



**MEMORANDUM**  
**ROBERT S. FRANKLAND, AICP**  
**DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT**

**DATE: DECEMBER 8, 2015**

**TO: PLANNING COMMISSION**

**RE: PROPOSED AMENDMENT TO THE "SUBDIVISION IDENTIFICATION  
SIGN" ORDINANCE**

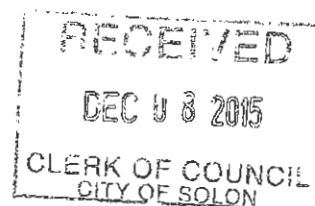
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Please find attached, a proposed amendment the Subdivision Identification Sign ordinance that is currently before the Planning Commission.

The amendment in question, which is highlighted in "red", would incorporate recommendations from the Engineering Department relating to easement requirements.

Please do hesitate to contact me if you have any questions relating to the proposed alteration to the ordinance.

CC: Lon Stolarsky, Assistant Law Director  
John Busch, City Engineer  
Keri Welch, Assistant City Engineer



## PROPOSED AMENDMENT #1

### SECTION 1287.12 - RESIDENTIAL SUBDIVISION IDENTIFICATION SIGNS

SUBDIVISION IDENTIFICATION SIGNS - Approved and recorded subdivisions shall be permitted one (1) ground mounted Subdivision Identification Sign at each separate entrance to the development, subject to the requirements specified herein.

- a. Set-backs and Dimensional Requirements - A Subdivision Identification Sign may be single or double faced, and shall not exceed twenty five (25) square feet in area per side. Such signage shall not exceed five (5) feet in height above the existing grade, nor shall such signage exceed seven (7) feet in width, nor shall such signage be located closer than ten (10) feet to any street right of way line, side property line or rear property line. No portion of a Subdivision Identification Sign, or any associated landscaping or design elements, shall be located within any street right of way.
- b. General Design Requirements - The supporting structure of a Subdivision Identification Sign shall be brick, stone, solid wood, or a material that is equivalent in quality and appearance as determined by the City of Solon. Only external illumination shall be permitted and lighting levels shall not exceed zero (0) foot candles as measured at any residential property line. Direct visibility of any light bulb utilized for external illumination from any adjacent property shall be prohibited. The proposed architectural design/elements and/or any proposed landscaping features utilized in association with a Subdivision Identification Sign shall be subject to review and approval by the City of Solon.
- c. Recorded Easement or Block Required - A Subdivision Identification Sign shall only be permitted within a recorded easement or block and the content and parameters of said easement or block shall be subject to the review and approval of the City of Solon. **The recorded easement or block shall also include any area necessary to provide electrical power, if required by the Subdivision Identification Sign.**
- d. Lines of Sight - No Subdivision Identification Sign, or any associated design elements or landscaping, shall be placed in a manner so as to unsafely block lines of site from any roadway or driveway, as determined by the City of Solon Safety Forces.
- e. Maintenance Required - Subdivision Identification Signs and/or any associated design elements shall be well maintained and shall not be permitted to become faded, chipped, cracked, damaged, or otherwise permitted to degenerate to an unsightly or unsafe condition.
- e. Permits and Approvals - No Subdivision Identification Sign shall be constructed or modified without permits and/or other relevant approvals required by the City of Solon.

**PROPOSED AMENDMENT #2**

**SECTION 1261.02 - LIST OF DEFINITIONS**

**SUBDIVISION IDENTIFICATION SIGN** - A sign that is designed and intended to identify an approved and recorded residential subdivision by placement at the principal vehicular entry points to that subdivision.