

OLDHAM RESERVE PUD SIGN REGULATIONS

Section 1 - Purpose

The purpose of these sign regulations is to promote a healthy business climate by encouraging the effective use of signs, to maintain and enhance the aesthetic environment of the Oldham Reserve campus, and to promote the safety of persons and property through the proper management and placement of signs.

Section 2 - Applicability

These regulations shall apply to all businesses, public or private entities, or individuals erecting signs in Oldham Reserve. Certain signs that are exempt from the requirements of these regulations are addressed in Section 6.

1. Signs must comply with the regulations of the campus land use division in which they are located.
2. Signs must comply with all applicable permitting requirements of the Oldham County Planning and Zoning Commission.
3. Signs must be maintained in a safe and secure condition. If the Oldham Reserve Property Owners Association (hereinafter referred to as Owners Association) is of the opinion that a sign is not secure, safe, or in good state of repair, written notice of this fact shall be given to the business owner. If the business owner can not be reached the ultimate responsibility for the sign falls to the property owner. If the defect in the sign is not corrected within a reasonable time, the Owners Association may take legal action to cause the sign to be repaired or removed. This action is in addition to any action that may be taken by the Oldham County Planning and Zoning Commission as part of its sign permit requirements.
4. No sign shall be placed in any public or private right-of-way without written permission from the jurisdiction that has ownership of the right-of-way.

Section 3 - Sign Definitions

Above-roof Sign	A sign displayed above the peak or parapet of a building.
Animated or Moving Sign	Any sign or part of a sign that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation.
Awning	A cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.
Banner	Banner means any sign of lightweight fabric or similar material that is mounted to a pole, a wall or a building at one or more edges.

Bench Sign	A sign painted, located on, or attached to any part of the surface of a bench, seat, or chair.
Billboard Sign	See Off-premises sign.
Building Frontage	The side of a building abutting a street. It is possible for a structure to have multiple building frontages.
Changeable Copy Sign	That portion of a sign on which message copy is changed manually or electronically. This portion of a sign is included in the maximum area allowed.
Construction Sign	A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors, or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.
Directional/Information Sign	An on-premise sign giving directions, instructions or facility information such as parking or exit and entrance signs.
Directory Sign	A sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.
Double-Faced Sign	A sign with two faces which are back-to-back and have a common set of supports.
External Illumination	Illumination of a sign that is affected by an artificial source of light not contained within the sign itself.
Flashing Sign	Any sign that emits a flash or pulse of light for the sole purpose of attracting attention.
Free-Standing Sign	Any non-movable sign not affixed to a building. Free-standing signs may include pole signs, ground signs, billboard signs, bench signs, construction signs, directional signs, directory signs, monument signs, off-premises signs, and on-premises signs. The free-standing sign shall not create a public safety hazard.
Frontage	The side of a lot abutting a street. It is possible for a lot to have multiple frontages.
Governmental Sign	A sign erected and maintained pursuant to and in discharge of any governmental functions or required by law, ordinance, or other governmental regulation.
Ground Sign	See Monument Sign.
Identification Sign	A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.

Illuminated Sign	A sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed toward the sign.
Inflatable Sign	Any display capable of being expanded by air or other gas and used on a permanent or temporary basis to advertise a product or event.
Mansard Roof	A sloped roof or roof-like façade architecturally comparable to a building wall. For the purpose of this sign regulation, a sign on a mansard roof shall be considered a wall sign.
Memorial Sign	A sign, tablet, or plaque memorializing a person, event, structure, or site.
Monument Sign	A free standing business sign with a base width of at least eighty percent (80%) of the width of the sign cabinet or sign face.
Multi-Tenant Sign	A sign that includes the names of two or more businesses, places, organizations, buildings, or persons it identifies.
Nameplate Sign	A sign, located on the premises, giving the name or address, or both, of the owner or occupant of a building or premises.
Off-Premises Sign	A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.
On-Site Informational Sign	A sign commonly associated with, and not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas.
Parapet	The extension of any wall of a building above the roof level.
Pole Sign	A sign that is mounted on a free-standing pole or other support so that the bottom edge of the sign face is six feet or more above normal grade.
Political Sign	A temporary sign announcing or supporting political candidates or issues in connection with any election.
Portable Sign	A sign that is not affixed to a building, structure, or the ground.
Projecting Sign	A sign that is wholly or partly dependent upon a building for support and that projects more than twelve inches from such building. Projecting signs may include hanging signs, suspended signs, awning signs, canopy signs, and marquee signs.
Property Line	A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.

Real Estate Sign	A sign pertaining to the sale or lease of any real property.
Roof Sign	A sign that is displayed above the eave, parapet or deck line of a roof and under the peak of a building or roof. For the purpose of this sign regulation, a sign on a mansard roof shall be considered a wall sign.
Sign	Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.
Sign Area	The entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.
Sign Face	The area or display surface used for the message.
Sign Height	The distance from grade to the highest point on the sign structure. Any raised landscaped bed or foundation the sign may rest upon shall be included in the total sign height.
Snipe Sign	Any sign, whether attached in any way to a utility pole, tree, traffic control device, or any object, or the ground, or otherwise situated either on public property without the consent of the appropriate public body, or on private property without the consent of the owner or occupier thereof.
Special Event Sign	A temporary sign advertising private charitable events, such as picnics, carnivals, bazaars, game nights, art fairs, and craft shows.
Temporary Sign	A sign or advertising display constructed of cloth, canvas, fabric, plywood, or other light material and designed of intended to be displayed for a short period of time as designated in the applicable approved sign permit.
Wall Sign	A sign fastened to or painted on the wall of a building or structure. For the purpose of this sign regulation, a sign on a mansard roof shall be considered a wall sign.

Section 4 - Procedure

Authorization from the Owners Association along with any required permit from the Oldham County Planning and Zoning Commission shall be obtained prior to the construction or erection of any allowable sign.

The following information shall be submitted to the Owners Association:

1. Name, address and telephone number of the applicant and property owner.
2. The location, size, height and type of each existing sign to remain on the property.
3. A sketch map of the property on which the sign is to be erected showing property lines, existing structures, right-of-way lines and proposed location of the sign.
4. A drawing of the proposed sign showing display area dimensions, height of sign, and information to be conveyed on sign.

Section 5 - Sign Requirements/Allowances Calculations

1. For the purposes of this ordinance:
 - a. The front setback is measured from the right-of-way or the front property line.
 - b. If a parcel has multiple frontages, then the parcel has multiple front setbacks.
 - c. The side yard setback is measured from the side property line.
2. The height of a sign shall be computed as the distance from the base of the sign at normal average grade to the top of the highest attached component of the sign.
3. The area of a sign shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any frame and material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. Supporting framework, bracing or structure shall not be included in computation of sign area.
4. Unless otherwise stated, the total area of a sign having two or more sides or faces shall be calculated according to the following:
 - a. Double-faced signs: the sign area is of one sign face only.
 - b. "V" shaped signs with two sides or faces: the sign area is the sum of the areas of the two sign faces.
 - c. Signs with three or more sides or faces: the sign area is the sum of the areas of all sides or faces.
5. Two identification signs shall be allowed per place of business, with only one of which being separated from the principal building. Additional signs may be allowed as follows:
 - a. If a parcel has a total street frontage exceeding 600 feet, then a second free-standing sign shall be allowed. Each free-standing sign shall be allowed to have a sign area up to the maximum allowable sign area for the land use division. However, the distance between the two free-standing signs shall be no less than 300 feet.
 - b. If a parcel has frontage on two or more streets, then a total of one wall sign for each frontage shall be allowed.
 - c. If a building exceeds 100,000 square feet in size, then an additional wall identification sign not to exceed 15 square feet in sign area shall be allowed at any designated public/employee entrance other than the main entrance.
6. Clear sight triangles shall be maintained at all street intersections for a minimum of 50 feet as measured along the curb or pavement edge. No free-standing signs shall be allowed in the clear sight triangle.

Section 6 - Exempt Sign Standards

The following types of signs are not required to obtain authorization and shall not be counted towards the total number of signs and allowable sign area, but must meet the following limitations:

1. Memorial signs – Must be characteristic with the surrounding area and must not be a public safety hazard.
2. Nameplate signs of two square feet or less– Must only contain the name or address, or both, of the owner or occupant of a building or premises.
3. No trespassing signs of six square feet in area or less.
4. On-Site Directional/Information Sign of six square feet or less– Must not be a public safety hazard.
5. Political signs – Signs shall be removed within ten days following the election. Signs for successful primary election candidates, eligible for the general election, may remain after the primary election. Permission must be granted by the property owner for a sign to be placed on their property and the sign may not be located in any road right-of-way.
6. Private sale or special event signs of six square feet or less – May be placed seven days prior to the event and must be removed the day following the event. These signs shall advertise only the activity lawfully practiced on site and shall not be illuminated or contain any electrical component.
7. Real Estate signs of six square feet or less – Must be located on the property that is for sale, lease, or rent and must be taken down within seven days after the sale is complete. May not be located in any road right-of-way.
8. Public signs, notices or traffic signs required by law, or any sign relating to an emergency.
9. Signs carried by a person – Must not be a public safety hazard.
10. Signs integrated into or on a coin-operated machine, vending machine, gasoline pump, or telephone booth.
11. Signs used to identify local Landmark/National Register of historic sites.
12. Sports signs within a ballpark, field or diamond which indicates sponsorship of the teams or activities that occur therein. These signs shall not be higher than the fences.
13. Traffic signs – traffic control signs which contain no commercial message.
14. One flag of the United States, one flag of the Commonwealth of Kentucky and one additional flag shall be permitted per parcel or business.

Section 7 - Signs Prohibited

The following signs are prohibited:

1. Signs that incorporate flashing or moving lights; it is not the intent of these regulations to prohibit electronically controlled message boards.
2. String lights or any light that produces glare onto a residential structure, and is used in connection with commercial premises for commercial purposes, including attention-getting, other than seasonal decorations.
3. Any sign which has any visible moving part, visible revolving parts or visible mechanical

movement achieved by mechanical means or action of normal wind currents.

4. Any sign which obstructs or detracts from the visibility of any traffic sign or traffic control device on public streets and roads, by reason of the size, location, coloring, or illumination.
5. Any sign or sign structures which (a) is structurally unsafe, (b) constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidated or abandonment, (c) is not kept in good repair, or (d) is capable of causing electrical shocks to persons likely to come into contact with it.
6. Signs which make use of words such as “STOP”, “LOOK”, “DANGER”, “YIELD”, or other similar words, phrases, symbols or characters in such a manner to imply the need or requirement of stopping or the existence of danger.
7. Permanent use of folding signs, “A” frame signs, or any other similar free-standing signs.
8. Free standing signs that extend or are built over public property.
9. Wall signs painted on a building.
10. Any sign erected or maintained upon trees or painted or drawn upon rocks or other natural features.
11. No marquee constructed over sidewalks in the mixed use division shall extend closer than two feet to the curb line of any adjoining street.
12. Snipe signs.
13. Above-roof signs.
14. Signs placed on vehicles or trailers which are parked or located for the purpose of displaying said sign.
15. Portable signs.
16. Free-standing banners or banners not attached to a building, wall, or fence. See banner section of these regulations for proper display regulations.
17. Inflatable signs or signs mounted on or from balloons or similar devices.

Section 8 - Sign Lighting

1. Signs may be internally illuminated, backlit, or illuminated by downlighting or by ground-mounted light fixtures that illuminate the sign face and base only.
2. Illumination of the sign face by ground-mounted light fixtures shall not exceed 50 foot-candles as measured on the sign face.
3. Illumination for off-premise advertising signs is prohibited.
4. Signs shall not have exposed bare-bulb or flashing illumination.

Section 9 – Oldham Reserve Entrance Signs

Entrance signs into the Oldham Reserve campus shall be allowed subject to the following conditions:

1. Two illuminated identification signs are allowed at each major entrance.
2. Sign area for each sign shall not exceed 150 square feet.
3. Signs shall have a maximum height limit of 15 feet.
4. Signs shall have a setback of 15 feet from any public right-of-way.

Section 10 - On-premise Signage

1. Single Family Low Density (SF-L), Single Family Specialty (SF-S), and Residential Medium Density (RM) Land Use Divisions
 - a. Construction signs are allowed in the above land use divisions subject to the following:
 - i. One nonilluminated sign at each major entrance.
 - ii. The total sign area shall not exceed 64 square feet for each sign.
 - iii. Signs shall have a maximum height limit of 12 feet.
 - iv. Signs shall have a setback of 15 feet from any public right-of-way.
 - v. Authorization for such signs shall be valid for a period of one year or until construction is complete whichever comes first.
 - b. Two identification signs are allowed at a major entrance not to exceed 64 square feet in sign area for each sign.
 - c. All other signs in the above land use division must meet a minimum 15 feet front setback and shall not be larger than 24 square feet in area and shall not be taller than 8 feet in height. Only one sign per lot is allowed.
 - d. Roof signs are not allowed in the above land use divisions.
2. Mixed Use Neighborhood Center (MU) Land Use Division
 - a. Free-Standing Signs
 - i. No sign shall be any closer than 5 feet from any property line.
 - ii. No sign shall be taller than 30 feet.
 - iii. No sign area shall be greater than 50 square feet.
 - iv. No lot frontage shall have a free-standing sign unless the frontage is at least 50 feet wide and the building situated on that lot is set back at least 15 feet from the street right-of-way line.
 - v. For a multi-tenant building, the maximum sign area may be increased by up to 50% if the occupants share the same sign and no other free-standing signs are displayed on the premises.
 - b. Wall Signs
 - i. One square foot for each lineal foot of building frontage is the maximum area.
 - ii. Not higher than roof or parapet line.
 - iii. May not extend more than 12 inches from wall.
 - c. Projecting Signs
 - i. The maximum area shall be one square foot for each lineal foot of building frontage or 50 square feet whichever is less.
 - ii. Not higher than roof or parapet line.
 - iii. May not extend over the public sidewalk.
 - d. Roof Signs
 - i. The maximum area shall be one square foot for each lineal foot of building frontage or 24 square feet whichever is less.
 - ii. The maximum height measured from the bottom of the sign to the top of the sign shall be 36".

- iii. Top of sign may not extend higher than the peak of the roof.
3. Office Business Park and Campus (OC) and School Land Use Divisions
- a. Free-Standing Signs
 - i. No sign shall be any closer than 5 feet from any property line.
 - ii. No sign shall be taller than 35 feet.
 - iii. No sign area shall be greater than 80 square feet.
 - iv. No lot frontage shall have a free-standing sign unless the frontage is at least 50 feet wide and the building situated on that lot is set back at least 15 feet from the street right-of-way line.
 - v. For a multi-tenant building, the maximum sign area may be increased by up to 50% if the occupants share the same sign and no other free-standing signs are displayed on the premises.
 - b. Wall Signs
 - i. One square foot for each lineal foot of building frontage is the maximum area.
 - ii. Not higher than roof or parapet line.

Section 11 - Off-premise Signage

1. All off-premise signs must receive authorization from the Owners Association.
2. In addition to any condition of authorization which the Owners Association may apply to an off-premises sign, the sign must also comply with the sign regulations for the land use division in which it is located and shall be counted towards the total number of signs allowed.
3. Off-premises signs will not be allowed to be located within:
 - a. Fifty feet from street intersections as measured along the curb or edge of pavement;
 - b. The placement of one panel on top of another panel is prohibited.
 - c. The maximum height for all off-premises signs is 35 feet or the maximum height allowed for on-premises signs in the land use division in which the sign is located, whichever is lesser.

Section 12 - Temporary Signage

The Owners Association may authorize the temporary placement of any combination of signs, banners, posters, pennants, flags, inflatable devices, or other similar devices used for commercial promotional purposes. The Owners Association reserves the right to revoke such authorization at any time. The following rules shall apply:

Types of Permits

1. 30-day permit- 100% of sign area allowed in land use division.

Free-Standing Signs

1. These signs must meet the front setback requirements and the height requirements for the land use division they are located in.
2. More than one temporary sign may be permitted simultaneously as long as the total area of all temporary signs does not exceed the maximum sign area.
3. Various types of portable signs may be used on a temporary basis by permit.

Wall Signs

1. One square foot of area allowed for every one lineal foot of building frontage.

Banners

1. Business owners locate in the MU and OC divisions may obtain authorization for up to one year to periodically display banners.
2. Banners must be attached to the building.
3. The area of the banner may be equal to but not greater than one square foot for every lineal foot of building frontage.
4. The Owners Association may revoke its authorization if the appearance of the banner becomes a safety hazard or is in disrepair.

Section 13 - Program for Signs

1. Purpose: A Program for Signs is a creative incentive for a unified visual statement that integrates the design of signs with the design of the building on which they will be displayed and with the surrounding area.
2. When allowed: The owners of one or more adjacent premises, or one or more occupants of a shopping center or multi-use building, may submit a Program for Signs to the Owners Association that need not comply with some or all of the requirements of this ordinance. The Program for Signs shall contain a visual representation of the lettering, illumination, color, size, height, placement, and location of the signs proposed for display.
3. Standards for Approval: The Owners Association may approve a Program for Signs if the signs visually represented in the Program are:
 - a. Consistent with the purposes of these regulations;
 - b. Compatible with the theme, visual quality, and overall character of the surrounding area or Oldham Reserve campus;
 - c. Appropriately related in size, shape, materials, color, illumination, and character to the function and architectural character of the building or premises on which they will be displayed, and are compatible with existing adjacent activities.
 - d. Display of signs: A premises or occupancy for which a Program for Signs has been approved may only display signs that comply with the approved program, which shall supersede and replace the regulations for signs contained herein.

Section 14 - Signs along Interstate 71 Scenic Corridor

Any sign located within the Interstate 71 Scenic Corridor as defined by the Oldham County Planning & Zoning Commission and the City of LaGrange shall comply with said regulations as applicable.

Section 15 - Variances

The Owners Association may grant variances from this sign regulation if it finds that the variance requested is required by special or unique hardship because of:

1. Exceptional narrowness, shallowness, or shape of the premises on which a sign is located; or
2. Exceptional topographic conditions or physical features uniquely affecting the premises on which a sign is located.

A variance may be granted:

1. To permit a setback for a sign that is up to 25 percent less than the required setback; or
2. To permit the height of a sign to be increased by up to 25 percent more than the maximum height.

Section 16 - Enforcement

A violation notice will be sent to the business owner of any sign that is found to be out of compliance with these regulations. If a sign is not brought into compliance within ninety (90) days the Owners Association may take legal action to remedy the violation. Applicants may appeal a violation notice through the Owners Association.