTDOOR ADVERTISING

2100 PURPOSE

This section provides standards for the time, place and circumstances in the use of signs. These standards are to provide for the public health and safety, pedestrian and traffic safety, and to control adverse effects of signs on public and private property; and (where legislatively permitted) to provide for the general welfare of the public.

2101 DEFINITIONS

Abandoned Sign: A sign or sign structure which no longer identifies or advertises a business, service, owner, product, or activity, or is in disrepair. Such sign and sign structure shall be removed within 30 days of notice to the property owner by the Zoning Inspector.

Animated Sign: A sign or display manifesting either kinetic or illusionary motion occasioned by natural, manual, mechanical, electrical, or other means of power. Such signs have lights or illuminations that change the visual image depicted, including visual images that may flash, move, rotate, flicker, depict action, or create a scene, blink, vary in intensity or color, or use intermittent electrical impulses, scrolling text, or a sign which has revolving, or rotating parts or other visible mechanical movements. An animated sign does not include a Changeable Copy Sign.

Area Identification Sign: A sign, which identifies a subdivision or a grouping of buildings whether residential, commercial, or industrial.

Awning/Canopy Sign: A sign attached to an awning covering a doorway, window, or face of the building. Awning/Canopy signs are wall signs, as provided for in Section 2107.

Banner: A temporary display including a sign on a flag, strip of lightweight material, paper, cloth, or fabric which may be located on the ground or attached to a building, another sign, or any other structure.

Billboard: (see off-premise sign)

Building Face Or Wall: All window and wall area of a building in one plane or elevation.

Building Frontage: The length of the outside building wall along a right-of-way.

Changeable Copy Sign: A sign, or portion thereof with letters, numbers, or illustrations that can be periodically manually changed or rearranged without altering the underlying or supportive face of or surface of the sign.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

2101 DEFINITIONS (cont'd)

Clearance of Sign: The smallest vertical distance between the grade of the adjacent street, highway, or street curb and the lowest point of any sign, including its framework extending over that grade.

Commercial Message: Any wording, logo, or other visual copy that directly or indirectly identifies, advertises, or calls attention to a business, product, service, or other commercial activity.

Copy: The graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic (logo), or alphabetic form.

Directional Sign: An on-premise sign that is designed to facilitate traffic flow, does not contain any advertising and provides direction to an on-premise place or object.

Double-Faced Sign: A sign with two faces.

Electronic Message Center: A sign whose visual display includes alphabetic, numeric or symbolic content that can be changed or altered on a fixed display screen composed of electronically illuminated segments.

“Embellishment”: The decorative or ornamental structure or frame that contains a sign. Embellishments are not included in the square footage of the sign’s area calculation; embellishments shall not exceed twenty-five percent (25%) of the single face area and shall not exceed the sign’s maximum permitted height or be located within required setbacks.

Exempted Signs: Exempted from sign permit requirements.

Façade: The entire building front including the parapet.

Flag: Any fabric displaying the name insignia, emblem, colors, patterns or symbols used as a message of a political subdivision or private entity.

Future Development/ Construction Sign: A temporary, freestanding sign located on the premises of a proposed development/ construction project that indicates the future construction or development of a building or area which may identify the architect, financial institution, contractor, subcontractor, and/or material supplier participating in the construction on the property.

Height: The vertical distance measure from the highest point of the sign, including decorative embellishments, to the grade of the adjacent street or the surface grade beneath the sign, whichever vertical distance is less.

Low Profile/ Monument Sign: A sign placed directly on the ground, and independent from any building or other structure on the lot.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

2101 DEFINITIONS (cont'd)

LED fuel price sign: A static fuel price display not exceeding 50% of the overall square footage of the sign on which it is placed. Such sign shall be located on the premises where the fuel is being sold. The sign shall have a dimming device for day/night operation. An LED fuel price sign is not considered an Electronic Message Center for purposes of this Section.

Message: The wording or copy on a sign, flag or pennant.

Non-Conforming Sign: A sign which was placed on the lot legally, but which does not comply with Section 21 of this Resolution.

Off-Premise Sign (billboard): A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished on the lot on which said sign is located.

Pennant: Any lightweight plastic, fabric, or any other material, frequently in a series, whether or not containing a message of any kind, suspended from a rope, wire, or string, designed to move in the wind.

Pole Sign: Any sign supported by upright structure(s) or support(s) that are anchored in the ground and that are independent from any building or other structure on the lot.

Portable Sign: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported including, but not limited to: signs designed to be transported by wheels; "A" or "T" frame signs; menu and sandwich board signs; umbrellas used for advertising; and signs and/or copy attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used regularly in the usual and customary operations of the business.

Political Sign: A temporary sign used in connection with a local, state, or national governmental election or ballot, with respect to an issue or office.

Projecting Sign: A sign that projects more than fifteen inches (15") from a building wall or other structure and not specifically and solely designed to support the sign.

Real Estate Sign: A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale. See Section 2104 (E) and Section 2106 (D).

Re-Facing: The replacement, modification, or installation of new copy, graphics, colors, or sign panels on an existing sign structure without altering the structure, height, location, or footprint of the sign.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

2101 DEFINITIONS (cont'd)

Roof Sign: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof and located within the vertical extension(s) of the building exterior wall(s).

Sign: Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce, or identify a person, entity, product, service, establishment, activity or sale which communicate information of any kind.

Sign Area: Total area of all sign faces. (For one (1) sign structure)

Sign Face: Area of the sign upon which copy can be placed.

Sign Structure: Any structure, which supports, has supported, or is capable of supporting a sign, including a decorative cover.

Temporary Sign: Any type of portable sign, flag, pennant, banner, balloon, garage sale sign, searchlight, twirling light, sandwich board, inflatable figures, or public election and candidate sign that is used temporarily or is not permanently mounted.

Wall Sign: A sign attached to, painted on, or placed against a wall of a building, with the sign face parallel to the building wall and extending away from the building wall parallel to the adjacent grade not more than fifteen (15") inches there from, which copy advertises the use carried on within such building.

Window Sign: Any sign placed inside a window located in a building or structure or upon the building's interior window panes or glass or an opening recessed from the building face such that the window sign is visible from the exterior of the premises.