



**TOWN OF BLYTHEWOOD
BOARD OF ARCHITECTURAL REVIEW AGENDA
FEBRUARY 22, 2022 – 5:30 PM
DOKO MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SOUTH CAROLINA**

KEITH BAILEY • DR. GALE COSTON • JIM MCLEAN • JOHN MILES • PAUL MOSCATI • SANDRA YORK
• CINDY NORD

I. CALL TO ORDER AND DECLARATION OF A QUORUM

- A. ROLL CALL
- B. NOTIFICATION AND POSTING OF THE AGENDA
- C. ADOPTION OF THE AGENDA
- D. PLEDGE OF ALLEGIANCE
- E. APPROVAL OF MINUTES – (January 18, 2022)

II. ACTION ITEMS

- A. 2022-01-COA – 209 Blythewood Road (TMS# 15112-03-01) Request for Certificate of Appropriateness approval for construction of a restaurant (National Restaurant Designers) (TC) (AO)

III. DISCUSSION ITEMS

- A. REGULATION OF WINDOW SIGN LIGHTING

IV. OTHER BUSINESS

V. OPEN CITIZEN COMMENTS

VI. ADJOURNMENT

BOARD OF ARCHITECTURAL REVIEW

THE MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SC 29016
Tuesday, January 18, 2022
5:30 PM

MINUTES

Members Present

Jim McLean, Chair
Keith Bailey, Vice-Chair
Sandra York
Cindy Nord

Staff Present

Carroll Williamson, Town Administrator
Kirk Wilson, Building & Zoning Analyst

Members Absent

John Miles
Paul Moscati
Dr. Gale Coston

I. CALL TO ORDER & DECLARATION OF A QUORUM

Chairman McLean called the meeting to order at 5:35 PM and declared a quorum was present.

A. ROLL CALL

Four BAR members were present, constituting a quorum.

B. NOTICE AND POSTING OF AGENDA

Kirk Wilson confirmed the agenda was properly posted and the media notified.

C. ADOPTION OF AGENDA

Sandra York made a Motion to approve the agenda. The Motion was seconded by Cindy Nord **All in favor; 4-0**

D. PLEDGE OF ALLEGIANCE

E. APPROVAL OF MINUTES – (Special Call November 8, 2021)

Keith Bailey made a Motion to approve the minutes of August 16, 2021. The Motion was seconded by Sandra York. **All in favor; 4-0**

II. NOMINATION AND ELECTION OF OFFICERS FOR 2022

A. NOMINATION AND ELECTION OF CHAIRMAN FOR 2022

Keith Bailey made a Motion to nominate Jim McLean for Chairman. Sandra York seconded it. **All in favor; 4-0**

B. NOMINATION AND ELECTION OF VICE-CHAIRMAN FOR 2022

Jim McLean made a Motion to nominate Keith Bailey as Vice-Chairman. Cindy Nord seconded it. **All in favor; 4-0-**

C. APPOINTMENT OF SECRETARY FOR 2022

Jim McLean made a Motion to nominate Kirk Wilson as Secretary. Keith Bailey seconded it. **All in favor; 4-0**

III. ACTION ITEMS

A. APPROVAL OF MEETING SCHEDULE FOR 2022

Sandra York made a Motion to approve the 2022 meeting schedule as presented. The Motion was seconded by Keith Bailey. **All in favor; 4-0**

B. AMENDMENT TO RULES OF PROCEDURE – REMOTE ATTENDANCE

Keith Bailey made a Motion to table the Remote Attendance Rules and Procedure until Town Council discusses it further. Sandra York seconded it. **All in favor; 4-0**

IV. DISCUSSION ITEMS

A. LIGHTING REGULATIONS

Town Administrator Carroll Williamson spoke about a text amendment that was taken to Planning Commission and then later was denied by Town Council. This text amendment was specifically addressing lighted window signs. Both Jim McLean and Keith Bailey agreed that BAR should address the issue further. Keith Bailey asked Councilman Rich Mckenrick in the audience for his feedback on the lighted windows. Councilman McKenrick stressed the importance of making recommendations to Town Council and Planning Commission about the lighting and what type of standards the BAR would like to see.

V. CITIZEN COMMENTS

No citizen comments.

VI. ADJOURNMENT

Jim McLean made a Motion to adjourn the meeting at 6:15 PM. The Motion was seconded by Keith Bailey. **All in favor; 4-0**

Respectfully submitted,

Kirk Wilson, Secretary



To: Board of Architectural Review
From: Staff
Date: February 15, 2022
Applicant: National Restaurant Designers
Subject: Certificate of Appropriateness for Taco Bell (2022-01-COA)
Town Center District (TC) / Architectural Overlay District (AO)
Location: 209 Blythewood Road (TMS# 15112-03-01)
Total Area: +/- 1,944 sq. ft. and 40 seats

The applicant, National Restaurant Designers, has submitted an application requesting Certificate of Appropriateness (COA) approval for a new commercial development located at 209 Blythewood Road. The proposed project includes the new construction of a Taco Bell restaurant and consists of +/- 1,944 square feet of commercial space dedicated to the restaurant. The proposed Taco Bell will be a dine-in and carry-out restaurant with a drive thru.

This project is before the BAR because as required under Section 155.316 of the Blythewood Zoning Ordinance, the BAR has COA authority over structures located in the Town Center (TC) District portion of the Architectural Overlay (AO) District. New construction in the Town Center District must meet the approval of the BAR if it constitutes a major visual impact.

The design and configuration of the structure and its materials and colors shall be visually harmonious with the overall appearance of the Town Center Zoning District.

The proposed project must comply with the standards of §155.182 Town Center Zoning District Design Standards as set forth in the Blythewood Zoning Ordinance.

- The subject property is a 1.10 acre site
- The applicant has provided elevations depicting the building design and materials. The average street protective yard (area next to right of way) width shall be 10 feet and shall have a minimum width of 5 feet (§ 155.384.5). The site plan shows 10 feet.
- As indicated on the site plan, the existing stormwater pond located behind the adjacent Zaxby's will be expanded to accommodate stormwater runoff for both sites.
- All mechanical equipment on the ground and roof shall be screened from all sides.

The proposed monument sign is included in the agenda packet. Signage shall be designed in compliance with landscape plans as well as planting materials. Consideration shall be given to compatibility between signage and site architectural building materials, colors, graphics and other architectural features.

A plant schedule has been provided with the landscape plan. The use of native species of trees, shrubs, vines, groundcovers and perennials is encouraged in order to make planted areas compatible with existing native habitats (§155.383). Proper irrigation and maintenance of landscaping will be required. A buffer ten (10) feet in width shall serve as a continuous perimeter around the entirety of the lot, creating a transition between adjoining commercially zoned lots (§155.384).

A site development plan shall be considered to include all improvements, including but not limited to, plantings, buffer yards, landscaping, signs, lighting, parking lots, garbage enclosures, curb cuts, and pedestrian and vehicular circulation paths.

Curb cuts and associated stormwater will be reviewed by and designed to the satisfaction of Richland County, SCDHEC, and SCDOT as applicable. All other federal, state, and local design regulations will be applicable.

Application for Certificate of Appropriateness
TOWN OF BLYTHEWOOD

Date Filed: _____ Fee Paid _____ (\$100.00)

Instructions

If the application is on behalf of the property owner(s), all owners must sign.
If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

The applicant hereby requests a certificate of appropriateness pursuant to Section _____ of the
Zoning Ordinance to use the property described below in the following manner:

APPLICANT(S): _____

ADDRESS: _____

TELEPHONE: (DAY) _____ (EVENING) _____

OWNER(S): _____

ADDRESS: _____

TELEPHONE: (DAY) _____ (EVENING) _____

(Use reverse side of this form if additional space is needed).

LEGAL DESCRIPTION: LOT _____ BLOCK _____ SUBDIVISION: _____

TAX MAP NO. _____ DEED BOOK _____ PAGE _____

Property is Zoned _____ Use of Property _____

Physical Address or Location: _____

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person
named as Applicant as my (our) agent to represent me (us) in this application.

Date: 2/11/2022 (sign) _____ Owner
(sign) _____ Owner

I (We) certify that the information in this request is correct.

Date: _____ (sign) _____ Applicant
(sign) _____ Applicant

**Certificate of Appropriateness
TOWN OF BLYTHEWOOD**

Action of Planning Official

Date: _____

The changes in the exterior appearance of the proposed construction, reconstruction, alteration, or restoration for which application has been made are hereby

- Approved.

Special Conditions/Comments

- Disapproved for the following reason(s):

- Official has no authority to approve due to the following: project dollar amount exceeds the \$25,000.00 amount Administrator is authorized to approve.

In such case, the proposed changes must be approved and a Certificate of Appropriateness must be granted by the Board of Architectural Review.

Zoning Administrator

Date _____

**Certificate of Appropriateness
TOWN OF BLYTHEWOOD**

Action of Board of Architectural Review

Date: _____ Applicant Name: _____

The changes in the exterior appearance of the proposed construction, reconstruction, alteration, or restoration for which application has been made are hereby

- Approved.
- Disapproved for the following reason(s):

Special Conditions/Comments

Chairman, Board of Architectural Review

Date _____



TOWN OF BLYTHEWOOD
171 Langford Road
Blythewood, SC 29016
Office: 803-754-0501 E-mail:
yarboroughs@townofblythewoodsc.gov
www.townofblythewoodsc.gov

Town of Blythewood Board of Architectural Review *Submittal Requirements and Checklist*

An application properly filed with Zoning by 4:00 PM on the published application deadline (please refer to official BAR Calendar) will be reviewed by the Board of Architectural Review at a public hearing to be held on the third Monday of the following month at 5:30 PM at Doko Manor, 100 Alvina Hagood Circle, Blythewood, SC 29016.

APPLICANT TO INCLUDE THIS SHEET WITH APPLICATION SUBMITTAL

- Applicable sections of the Zoning Ordinance reviewed and listed correctly on application (*i.e. 155.428*)
- All sections of application completed (***please ensure all fields completed and responses are legible. Attach separate sheet if necessary***)
- Signed and witnessed Letter of Agency submitted (***If applicant not property owner***)
- Applicant signature on last page of document
- Conceptual Site Plan and/or Landscaping Plan (digital and hardcopy) provided to illustrate site layout, parking, landscaping, etc.
- Samples of exterior materials, textures, and colors
- Photographs of all sides of the existing structure if applicable and photographs of the adjoining properties
- Application fee remitted at time of submittal (***Please ensure project value notated on application. Checks to be made payable to Town of Blythewood***)

****Staff to review and sign-off on checklist at time of submittal***

Date and time submitted: _____

Staff initials: _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Applications are accepted:

Monday - Friday from 8:00 AM to 4:00 PM

SO THAT WE CAN BETTER SERVE ALL APPLICANTS: ON THE LAST DAY OF THE APPLICATION PERIOD, APPLICANTS MUST HAVE ALL DOCUMENTS AND PAYMENT TO ZONING STAFF BY 4:00 PM TO ENSURE PROCESSING AND SCHEDULING FOR THE CORRESPONDING PUBLIC HEARING DATE.

GENERAL SPECIFICATIONS:

- 10" deep extruded aluminum cabinet & retainers w/ Satin Black finish
- Pan flat faces
- Internally illuminated w/ white LEDs
- Fabricated aluminum shroud w/ Satin Black finish

COLORS:

- | | |
|-------------------------|------------------------------|
| Logo PMS Colors: | Logo 3M Vinyl Colors: |
| Dark Purple 2603C | Dark Purple 3630-9327 |
| Light Purple 2577C | Light Purple 3630-9141 |
| Pantone Black | Black 3630-22 |
| Pantone White | White 3630-20 |



TYPE FACE:

- Frutiger 77 Black Condensed
- BrownSTD Bold for appendage

SIGN AREA:

Actual: 32 Sq. Ft.

SIGN AREA:
32 Sq.Ft.



10"

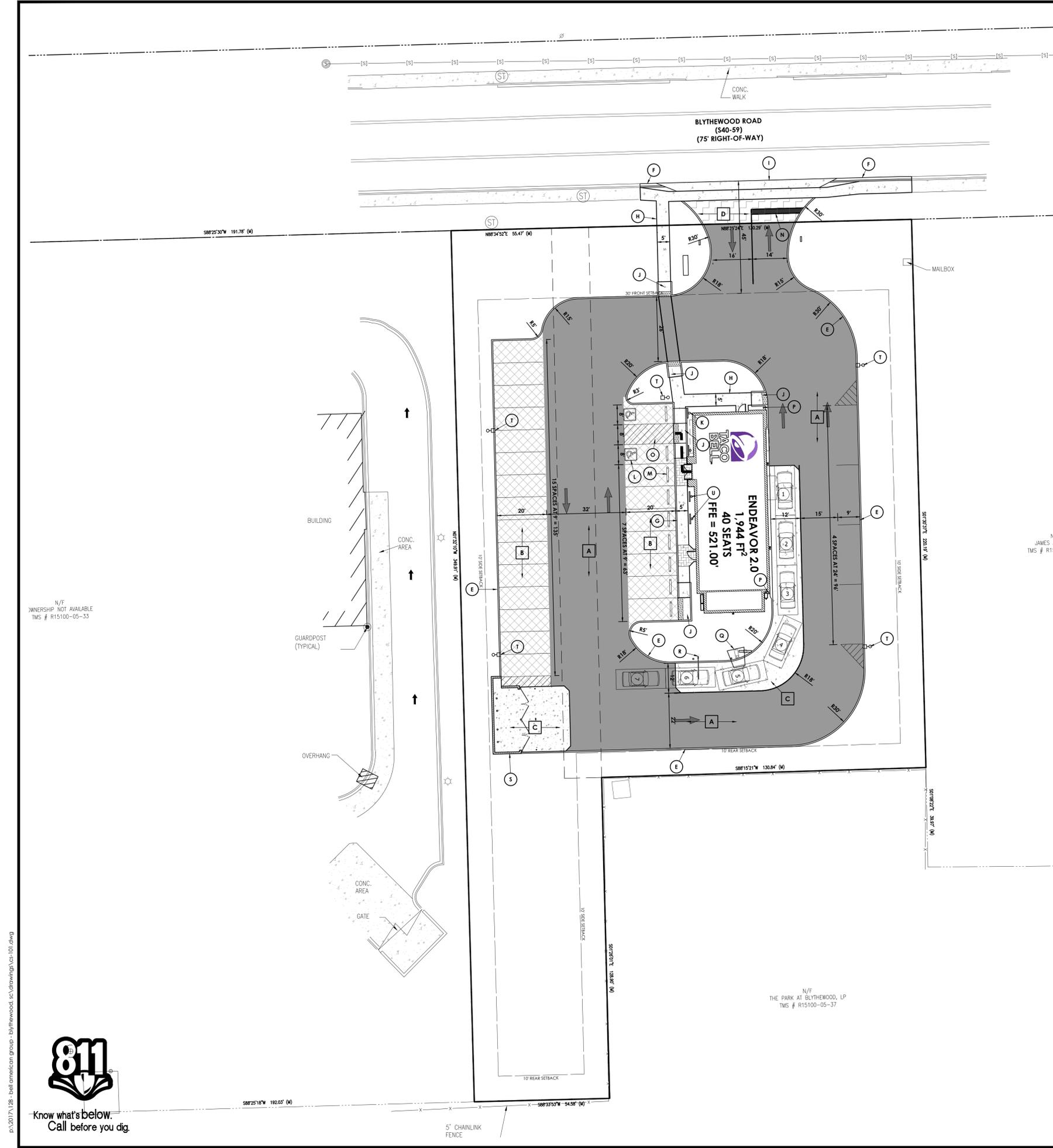


Everbrite
 Everbrite, LLC.
 4949 S. 110th Street, Greenfield, WI 53228
 Phone: 414-529-3500 • Fax: 414-529-7191
 Website: www.everbrite.com

Part No: E036942	Project No: 456069G
Description: SIGN, TB MNMT 32 SQFT WHT/PUR DF BLK DRIVE THRU	Drawn By: ERJ
	Date: 10/05/2021

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SITE INFORMATION

PARCEL NUMBER: R15100-05-33
 ZONING DISTRICT: TC, TOWN CENTER DISTRICT DISTRICT
 LOT AREA: 1.10 ACRES
 BUILDING AREA: 2,090 FT²
 ADJOINER ZONING:
 NORTH: TC, TOWN CENTER DISTRICT
 SOUTH: TC, TOWN CENTER DISTRICT
 EAST: TC, TOWN CENTER DISTRICT
 WEST: TC, TOWN CENTER DISTRICT
 PROPOSED USE: NEW QUICK-SERVE RESTAURANT (TACO BELL)
 BUILDING SETBACKS:
 FRONT: 30' REQUIRED | 30' PROVIDED
 SIDE: 10' REQUIRED | 26' PROVIDED
 REAR: 10' REQUIRED | 10' PROVIDED
 PARKING DATA:
 REQUIRED SPACES (1) SPACE FOR EVERY (75 FT²) (2090 FT²): 27 SPACES
 PROVIDED SPACES: 28 SPACES

LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	⊕	BENCHMARK
---	RIGHT-OF-WAY LINE	○ RBC	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	⊠	TRANSFORMER
---	SECTION LINE	⊠	HVAC
---	CENTERLINE	⊠	ELECTRIC METER
---	799	⊠	ELECTRIC MANHOLE
---	INTERMEDIATE CONTOUR	⊠	POWER POLE GUY WIRE
---	800	⊠	LIGHT POLE
---	INDEX CONTOUR	⊠	TELEPHONE PEDESTAL
---	TELEPHONE UNDER GR.	⊠	TELEPHONE MANHOLE
---	TELEPHONE OVERHEAD	⊠	GAS MARKER
---	FIBER OPTIC SERVICE	⊠	ELECTRIC MARKER
---	GAS SERVICE	⊠	TRAFFIC POLE
---	POWER UNDERGROUND	⊠	TRAFFIC MANHOLE
---	POWER OVERHEAD	⊠	GAS METER
---	WATER SERVICE	⊠	GAS VALVE
---	SANITARY SEWER	⊠	STORM MANHOLE
---	STORM SEWER	⊠	SANITARY MANHOLE
---	POND NORMAL POOL	⊠	STORM INLETS
---	EX. FLOWLINE	⊠	CLEAN-OUT
---	CHAIN LINK FENCE	⊠	DOWNSPOUT
---	FARM FENCE	⊠	FIRE HYDRANTS
---	WOOD FENCE	⊠	WATER VALVES
---	IRON FENCE RAILING	⊠	WATER METER
---	BUILDING STRUCTURE	⊠	POST INDICATOR VALVE
---	EX. BUILDING OVERHEAD	⊠	FIRE DEPARTMENT CONN.
---	RIM	---	SIGNS
---	INV.	---	MAILBOX
---	FFE	---	ADA PARKING
		---	PARKING COUNT
		---	TREES
		---	SHRUB
		---	SPOT GRADE

SITE PLAN LEGEND - PROPOSED

A	HEAVY DUTY ASPHALT PAVEMENT	CS-501
B	STANDARD DUTY ASPHALT PAVEMENT	CS-501
C	BLACK CONCRETE PAVEMENT	CS-501
D	SCDOT ASPHALT PAVEMENT	CS-501
E	6" CONCRETE CURB	CS-501
F	SCDOT CURB AND WALK (SDOT DETAIL #720-150-00)	CS-501
G	CONCRETE CURB AND WALK	CS-501
H	CONCRETE SIDEWALK	CS-501
I	SCDOT STANDARD CONCRETE DRIVEWAY (SCDOT DETAIL #720-405-00)	CS-501
J	ACCESSIBLE CURB RAMP (SCDOT DETAIL #720-951-11 / #720-981-36)	CS-501
K	ACCESSIBLE PARKING SIGNAGE	CS-501
L	ACCESSIBLE PARKING PAVEMENT MARKINGS	CS-501
M	PRECAST CONCRETE WHEELSTOP	CS-501
N	PAVEMENT STRIPING, 24" STOP BAR	CS-501
O	PAVEMENT STRIPING, 4" SOLID	CS-501
P	BOLLARD	CS-501
Q	MENU BOARD, ORDER CONFIRMATION, AND CANOPY	CS-503 CS-504
R	CLEARANCE BAR	CS-503
S	DUMPSTER ENCLOSURE	CS-502
T	LIGHT POLE	CS-505
U	MOBILE ORDER SIGNAGE	
---	ACCESSIBLE ROUTE	

REVISION BLOCK

NOT FOR CONSTRUCTION

DATE: 02/08/2022

DRAWN BY: MAR | CHECKED BY: KPB

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY

11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:

TACO BELL | BLYTHEWOOD, SC
205 Blythewood Road
Blythewood, South Carolina 29016

BELL CAROLINA LLC
6200 Oak Tree Blvd, Suite 2150
Independence, Ohio 44131

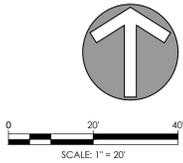
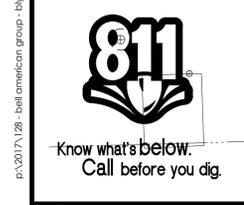
PROJECT NO. 2017-0128

DATE 02/08/2022

SCALE 1" = 20'

SHEET NAME **SITE PLAN**

SHEET NO. **CS-101**



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sanitary manhole
 tor = 521.52
 inv. 8" pvc (w) = 510.92
 inv. 8" pvc (e) = 510.92

PLANT SCHEDULE

Key	Botanical Name	Common Name	Quantity	Size	Condition	Remarks
CANOPY TREES						
BP	BETULA PLATYPHYLLA 'VERDALE'	PRAIRIE VISION BIRCH	9	2 IN	B&B	
UNDERSTORY TREES						
AG	ACER GRISEUM	PAPERBARK MAPLE	11	2 IN	B&B	
EVERGREEN TREES						
PN	PINUS NIGRA	AUSTRIAN PINE	5	2 IN	B&B	
EVERGREEN SHRUBS						
TM	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	129	24 IN	#5 CONT.	42" ON CENTER
TH	TAXUS X MEDIA 'HICKSII'	HICKS YEW	12	24 IN	#5 CONT.	42" ON CENTER
IC	ILEX CRENATA 'HELLERI'	HELLER'S JAPANESE HOLLY	4	12 IN	#5 CONT.	42" ON CENTER
DECIDUOUS SHRUBS						
RR	ROSA 'RADRAZZ'	RADRAZZ KNOCKOUT ROSE	51	24 IN	#5 CONT.	42" ON CENTER
SB	SYRINGA PUBESCENCE SUBSP	MISS KIM LILAC	2	36IN	#5 CONT.	42" ON CENTER

LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	⊕	BENCHMARK
---	RIGHT-OF-WAY LINE	⊙ RCB	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	⊠	TRANSFORMER
---	SECTION LINE	⊠	HVAC
---	CENTERLINE	⊠	ELECTRIC METER
---	799	⊠	ELECTRIC MANHOLE
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---	EX. BUILDING OVERHEAD	⊠	FIRE DEPARTMENT CONN.
---	RIM	⊠	SIGNS
---	INV.	⊠	MAILBOX
---	FFE	⊠	ADA PARKING
---		⊠	PARKING COUNT
---		⊠	TREES
---		⊠	SHRUB
---		⊠	SPOT GRADE

LANDSCAPE LEGEND - PROPOSED

---	BRICK CHIP MULCH	⊠	EVERGREEN TREE
---	HYDROSEEDING	⊠	DECIDUOUS TREE
---	SOD	⊠	DECIDUOUS TREE
---	PERENNIAL PLANTINGS	⊠	ORNAMENTAL TREE
---	LANDSCAPE EDGING	⊠	ORNAMENTAL TREE
⊠	DECIDUOUS SHRUB	⊠	ORNAMENTAL TREE
⊠	DECIDUOUS SHRUB	⊠	ORNAMENTAL TREE
⊠	EVERGREEN SHRUB	⊠	MULTI-STEM TREE
⊠	ORNAMENTAL GRASS		
⊠	PLANT TAG		

REVISION BLOCK

NOT FOR CONSTRUCTION

DATE
02/08/2022
 DRAWN BY
MAR
 CHECKED BY
KPB

HAMILTON DESIGNS
 A LIMITED LIABILITY COMPANY

11 Municipal Drive, Suite 300
 Fishers, Indiana 46038
 P. (317) 570-8800
 www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
TACO BELL | BLYTHEWOOD, SC
 205 Blythewood Road
 Blythewood, South Carolina 29016
BELL CAROLINA LLC
 6200 Oak Tree Blvd, Suite 2150
 Independence, Ohio 44131

PROJECT NO.
2017-0128
 DATE
02/08/2022
 SCALE
1" = 20'
 SHEET NAME
LANDSCAPE PLAN
 SHEET NO.
LP-101

N/F
 OWNERSHIP NOT AVAILABLE
 TMS # R15100-05-33

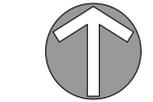
N/F
 JAMES A. FINKEL
 TMS # R15112-03-02

N/F
 THE PARK AT BLYTHEWOOD, LP
 TMS # R15100-05-37

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Know what's below.
 Call before you dig.



0 20' 40'
 SCALE: 1" = 20'



Letter of Authorization

February 11, 2022

As the authorized agent/officer of Flynn Restaurant Group, LLC I authorize National Restaurant Designers (or their Agents or Subcontractors) to apply for permits, variances, and represent Flynn RG at public meetings for our project specified below.

Property Description:

205 Blythewood Road, Blythewood, SC 29016

Signature of Authorized Agent

2/11/2022

Date

Matthew Boynton

Name

Sr. Construction manager

Title

Witness

2/11/2022

Date



To: Board of Architectural Review
From: Staff
Date: February 15, 2022
Subject: Window Signs with Lights

At the last BAR meeting in January, the BAR requested that staff provide draft language and additional images of business window signs with lights.

Below are some draft text amendments (in red) that could be used to address window signs with lights:

Sec. 155.430 Exempt signs

(K) Window Signs provided that:

- (1) The sign surface area is proportional to the building scale and architectural features;
- (2) Does not cover more than 50 percent of the window area; and
- (3) Does not obscure vision at a height between four feet and seven feet above ground level at the window.
- (4) Lighted signs for advertising (not incidental signs like “Open” or “Closed”) must receive a Certificate of Appropriateness from the Board of Architectural Review.

and

Sec. 155.503. Signage, design objective.

- (A) It is recognized that visual scale of signage changes from highway corridor to village street. Sign design shall be compatible with and make use of the overall site design. When possible, signs shall be built into site architectural features such as canopies, retaining walls, and landscapes in order to simplify the visual message. Consideration shall be given to compatibility between signage and site architectural building materials, colors, graphics, and other architectural features.
- (B) Signs shall comply with the signage requirements of the zoning ordinance. Group developments and subdivisions shall submit a sign design package with the application for a certificate of appropriateness for approval from the architectural review board. Signs shall be installed consistent with the approved sign design package.
- (C) Lighted window signs for advertising must receive a Certificate of Appropriateness. Incidental signs (like “open” and “closed” can be reviewed administratively to ensure compliance.

Included on the next page are some examples of window signs with lights:



