

CHAPTER 1127

Signs

1127.01 PURPOSE.

The purpose of this Chapter is to provide standards for the type, design, size, illumination, movement, materials, condition and location of signs in order to achieve, among others, the following:

- (a) To protect and maintain property values;
- (b) To provide for reasonable and appropriate means of communication;
- (c) To maintain and enhance the aesthetic environment of the City;
- (d) To eliminate any conflict that would be hazardous between traffic control signs and devices and signs not related to the function of traffic control;
- (e) To ensure a safe and orderly pedestrian and vehicular environment;
- (f) To reduce visual clutter and prevent blight characterized by oversized, overcrowded, abandoned, obsolete, and/or dilapidated signs;
- (g) To minimize the risk of damage and injuries from signs that are structurally unsafe;
- (h) To promote economic development; and,
- (i) To achieve an appropriate balance between signs as a means of communication and reducing the harms caused by such signs.

1127.02 DEFINITIONS.

As used in this chapter, unless the context otherwise indicates:

- (a) "Awning" means a projection from a building wall intended primarily for shelter or ornamentation and which can be retracted, folded or collapsed against the face of the supporting building.
- (b) "Billboard" means a permanent sign on which the sign copy is not directly associated with a permitted main use of the land on which such sign is located or any permanent sign situated on a lot where no permitted main use exists.
- (c) "Building unit" means a space occupying a portion of the ground floor of a building, containing an exclusive entrance from the building exterior and separated from all other ground floor spaces by a party wall or walls. For the purposes of this Chapter regulations referring to a building shall apply to a building unit if such building is divided into units.
- (d) "Canopy" means any structure, other than an awning, intended primarily for shelter or ornamentation with a metal frame attached to a building and carried by a frame supported by the ground, foundation or the building to which it is attached.
- (e) "Changeable copy" means that portion of a permanent sign on which copy is not permanently affixed to the sign allowing the copy to be periodically changed manually,
- (f) "Copy" means the letters, words, symbols or artwork displayed on a sign.
- (g) "Electronic message center (EMC)" means a freestanding sign containing a computerized, programmable electronic visual communications device capable of storing and displaying multiple messages in multiple formats and at varying intervals that are electronically changed by remote or automatic means.
- (h) "Erect" means to build, construct, attach, hang, place, suspend or affix and also includes the painting of wall signs.

- (i) "Facing and surface" means a surface of the sign upon, against or through which the message is displayed or illustrated on the sign.
- (j) "Foot-candle," means a unit of measure of the intensity of light falling on a surface equal to one lumen per square foot and originally defined with reference to a standardized candle burning at one foot from a given surface.
- (k) "Freestanding sign" means any sign supported by one or more uprights, posts, columns, or vertical structures or supports affixed in the ground and not attached to any part of a building.
- (l) "Illuminated sign" means any sign illuminated by any source as an integral component of the sign, or by external light directed primarily toward the sign.
- (m) "Incidental Sign" means any wall sign one (1) square foot or less in area or a freestanding sign three (3) square feet or less in area and four (4) feet or less in height
- (n) "Multi-tenant building" means a nonresidential building served by a common entrance that contains multiple uses.
- (o) Nonconforming sign means any sign lawfully erected and maintained prior to the initial passage of this chapter which does not conform to one or more of the requirements of this chapter. Temporary signs shall not be considered legal, nonconforming signs.
- (p) "Permanent sign" means a sign that is accessory to a permitted main use and permanently affixed or attached to the ground, a building or a structure and which cannot be removed without special handling such as removing or dismantling a foundation, fasteners, adhesives, or similar materials providing support or structural integrity for the sign.
- (q) "Portable sign" means any sign made of durable materials and not a temporary sign, which is capable of moving or being moved.
- (r) "Projecting sign" means any sign which is attached to a building or other structure and projecting out from a building face or wall, generally at right angles from the building.
- (s) "Roof sign" means any sign erected, constructed and maintained wholly upon or over the roof or parapet wall of any building with the principal supports on the roof structure.
- (t) "Sign" means any visual communication including but not limited to any writing, pictorial representation, mural illustration, emblem, symbol, design, drawing, banner, flag, placard, pennant, poster or other similar device is used for purpose of advertisement, announcement, declaration, demonstration, identification or expression or which directs attention to a product, place, activity, person, institution or business.
- (u) "Sign structure" means any sign face, walls, foundations, poles, brackets and other materials supporting the sign face and any materials or equipment associated with the illumination of the sign.
- (v) "Temporary sign" means any sign constructed of wood, metal, cloth, paper, plastic or fabric of any kind that is not intended to be permanently installed in the ground nor permanently affixed to a building or structure and is intended for use for a limited period of time.
- (w) "Wall sign" means any sign painted on, attached to, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall. Wall signs shall also include signs on awning or canopy.

- (x) "Window sign" means any sign that is attached or affixed to, painted on, or located within two (2) feet inside of a window or door of a building and exposed to public view.

1127.03 APPLICABILITY-

- (a) Signs shall be designed, erected, altered, reconstructed, moved or maintained, in whole or in part, in accordance with the type, design, size, location, illumination and other provisions set forth in this Chapter.
- (b) Unless otherwise provided, this Chapter shall apply to any sign, in any zoning district, that is visible from the public right-of-way or from property other than the property on which the sign is located regardless of legibility.
- (c) The construction, erection, safety and maintenance of all signs shall also comply with the provisions of the Building Code of the City of Painesville.
- (d) The following displays shall not be governed by the provisions of these regulations:
 - (1) Flags, emblems, notices and insignia of any governmental agency.
 - (2) Signs conforming to the Ohio Manual of Uniform Traffic Control Devices and other government signs for traffic control, public safety and other regulatory purposes.

1127.04 PERMIT REQUIRED.

- (a) A sign permit shall be required prior to the erection display, relocation, or alteration of any sign except as otherwise provided in this Chapter. However, minor repairs or maintenance not involving structural changes may be undertaken without first obtaining a permit.
- (b) Application for sign permits shall be made upon forms provided by the Administrator and shall contain the following information:
 - (1) The name, mailing address, e-mail address and telephone number of the applicant;
 - (2) The location of the building, structure or lot to which or upon which the sign is to be attached or erected;
 - (3) Two scale drawings, blueprints or ink, as well as a digital version in a format acceptable to the City, of the plans and specifications of each sign indicating all dimensions, materials, colors, type of lettering illumination, method of construction and means of attachment to the building or ground;
 - (4) The name of the person erecting the sign;
 - (5) Written consent of the owner of the building, structure or land to which or on which the sign is to be erected;
 - (6) Photograph of the area of the building upon which a wall sign is to be placed;
 - (7) Such other information as the Administrator shall require to show full compliance with this and all other ordinances of the City.
 - (8) Payment of a fee as required by Section 1105.05 of this Code.
- (c) When required, approval of the Design Review Board shall be obtained before issuance of a sign permit.
- (d) Upon receipt of a completed application, the Administrator shall examine all required plans and specifications as well as the premises upon which the sign is to be placed. If the proposed sign is in compliance with all the requirements of this chapter and all other ordinances of the Municipality, the sign permit shall be issued. If the work authorized

under the sign permit has not been completed within one year after date of issuance, the permit shall become null and void.

- (e) The Administrator may revoke any sign permit for noncompliance with any provisions of this chapter or misrepresentation of fact on the permit application.
- (f) Issuance of a sign permit does not constitute a building permit. When required by the Building Code, a building permit shall be obtained prior to the erection, display, relocation, or alteration of any sign.

1127.05 PERMIT NOT REQUIRED.

No permit is required for the following signs; such signs, however, are still subject to the regulations provided for in this Chapter:

- (a) Temporary signs as regulated in Sections 1127.10(f) and 1127.11(g).
- (b) Incidental wall signs provided that such sign is not illuminated.
- (c) Incidental freestanding signs limited to two per lot and may be illuminated.
- (d) Cornerstones, building plaques or other similar architectural elements permanently incorporated into a building and not exceeding two (2) square feet in total area.
- (e) Sign copy which is an integral part of the original construction of vending machines, fuel pumps, automatic teller machines or similar devices.

1127.06 PROHIBITED SIGNS AND SIGN CHARACTERISTICS.

In general, any sign that is not expressly authorized by this Chapter is prohibited. Additionally, the following signs are prohibited:

- (a) Portable or moveable signs or devices except as a temporary sign.
- (b) Billboards.
- (c) Signs that revolve, rotate, whirl, spin, flash or otherwise make use of motion to attract attention including but not limited to
 - (1) Pennants and streamers.
 - (2) Gas-filled, air activated, or tethered balloons, sky tubes, or sky dancers.
 - (3) Signs mounted along one edge on a single vertical flexible pole, the physical structure of which may resemble a sail, bow, or teardrop.
 - (4) Search lights and bare strings of light bulbs.
- (d) Roof signs or signs extending above the parapet line.
- (e) Any sign that, by reason of its location, illumination, movement, shape or color, may interfere with, obstruct the view of, or be confused with, any authorized traffic control device.
- (f) Any sign attached to natural vegetation.
- (g) Any sign that shows evidence of inadequate maintenance or deterioration including peeling paint, rust, dirt, fading, damage or discoloration.
- (h) No sign shall be erected within the area of any sight triangle unless it is three (3) feet in height or less and does not otherwise obstruct free and clear vision within the sight triangle.
- (i) Any permanent sign placed upon or projecting over any public land, street, sidewalk or other public right-of-way, except as expressly permitted in Section 1127.12.

- (j) No sign shall be erected, maintained or permitted to remain so as to obstruct any window, door, fire escape, balcony, platform, stairway, ladder, lighting system or traffic control lights of the City.

1127.07 MEASUREMENT STANDARDS.

- (a) The area of any sign shall be measured to include the area of the smallest rectangle enclosing all elements of the sign, including letters, characters, designs, graphics and the space between separate elements that are organized to form a single sign.
- (b) For free standing signs with two sides in a back-to-back arrangement, parallel, or within 30 degrees of being parallel, only one side of the sign shall be included in the measurement of the area.
- (c) In determining the location of a sign in relation to right of way or lot lines, distances shall be measured from the right of way or lot line to the closest point on the sign structure.
- (d) A sign structures shall not be computed as sign area unless it contains sign copy.
- (e) The height of a free-standing sign shall be measured as the vertical distance from the uppermost point of the sign to the finished grade immediately below the base of the sign, including all base and/or other mounting material.
- (f) For the purposes of this Chapter, the length of the building wall that faces a public street other than a limited access highway or that contains the primary public entrance shall be considered the building frontage and shall be measured along such building wall between the exterior faces of the exterior side walls. In the case of an irregular wall surface, a single straight line extended along such wall surface shall be used to measure the length. The building frontage for a building unit shall be measured from the centerline of the party walls defining the building unit.
- (g) A building is considered to have two frontages whenever the lot fronts on two or more streets, or the building has a public entrance on a wall other than the wall that faces the street. The property owner shall determine which wall shall be the primary building frontage and which wall shall be the secondary building frontage. Only one outside wall of any business shall be considered its primary frontage and only one additional wall considered its secondary frontage.
- (h) Where there are multiple tenants in a building, allowable sign area for such building shall be computed as if there were a single tenant.

1127.08 GENERAL PROVISIONS.

- (a) Maintenance. All signs, shall be maintained in a good state of repair. All signs whose exterior is deteriorated, decaying, disintegrating or whose exterior surface has weathered with dirt and grime or has been impaired through peeling or flaking of the paint or other protective coating, shall be repaired, repainted or resurfaced, or removed.
- Removal. Whenever any structure or part thereof becomes vacant, the owner or agent shall cause all associated signs and sign structures, which are visible from the exterior, to be removed within thirty days and to restore the exterior appearance of the building to match the existing facade. For freestanding signs, all elements of the sign structure shall be removed and the sign location shall be restored in a manner that is compatible with the premises as determined by the Administrator.
- (b) Substitution of noncommercial copy. Any sign that can be displayed under the provisions of this chapter may contain noncommercial copy; provided however that such sign shall be subject to the same permit requirements, restrictions on size and type, and other conditions and specifications that apply to the sign for which they are being substituted.
- (c) Illumination. Where illuminated signs are permitted:
1. All illuminated signs shall be so designed, located, shielded and directed so as to prevent the casting of glare or direct light from artificial illumination upon adjacent streets and surrounding property.
 2. In no instance shall the lighting intensity of any sign, whether resulting from internal illumination or external illumination, exceed 75 foot candles when measured with a standard light meter perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign.
 3. Signs visible from adjoining residential uses shall not be illuminated except with indirect white light.
 4. Temporary signs shall not be illuminated.
- (d) Sign Supports. Each sign erected, hung or suspended or permitted under the terms of this Chapter shall be securely fastened to a building or other structure upon the premises owned or occupied by the applicant. Such sign shall be supported vertically and horizontally so as to prevent the same from falling from its own weight and all superimposed loads. No sign herein referred to shall be suspended from or supported by a cornice or coping. Signs supported by or extending from any building shall be anchored to the supporting wall or structural members of such building. In no case shall the sign be supported by or suspended from the facing wall only of the structure.
- (e) Inspection Required. Each sign or marquee erected shall be examined by the Building Official to determine whether the sign or marquee is constructed, erected, hung or suspended in accordance with the application and permit and the provisions thereof.
- (f) Historic/Design Review districts may have stricter regulations associated with approval based on the design standards for the district.

1127.09 NONCONFORMING SIGNS.

Any legal nonconforming sign may be continued in use if maintained in accordance with this Section.

- (a) A legal nonconforming sign shall lose its legal nonconforming status upon any of the following occurrences:
 - 1. The nonconforming sign is structurally altered, enlarged, relocated, or replaced.
 - 2. The nonconforming sign is determined by the Administrator to be in a dangerous or defective condition; to fail to conform to health and fire codes; a public nuisance; or abandoned, deteriorated; or in need of repair or replacement.
 - 3. The nonconforming sign face and/or sign structure is destroyed or damaged in excess of sixty percent (60%) of the combined replacement value of the sign and sign structure
- (b) Nothing in this section shall prevent the ordinary repair, maintenance, and non-structural alteration of nonconforming signs. Changing a sign face shall not be considered an alteration if there is no increase in height or sign area.
- (c) All non-conforming signs shall be removed or brought into compliance with the regulations of this Chapter before any existing conforming signs may be modified, or any new permanent, sign may be added to any lot, building or use.

1127.10 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS.(S-1, R-1, R1-60, R-2 and B-1)

In all residential districts, signs shall conform to the following:

- (a) Dwelling units.
 - (1) Dwelling units that are permitted in an Overlay District shall be deemed to be in a residential district regardless of the underlying zoning district.
 - (2) One permanent sign shall be permitted for each dwelling unit.
 - A. Each single family or duplex dwelling unit may display either a permanent freestanding or wall sign not more than four square feet in area.
 - B. Each multi-family dwelling unit may display a permanent wall sign not more than four square feet in area.
 - (3) Two incidental signs may be posted at each dwelling unit.
- (b) Residential Developments. Each residential development shall be permitted one freestanding sign, eight square feet or less in area, located near the entrance to the development.
- (c) Building Signs. In multi-family developments, each building shall be permitted one wall, awning, canopy or freestanding sign eight square feet or less in area.
- (d) Nonresidential Main Uses. One wall or freestanding sign (16) square feet in area or less may be permitted on the premises of a permitted nonresidential main use located in a residential district. Up to 40% of each sign face may include manual changeable copy.
- (e) One temporary freestanding sign may be posted on property during active construction authorized by a building permit. Such signs shall not exceed 12 square feet in area.
- (f) Freestanding Signs. Freestanding signs shall be four feet or less in height and shall be set back five feet from any street right of way and ten feet from an interior lot line.

The base of all freestanding signs shall be effectively landscaped with living plant material and maintained in good condition at all times. Exposed foundations shall be constructed with a finished material such as brick, stone, or wood, or be screened with evergreens to the top of the anchor bolts.

- (g) Illumination. Permanent signs that are not incidental signs may be illuminated through an external light source.
- (h) Temporary Signs Allowed Without a Permit.
 - (1) One temporary sign may be posted on property that is actively marketed for sale or lease. Such signs shall not exceed six square feet in area.
 - (2) Temporary noncommercial signage may be posted on any parcel provided that not more than four (4) such signs 24 square feet or less in total area may be posted at any one time; provided however, that no such temporary signs shall be permitted on lots that display a changeable copy sign.
 - (3) Temporary signs shall be four feet or less in height and shall be set back ten feet from any street right of way and ten feet from an interior lot line.

1127.11 SIGNS PERMITTED IN NON- RESIDENTIAL DISTRICTS. (B-1, B-2, B-3, DD, M-1, M-2)

(a) Wall Signs.

- (1) One permanent wall sign is permitted on the premises not to exceed two square feet of sign area for each lineal foot of primary building frontage and shall not exceed 200 square feet in total area.
- (2) For buildings with a secondary building frontage a portion of the permitted sign area for a permanent wall sign may be reallocated to a second sign displayed on the secondary building frontage.
- (3) A wall sign shall project no more than nine (9) inches from the surface or wall to which it is attached.
- (4) Where permitted, a portion of the allowable sign area for a permanent wall sign may be reallocated to a projecting, awning, canopy, or window sign in compliance with this Chapter.

(b) Freestanding Signs.

- (1) In addition to a wall sign, one freestanding sign not exceeding fifty square feet per face and limited to 100 square feet per sign shall be allowed for any one lot with a main building. Up to 40% of each sign face may include manual changeable copy.
- (2) Such sign shall not exceed eight feet in height above finished grade.
- (3) Buildings located on lots with two or more street frontages shall be permitted to erect two freestanding signs subject to size and location requirements as set forth herein. Such signs shall not be located on the same frontage.
- (4) One temporary freestanding sign may be posted on property during active construction authorized by a building permit. Such signs shall not exceed 16 square feet in area.
- (5) In lieu of a temporary wall sign, one temporary freestanding sign may be posted on any parcel for thirty (30) days within any ninety (90) day period provided such sign shall not exceed 12 square feet or less in total area provided however, that no such

temporary sign shall be permitted on lots that display a changeable copy sign or EMC.

- (6) Freestanding signs shall be set back a minimum of five (5) feet from any street right of way or interior lot line; provided, however, that such signs shall be set back a minimum of ten (10) feet from any residential lot line.
- (7) The base of all freestanding signs, shall be effectively landscaped with living plant material and maintained in good condition at all times. Exposed foundations shall be constructed with a finished material such as brick, stone, or wood, or be screened with evergreens to the top of the anchor bolts.
- (8) The applicant shall determine the allocation of allowed sign area among multiple tenants.

(c) Electronic Message Center (EMC) Signs.

- (1) In the B-2 Zoning District, one electronic message center sign may be incorporated into a permitted freestanding sign provided it does not exceed 40% of the allowable sign area for each face.
- (2) Any EMC sign shall meet all of the requirements of this sign code.
- (3) Temporary Signs or any sign with changeable copy are prohibited on lots that display an EMC sign.
- (4) The separation between EMC signs shall be a minimum of 70 feet.
- (5) EMC signs shall be located a minimum of 30 feet from any intersection of public streets and located on the property so as to not restrict line of sight visibility for pedestrian traffic and any vehicular traffic for ingress from or egress to a public street.
- (6) EMC signs shall hold their message a minimum of 15 seconds per screen.
- (7) Each message shall be limited to two lines of text per screen and two screens of text total. Letter and/or character copy shall not exceed a maximum of 18 inches in height.
- (8) No flashing light(s) or "spell-on" scrolling, streaming, or crawling display modes shall be allowed on any EMC sign.
- (9) Operation of an EMC sign shall be consistent with the hours of operation of the business on which the EMC sign is to be located, except that no EMC sign shall be operational between the hours of 11:00 p.m. and 6:00 a.m.
- (10) All EMC signs shall be anti-glare and all EMC signs shall be equipped with an automatic dimmer device.
- (11) As measured from the affected property lines on which the EMC sign is located, the maximum light emanation from an EMC sign shall not be greater than .2 foot-candles.
- (12) No EMC sign shall utilize colored or neon lights that can be used in a location or manner in which they might be confused with traffic control devices or vehicular traffic.
- (13) An EMC sign shall not face any residentially zoned property (S-1, R-1, R1-60, R-2), nor shall any EMC sign face any historic district.
- (14) All electric equipment used to operate or install an EMC sign shall be UL listed.

- (15) All electrical power to any EMC sign shall be supplied via underground carrier inside approved conduit, and shall be installed to the City's electrical requirements,
 - (16) Any malfunctioning EMC sign shall be turned off, or display a blank screen, until repaired.
 - (17) All EMC signs shall be kept in good operating condition and maintained with good external appearance.
 - (18) If any nonconforming, existing EMC sign is damaged so that repair costs amount to 50% or more of the replacement cost of the EMC sign, the EMC sign may be repaired only if it is brought into conformance with this section.
- (d) Projecting Signs.
- (1) A portion of the allowable sign area for a wall sign may be reallocated to one projecting sign per main building.
 - (2) Projecting signs shall not exceed 12 square feet per face and are limited to 24 square feet per sign. The maximum dimension shall be four feet.
 - (3) The lowest point of a projecting sign shall be at least eight feet above a sidewalk or other walkway and at least 15 feet above a driveway.
 - (4) In no case shall a projecting sign extend closer than two feet to the curb line of any street.
- (e) Awning and Canopy Signs.
- (1) A portion of the allowable sign area for a wall sign may be reallocated to the surface of an awning or canopy.
 - (2) The total area of sign copy shall not exceed 25% of the total area of the awning or canopy that is parallel, or within 30 degrees of being parallel of the wall of the main building.
- (f) Window Signs.
- (1) A portion of the allowable sign area for a wall sign may be reallocated to display no more than two permanent window signs.
 - (2) The glass area of a door shall be treated as a window for the purposes of this section,
 - (3) The total area of all permanent window signs shall not exceed 25% of the total area of windows or doors of the ground floor of the primary building frontage.

(g) Temporary Signs Allowed Without a Permit.

- (1) One temporary sign may be posted on property that is actively marketed for sale or lease. Such signs shall not exceed 12 square feet in area.
- (2) Temporary window signs may be displayed in or attached to the inside of display or show windows, provided the total sign area does not exceed twenty-five percent (25%) of the total display or show window area.
- (3) Temporary signs shall be six feet or less in height and shall be set back a minimum of five (5) feet from any street right of way or interior lot line; provided, however, that such signs shall be set back a minimum of ten (10) feet from any residential lot line.

1127.12 COMPREHENSIVE SIGN PLANS.

(a) Applicability.

- (1) The Planning Commission may approve a Comprehensive Sign Plan as a conditional use to establish sign regulations separate from the provisions of this Chapter for a designated area of the City. Such designated areas shall be contiguous and possess certain unique characteristics, as determined by the Planning Commission, to warrant sign regulations which differ from one or more of the provisions of this Chapter.
- (2) Comprehensive Sign Plans may be used for multiple signs for either a single building or a group of related buildings to ensure that all the signage is displayed in a coordinated fashion.
- (3) A Comprehensive Sign Plan shall be observed by the persons affected in lieu of compliance with the affected provisions of this chapter. However, those provisions of this chapter which are not affected by such Comprehensive Sign Plan shall continue to apply in the designated area.
- (4) Nothing in this section or elsewhere in this chapter shall prevent a Comprehensive Sign Plan from establishing regulations which are more stringent than those set forth in this chapter.

(b) Purpose.

- (1) The purpose of a Comprehensive Sign Plan is to allow development projects in a designated area to integrate the design of signs with the design of the structures to form a unified architectural statement.
- (2) A Comprehensive Sign Plan is not intended to simply permit larger or more visible signs or additional signs than may be permitted, without any consideration for unique design and display that will achieve, not circumvent the intent of this Chapter.

(c) Application Requirements.

- (1) An application for a Comprehensive Sign Plan shall include all information and materials required for Conditional Use Permits set forth in Section 1111.09, as well as the payment of applicable fees as specified in Section 1105.05. The following additional information shall also be submitted

- (2) The applicant shall submit a statement indicating the manner in which the property owner will enforce compliance with the approved Comprehensive Sign Plan by both the owner and the tenants on the site.
 - (3) The applicant shall acknowledge that a copy of the Comprehensive Sign Plan approval will be provided by the property owner or manager to each existing tenant and any new tenants.
 - (4) The applicant shall acknowledge that the property owner / property manager is responsible for allocating sign area among tenants in a multi-tenant building or development.
- (d) Standards.
- (1) The Planning Commission may allow signage which otherwise exceeds the number, type, size and placement as otherwise permitted in this Chapter when it determines that such additional signage is warranted due to the size, nature, number of tenants or other features of the site as they may exist.
 - (2) The signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the comprehensive sign plan, to the structures and/or developments they identify, and to surrounding development;
- (e) Modifications.
- (1) The Administrator may approve the substitution of sign panels provided the panels are the same size as those being replaced and meet the all other requirements of the Comprehensive Sign Plan.
 - (2) If additional signage is proposed or if any aspect of the original Comprehensive Sign Plan is modified with the exception of sign panels, approval from the Planning Commission is required to modify the Conditional Use Permit.