



City of Huron
Agenda for the Planning Commission/DRB
Wednesday, December 13, 2023 5:00pm.

- I. **Call to Order**
- II. **Roll Call**
- III. **Adoption of the Minutes (10-11-23 Work Session, 10-18-23, 11-8-23 Work Session, 11-15-23)**
- IV. **Audience Comments (3-minute time limit)** *Please step to the podium and state your name and address for the record.
- V. **Old Business**
 - **Final Amendments: Chapter 1129- Signage**
- VI. **Staff Report**
- VII. **Adjournment**

Sign Regulations

- 1129.01 Purpose.**
- 1129.02 Application of sign regulations.**
- 1129.03 Computations.**
- 1129.04 Maximum sign areas permitted.**
- 1129.05 Sign regulations.**
- 1129.06 Design and construction standards.**
- 1129.07 Sign illumination standards.**
- 1129.08 Maintenance.**
- 1129.09 Alteration and removal of nonconforming signs.**
- 1129.10 State Route 2 Corridor Sign Regulations.**
- 1129.11 Administrative procedures.**
- Appendix A - Maximum sign age area.**
- Appendix B - State Route 2 Corridor.**

CROSS REFERENCES

Conformance with Performance Standards - see P. & Z. Chap. 1121.06
 Nonconformity - see P. & Z. Chap 1121.07
 Residence Districts - see P. & Z. Chap. 1123
 Non-residence Districts - see P. & Z. Chap. 1125
 Mixed Use Districts - see P. & Z. Chap. 1127
 Off-street Parking and Loading Regulations - see P. & Z. Chap. 1133
 Fees - see Building Code 1321

1129.01 PURPOSE.

This Chapter is established to promote the general health, safety and welfare of residents and visitors of the City of Huron by establishing sign regulations, as necessary to ensure that signs are in harmony with the character of the associated use and surrounding area and installed and maintained in a safe manner. A sign may be erected, placed, established, painted, created or maintained in the City of Huron only in conformance with the standards, procedures, exemptions and other requirements of this chapter.

(a) As more specifically set forth herein, the purposes of these sign regulations are to:

- (1) Provide reasonable, yet appropriate, conditions for identifying businesses and commercial enterprises;
- (2) Allow for easy identification of the type of activity to which the sign pertains (residential, business, and industrial districts) and of the community as a whole;
- (3) Control the size, location and design so that signs will be aesthetically harmonious with their surroundings;
- (4) Eliminate any conflict which would be hazardous between business or identification signs and traffic control signs and devices;
- (5) Promote and maintain attractive, high value residential districts;
- (6) Provide review procedures which enable the City to comprehensively evaluate the appropriateness of the sign to the site, building and surroundings;
- (7) Assure that signs are located and designed to maintain a safe and orderly pedestrian and vehicular environment; and,
- (8) Prohibit all signs not expressly permitted by this Zoning Code.

(b) For the purpose of this Chapter, a "sign" and associated definitions as referenced by this code include the following:

- (1) "Address Sign" means signs showing a resident's name and / or street number.
- (2) "Advertising Sign" means a sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered either on location, or offered elsewhere than on the lot the sign is located.
- (3) "Air Markers" means signs or groups of signs painted on a large roof or the side of a tall structure to give aeronautical or geographic information to the pilot of a passing aircraft.
- (4) "Awning Sign" means signs painted upon a cloth, plastic or metal surface supported by a frame adequate to support the structure fastened to the front of a building.
- (5) "Billboard Sign" means any structure, including the wall of any building, on which lettered, figured, or pictorial matter is displayed for advertising either: (1) a business, service, entertainment, activity or event which is not conducted on the land upon which the structure is located; (2) a product which is not primarily sold, manufactured, processed or fabricated on the land upon which the structure is located; (3) a geographical location or place which is not located on the land upon which the structure is located; or (4) a person. However, any structure which meets the definition of a directional sign shall not be considered to be a billboard.
- (6) "Building Identification Signs" show the name and date of erection of the building upon which they are displayed. They are typically cut into masonry surfaces or constructed of bronze or other durable materials.
- (7) "Canopy Sign" means signs mounted or placed upon a cloth, plastic or metal surface supported by a metal frame fastened to a building at one end and supported on the other.
- (8) "Changeable copy" means a non-electronic sign on which the message or graphics are not permanently affixed to the structure, framing or background, but which may be manually replaced (ex. bulletin and announcement boards).
- (9) "Contractor Sign" means a temporary sign located at an active construction site to inform the public of the name of the project, name of the contractor, name of the engineer and similar data.
- (10) "Directional or Instructional Signs" means signs directing traffic (vehicular, marine, pedestrian, bicycle, etc.) to a given site, premises or facility.
- (11) "Electronic message board" means a sign or changing display, copy or message board, composed of a series of lights that may be changed automatically and/or remotely through electronic means. Display screens, such as those installed at gas / fuel station pumps for advertisement, with audio components are also included in this category.
- (12) "Feather Signs" means a freestanding type of attention getting device made of fabric or nylon affixed to a light weight pole used for attracting attention, promotion, or advertising. May also be called a flag or teardrop sign. See Figure 1129.01 below:

Figure 1129.01- Feather Sign



- (13) "Flashing Signs" means signs, other than time-temperature signs, in which intermittent flashing of lights is used to accentuate the sign's message.
 - (14) "Geographical Area Signs" designate the location of a group of related sites or activities such as Chaska Beach, Huron Plaza or Huron Corporate Park.
 - (15) "Ground sign" means a permanent outdoor sign supported by one or more uprights or braces in or upon the ground and includes ground supported pole signs.
 - (16) "Identification Sign" means a sign intended to announce or promote the use, activity, service or business on the premises, such as a park, neighborhood, or specific district.
 - (17) "Illuminated Sign" means signs in which all or a portion of the message is outlined by fluorescent tubes, low-wattage lamps or other sources or by floodlighting the surface of the sign. Illuminated signs also include installations where the entire sign or portions of it are backlit by an internal light source.
 - (18) "Marquee Sign" means signs mounted upon an integral structural component with a covered framework of permanent nature projecting from the face of a building above an entrance and open on three sides.
 - (19) "Monument Sign" means a ground sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance. The base of these signs are typically landscaped.
 - (20) "Political Signs" means temporary signs advocating the candidacy of a certain individual or group or the passage or defeat of a political issue.
 - (21) "Portable Signs" means any signs designed to be transported, including but not limited to signs with wheels removed; with chassis or support constructed without wheels; designed to be transported by trailer or wheels; converted to A or T-frame signs; attached temporarily or permanently to the ground, structure or other signs; mounted on a vehicle or watercraft for advertising purposes, parking and visible from the public right-of-way, except signs identifying the related business when the vehicle is being used in the normal day-to-day operations of that business; searchlight stands; and air or gas-filled balloons or umbrellas used for advertising.
 - (22) "Professional Occupation Signs" mean signs listing the profession or occupation of a building resident.
 - (23) "Projecting sign" means a permanent outdoor sign which is affixed or pinned to a building wall and projects from the building wall a distance more than twelve (12) inches.
 - (24) "Real Estate Signs" means temporary signs indicating the availability for sale or lease of the premises upon which located.
 - (25) "Roof sign" means a sign which is displayed above the eaves and below the roof line. This also includes signs painted or displayed directly upon the roof of a building.
 - (26) "Safety Signs" means any signs used by the City, County, State or Federal Government, or any board, commission or subdivision thereof, for the warning, guidance or protection of the public, and particularly includes all traffic signs and devices.
 - (27) "Signable area" of the building means an area of the facade of the building up to the roof line which is free of windows and doors or major architectural detail.
 - (28) "Street Clock Signs" means advertising messages displayed upon the surface of a clock mounted upon the face of a building or upon the adjacent sidewalk and designed primarily to attract the attention of pedestrian traffic.
 - (29) "Suspended Signs" means banners or framed signs supported by suspension between two fixed objects.
 - (30) "Temporary Signs" means signs fabricated of paper, cardboard, plywood, fabric or other light, impermanent material intended to be displayed unchanged. Such signs are limited to special event purposes and for a period not to exceed thirty days in advance or eight days after the campaign or activity for which they were erected. Temporary signs of a political nature as previously defined shall not be subject to the time regulations herein.
 - (31) "Time-temperature Signs" are designed to project current information on time and temperatures through the display of illuminated figures and do not include advertising messages.
 - (32) "Wall sign" means an outdoor sign affixed or attached to the wall of a building or other structure and projecting not more than twelve (12) inches from the face of the wall and installed generally parallel to the wall's face.
 - (33) "Warning Signs" means private signs warning of the dangers of trespass upon the premises where placed.
 - (34) "Window sign" means any arrangement of letters, figures, symbols or other devices used for advertisement, announcement, direction or declaration, intended to attract or inform the public, which is affixed to, painted on, or placed inside of a window so as to be read or viewed from the outside. The glass or clear plastic portion of an exterior door shall be considered a window for purposes of this definition.
 - (35) "Window sign, permanent" shall be any window sign intended to be displayed for thirty (30) days or more.
 - (36) "Window sign, temporary" shall be any window sign intended to be displayed for temporary purposes.
- (Ord. 2015-8. Passed 8-25-15.)

1129.02 APPLICATION OF SIGN REGULATIONS.

The regulations and standards contained in this chapter shall apply to signs outside of the public right of way. A sign may only be erected, established, painted, created or maintained in conformance with the standards, procedures, exemptions and other requirements of this chapter.

(a) No signs shall be permitted in the public right of way, except for the following:

- (1) Public / Safety signs erected by or on behalf of a governmental body, when approved by the City, to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic;
 - (2) Informational signs of a public utility regarding its poles, lines, pipes, or facilities; and,
 - (3) Awning, marquee and projecting signs projecting over a public right of way in conformity with the conditions of Section 1129.04 (i.e. maximum area and number of signs) and the height clearance conditions in Section 1129.05(c).
- (b) No sign is permitted to be installed or placed on public property, except in conformance with the requirements of this section. Any such sign

shall be forfeited and subject to confiscation. In addition to other remedies hereunder, the City shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign and any damages caused to public property.

- (c) The City shall have, and is hereby granted, the authority to revoke any permit granted hereunder, and is granted the authority to order any sign maintained in violation of any provision of this section to be altered, repaired, changed, reconstructed, demolished, or removed as may be necessary to conform hereto. Such work or act shall be completed with ten (10) calendar days of the date of such order.
- (Ord. 2015-8. Passed 8-25-15.)

1129.03 COMPUTATIONS.

The following principles shall control the computation of sign area and sign height.

- (a) Determining Building Frontage and Building Unit. The building frontage shall be the length of the building which faces the principal street. In the event that due to the unique nature of the site, building, or parcel, the principal entrance to the uses therein is located on any side of a building that is not adjacent to the principal street, one (1) additional sign is permitted to clearly delineate the location of the entrance.
- (1) In the case of an irregular wall surface, a straight line extended along such wall surface shall be used to measure the length.
 - (2) Only one (1) exterior wall of any business shall be considered its frontage. If the building is located on a corner lot, only one side of the building shall be used to calculate frontage. In this instance, it shall be the Planning Commission's discretion as to which side of the building is considered to front a principal street.
 - (3) For multi-tenant buildings, the portion of a building which is owned or leased by a single tenant shall be considered a building unit.
 - (4) The length of a building unit is that portion of the building so occupied by a single activity and calculated in the same manner as the building frontage.
- (b) Determining Sign Area or Dimension. Signs may be displayed as freestanding ground signs, wall signs, roof signs, window signs and projecting signs within the limitations and restrictions as further described by this Chapter, provided the items of information allowance authorized by this Section is not exceeded.
- (1) For a sign which is framed, outlined, painted and otherwise prepared and intended to provide a background for a sign display, the area shall include the entire portion within the outside dimensions of the background or frame.
 - (2) Signs should be commonly designed as part of the building or architectural style and not just be unrelated areas with lettering.
 - (3) For a sign comprised of individual letters, figures, or elements on a wall or similar surface, or an irregularly shaped freestanding or projecting sign, the area of the sign shall encompass a regular geometric shape or a combination of regular geometric shapes which form, or approximate, the perimeter of all the elements in the display. When separate elements are organized to form a single sign but the elements are separated by open space, the area shall be calculated by determining the geometric form or combination of forms which comprise all the display area including the space between the elements. See Figure 1129.03 below:



- (4) The sign area shall include the frame, but shall not include the pole or other necessary structural support unless such pole or structural support is illuminated or otherwise so designated to constitute a display surface or device.
 - (5) A freestanding sign shall have no more than two (2) display surfaces provided that the two (2) display surfaces are arranged back-to-back, and not more than eighteen (18) inches from each other. No more than two (2) display faces shall be permitted. Only one (1) display surface is used in computing total signage area.
 - (6) In the event there is a dispute in determining the sign area or any sign dimension, the Planning Commission shall have the final responsibility for making such determination.
- (c) Determining Sign Height. The height of a freestanding sign shall be measured from the finished grade of the site to the top of the highest element of the sign. All freestanding signs on a man-made base, including a graded earth mound, shall be measured from the average site grade prior to the addition of the sign. The height of a temporary freestanding sign in a residential district shall be measured from the grade at the base of the signpost to the top of the highest element. See Schedule 1129.05(d)
- (d) Determining Window Area. The window area of a building shall be the total glass area of windows on the first floor of the wall of the building facing the primary frontage, provided that for the purposes of these regulations, the height of windows on the first floor shall be that portion of the window within fifteen (15) feet of the grade.
- (Ord. 2015-8. Passed 8-25-15.)

1129.04 MAXIMUM SIGN AREAS PERMITTED.

Signs as permitted in the respective zoning districts shall conform to the maximum area and number of signs requirements in Appendix A - Maximum Signage Area, unless regulations are otherwise specified in this Zoning Code. Signage areas designated reflect one (1) side of a sign as allowed by this Zoning Code. Numbers in Appendix A indicate the allowable area of the sign type. If a cell is blank, that sign type is not permitted in the designated zoning district.

(Ord. 2015-8. Passed 8-25-15.)

1129.05 SIGN REGULATIONS.

Permitted signs must adhere to the regulations outlined below:

- (a) Wall Signs (review). All such signs are subject to the following limitations:
- (1) Wall signs placed in the vertical space between windows may not exceed in height more than two-thirds (2/3) of the distance between the top of a window and the sill of any above windows, or major architectural details related thereto.
 - (2) Wall signs shall not extend above the roof line.
 - (3) A sign may not cover or interrupt major architectural features.
 - (4) Rear and side entrances. There may be an additional sign not more than fifteen (15) square feet attached to the building at a public entrance not fronting on a street that opens from a parking lot or having access from a parking lot used by the public.
- (b) Window Sign. The following regulations apply to signs affixed to or are displayed in a window:
- (1) Ground Floor Occupants.
 - A. Permanent window signs shall have a maximum area not greater than twenty percent (20%) of the total window area of the space occupied by the occupant, but not cover more than 50% of any one window unit. If a permanent window sign is installed along a public right-of-way, the signage must allow transparency in the window and not block views in and out of the establishment. If the proposed signage is applied to a "spandrel" window or a window that serves no visibility or natural light purpose to the establishment, the sign may be opaque.
 - B. Temporary window signs shall have a maximum area not greater than ten percent (10%) of the total window area of the space occupied by the occupant, but not cover more than fifty percent (50%) of any one window unit. Temporary window signs must be attached to the inside of the window.
 - i. Temporary signs shall not be illuminated in any way.
 - ii. Temporary window signs used to advertise a special event (i.e. grand opening, sale, event) shall be removed within ten (10) days after the close of the event. These signs shall include the date that the sign was posted.
 - C. In addition to such other window signage as may be permitted by this Chapter, each occupant may display one window (1) sign, , which indicates its hours of operation and one (1) window sign, not to exceed two (2) square feet in area consisting solely of the words "open" or "closed".
 - (2) Upper Story Occupants. For a multi-story building, each non-residential occupant above the ground floor shall be permitted one (1) permanent sign to be placed in a window of the occupant's space.
 - A. Not to exceed six (6) square feet or fifty (50%) percent of the area of the window in which the sign is placed, whichever is smaller.
 - B. The Planning Commission may authorize the display of a window sign in or on an upper story window upon determination that such second story sign is consistent with this code and in harmony with the general character of the building and neighborhood.
 - (3) Permanent window signs may be illuminated only during the hours of operation of the occupant.
- (c) Projecting Signs.
- (1) A projecting sign shall be at least six (6) inches from the wall and extend no more than four (4) feet beyond the face of the building wall or other structure.
 - (2) Projecting signs shall be limited to occupants that have a minimum of 20 feet of building façade along the front lot line.
 - (3) All projecting signs shall be placed so that the base of the sign is at least ten 10 feet above ground level, except when the projecting sign is located above a landscaped area or other area that does not permit pedestrian or vehicular traffic beneath the sign, in which case the sign must be placed so that the base of the sign is at least six (6) feet above ground level.
- (d) Permanent Freestanding Ground Signs. Permanent freestanding signs shall be permitted for business/service activities that front a public street and are accessible by vehicular or pedestrian traffic. These signs shall comply with the following regulations:
- (1) Maximum Number, Area and Height, Minimum Setback of Permanent Freestanding signs. Permanent freestanding signs shall comply with the maximum number, area, and height limitations and minimum setback from the street right-of-way set forth in Schedule 1129.05(d).

SCHEDULE 1129.05(d)					
PERMANENT GROUND SIGNS					
DISTRICT	Maximum Number Permitted	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft)
R-1	1 per subdivision	8	6	7	5
R-1A	1 per subdivision	8	6	7	5
R-2	1 per subdivision	8	6	7	5
R-3	1	12	8	7	5
MU-RFD					
MU-COD	1	12	8	7	5
MU-GD					
B-1	1 per lot	24	8	7	5
B-2	1 per lot	24	8	7	5
B-3	1 per lot	40	12	7	10
Green/ Recreation	1 per entrance from public street	40	6	7	10
I-1	1 per lot	100	8	7	30
I-2	1 per lot	100	8	7	30
P-1	1 per lot	30	6	7	30
Entrance/Exit Signs	2 per driveway	6	3	0	0

- (2) Public Safety Impact. Notwithstanding the preceding, the Planning Commission reserves the ability to review each sign application on the basis of the potential impact to public safety with regards to safe pedestrian and vehicular traffic flow.
- (3) Minimum Setback from Intersections. On corner lots, freestanding signs shall comply with the minimum sign setback from both street rights-of-way, as set forth in Schedule 1129.05 (d). In addition, these signs are subject to the approval by the Chief of Police

to ensure proper sight lines are maintained.

- (4) Landscaping. The base and foundation area of each freestanding ground sign shall be landscaped with plant material. Landscape plans for signs shall be prepared in conformance with planting guidelines established by the City and shall be included with and reviewed as part of each application for signage and are subject to the following:
- A. Freestanding signs shall be erected in a landscaped setting and not on sidewalks or drives. Signs may be located in parking lots, but must be within a landscaped island area.
 - B. No part of a freestanding sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.
 - C. For residential subdivisions, the freestanding sign shall have a maximum of two (2) sign faces per entrance and be either a double-faced freestanding sign or two (2) single-sided sign faces attached to walls or entry features located one on each side of the street entrance.
- (5) Multi-Occupant Facilities. When a freestanding sign is permitted on a site that has more than one occupant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof. Total area of signs erected or displayed within a given development shall not exceed two square feet for each lineal foot of street frontage.
- (6) Message Boards. All signs with electronic message boards / changeable copy are subject to the following limitations:
- A. Signs with electronic message boards / changeable copy are permitted as ground signs only.
 - B. The electronic message board portion of a sign shall not exceed thirty (30%) percent of the sign area
 - C. Under no circumstance shall any type of on-premises sign allowable under this section contain a message or display that appears to flash, undulate, pulse, move, scroll, portray explosions, fireworks, flashes, blinking or flashing light, appear to move toward or away from view, expand or contract, rotate, twist or display any other comparable movements as to distract drivers or pedestrians.
 - D. Electronic message boards can only be activated or displayed from 6:00 a.m. until 10:00 p.m.
 - E. Brightness.
 - i. All digital displays shall be illuminated at a level no greater than 0.3 foot candles over ambient light levels for location and time when measured at the recommended distance based on the digital display size, and shall employ light cut-off devices, such as but not limited to louvers, in order to minimize light escaping above a horizontal plane.
 - ii. All digital displays must be equipped with both a dimmer control and photo sensor, which will automatically adjust the display intensity according to natural ambient light conditions.
 - iii. The use of Light Emitting Diodes (LED) bulbs or other technology that emits light in a highly concentrated intensity in electronic message boards is prohibited.
 - iv. Digital displays may not display light of an intensity or brilliance to cause glare or otherwise impair vision of the operator of a motor vehicle.
 - v. Color of lighting shall be designated in the permit application and be subject to approval by the Planning Commission.
 - vi. No electronic message boards shall be placed within one-hundred and twenty-five (125) feet of a residential district.
 - F. Sound Prohibited. Signs or signage devices that project sound are prohibited.
- (7) Temporary Signs. The following regulations for temporary signs are in addition to the maximum sign area and height regulations set forth in Appendix A - Maximum Signage Area
- A. Temporary / Political / Real Estate / Contractor: Temporary signs announcing any proposed building, a building under construction, remodeling or reconstruction, advertising the sale, rental or lease of any building, buildings, or a part thereof, or political / special event signs shall comply with the following:
 - i. Such signs shall be located on private property. Any signs announcing a proposed building, a building under construction or remodel, or advertising the sale, rental or lease of any building, buildings, or part thereof shall be located on the lot to be occupied or occupied by the building or use advertised.
 - ii. Such signs cannot be placed within the City Right-of-way.
 - iii. Garage or Home Sale Sign. One temporary sign promoting a garage sale shall be permitted on the site of the sale. Such sign shall be posted on private property for a period not to exceed three (3) calendar days or the length of the sale, whichever is less, on not more than two separate occasions in any given calendar year. Such sign shall not exceed a total of six (6) square feet. If the sale is to take place at a property that is within a residential subdivision, one (1) additional temporary directional sign may be placed at the logical entrance point to the subdivision. Such sign shall not be affixed to any utility poles or other infrastructure within the Right-of-Way and is limited to three (3) square feet. Any garage or home sale signs shall not be located within the Right-of-way or affixed to any infrastructure within the Right-of-way, including utility poles and street signs. Placement of a garage or home sale sign will be authorized through the issuance of a garage or home sale permit. Signs must include the property address of the sale and must be collected once sale is completed
- (e) Supplementary Sign Regulations. The following sign regulations are in addition to the maximum sign area and height regulations set forth in Sections 1129.04:
- (1) Freestanding Signs for Gasoline Stations. Freestanding commercial identification signs are permitted for gasoline stations in compliance with the following regulations:
 - A. One (1) freestanding identification sign with a maximum area of thirty-six (36) square feet per sign face is permitted per development. The area of the freestanding sign shall be in addition to the maximum area permitted by Appendix A - Maximum Signage Area.
 - B. No portion of any freestanding sign shall project into the public right-of-way. (Ord. 2015-8. Passed 8-25-15.)

1129.06 DESIGN AND CONSTRUCTION STANDARDS.

In addition to assuring compliance with the numerical standards of these regulations, the Planning Commission, when approving signs, shall consider the proposed general design, arrangement, texture, material, colors, lighting placement and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards and criteria of the sign regulations. Specific standards for determining the appropriateness of the sign shall include, but not be limited to the following conditions:

- (a) The lettering shall be large enough to be easily read from the public street but not out of scale with the building, site or streetscape.
- (b) The number of items (letters, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer, reflect simplicity, avoid visual clutter and improve legibility.
- (c) The shape of the sign shall not create visual clutter.
- (d) Signs shall have an appropriate contrast and be designed with a limited number of, and with the harmonious use of, colors. Signs and awnings, if seen in series, shall have a continuity of design with the style of sign generally consistent throughout the building or

block. Continuity of design means uniformity of background colors or harmonious use of a limited range of complementary background colors.

- (e) The size, style and location of the sign shall be appropriate to the activity of the site as prescribed elsewhere in these regulations.
 - (f) The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture. The sign shall reflect the primary purpose of identifying the name and type of establishment.
 - (g) The sign should be consolidated into a minimum number of elements.
 - (h) Instructional signs shall contain the minimum information and the minimum area necessary to convey the message and instruct the viewer in the safe and efficient use of the facility.
 - (i) A sign should be constructed with a minimum of different types of material so as to provide a consistent overall appearance.
 - (j) All signs in business and industrial districts may be illuminated provided that light sources to illuminate such signs shall be shielded from all adjacent residential buildings and streets, and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists, or as to cause reasonable objection from adjacent residential districts.
 - (k) No flashing or moving parts shall be permitted for any sign or advertising display within the City.
 - (l) No paper or similarly pliable material posters shall be applied directly to the wall, building or pole or other support. Letters or pictures in the form of advertising that are printed or painted directly on the wall of a building are prohibited, except for window signs pursuant to this chapter and conditionally permitted murals.
 - (m) No sign shall be erected, located or maintained in a location where it interferes with free vision of traffic approaching any intersection of streets, roads, alleys, private drives or other vehicular ways; not where it may interfere with, obstruct the view, or be confused with an authorized traffic sign or safety device. No sign or advertising device shall be permitted which, by color, location or design, resembles or conflicts with traffic control signs or devices.
 - (n) No signs shall be placed, erected or maintained so as to obstruct, in any manner, any fire escape or window, door, exit or entrance to or from any building, or otherwise be placed in the City's right-of-way.
 - (o) No sign shall be placed, erected or maintained in a manner which will interfere with the proper and convenient protection of property by the Division of Fire.
 - (p) Pennants, banners, streamers, whirligig devices, balloons, inflatable devices, and other similar devices are prohibited except for banners and pennants when part of public information signs installed by the City.
 - (q) Billboards and other off-premise signs are prohibited.
 - (r) Signs of any type may not be affixed or attached to any utility infrastructure or public infrastructure within the public right-of-way.
 - (s) All signs shall be designed, constructed, and erected in a professional and workmanlike manner, in conformance with all applicable building codes, and with materials which are durable for the intended life of the sign. Signs shall be designed, constructed, fastened or anchored to withstand various weather elements.
 - (t) For any sign which projects above a public right-of-way, the sign owner shall obtain and maintain in force liability insurance for such sign in such form and in such amount as the Law Director may reasonably determine. Proof of such insurance shall be required prior to obtaining a permit.
 - (u) Freestanding signs shall be designed and located so as not to obstruct a driver's visibility entering or exiting property or to be a safety hazard to pedestrians or vehicles, and shall comply with the requirements set forth by the Chief of Police for maintaining clear sight at an intersection.
 - (v) "Feather Signs" are prohibited.
 - (w) The City Council has full review and approval authority for any sign erected in the median of State Route 6 between the walk-over bridge and Williams Street.
- (Ord. 2021-36. Passed 10-26-21.)

1129.07 SIGN ILLUMINATION STANDARDS.

- (a) Illumination.
 - 1. Permitted are the following types of illumination for all activities in all areas, except residential districts, subject to the limitations indicated in this Section .
 - A. Colored light.
 - B. Flashing signs which consist of a light which is intermittently on and off are prohibited.
 - C. Illuminated surface colors, internal illumination, such as a light source concealed or contained within the sign, and which becomes visible in darkness through a translucent surface.
 - D. Indirect illumination, such as a light source not seen directly.

Floodlight illumination, provided that the floodlight or spotlight is positioned so that none of the light shines onto an adjoining property or in the eyes of pedestrians or motorists.
 - E. Neon tube illumination such as a light source applied by a neon tube which is bent to form letters, symbols or other shapes.
 - F. Illumination controls. Flashing, moving, rotating intermittently lighted signs or other mechanically rotated or eye-catching devices shall be prohibited. Display signs illuminated by electricity, or equipped in any way with electric devices or appliances, shall conform with respect to wiring and appliances to provisions of the Chapter relating to electrical installations. Signs shall not be illuminated by fluorescent lamps using more than four hundred twenty-five (45) milliamperes or by transformers of more than thirty (30) milliamperes capacity. Fluorescent lamps of eight hundred (800) milliamperes may be used provided the spacing between such lamps is no less than nine (9) inches from center to center of lamp and such lamps are not closer than five (5) inches from center of lamp to inside face or faces of sign. Neon tubing may be powered by milliamperes transformers only when such tubing is used to back light silhouetted letters or for the internal illumination of plastic faced signs or letters. Such tubing shall not be visible to the eye and shall not be closer than one (1) inch to the plastic face or letter of any sign.
 - 2. Signs shall be permitted to be illuminated in compliance with the following:
 - A. Light sources shall be shielded from all adjacent buildings and streets.
 - B. Lights shall not be of such brightness so as to cause glare that is hazardous to pedestrians or motorists.
 - C. Light shall be directed in a way to reduce glare and light distribution or trespass onto adjacent properties. Light intrusion and dispersion efforts shall be in effect to mitigate adverse effects of light trespass and glare onto residential properties.
 - D. The illumination of signs shall not obstruct traffic control or any other public informational signs. Signs visible from sight lines along streets shall not contain symbols or words, or red and green lights that resemble highway traffic signs or devices.
 - 3. In single and two-family residential districts, temporary signs shall not be illuminated. Permanent, freestanding signs shall only be externally illuminated using white light only and must be positioned so that none of the light shines onto an adjoining property or in the eyes of pedestrians or motorists. (Ord. 2015-8. Passed 8-25-15.)

1129.08 MAINTENANCE.

All signs shall be maintained in accordance with the following:

- (a) The property owner, owner of the sign, tenant, and agent are required to maintain the sign and building in a condition fit for the intended use and in good repair, and such person or persons have a continuing obligation to comply with all Building Code requirements.
- (b) A sign in good repair shall be free of peeling or faded paint, shall not be damaged, show uneven soiling or rust streaks; shall not have chipped, cracked, broken, bent letters, panels or framing; shall not otherwise show deterioration; and shall comply with all other

applicable maintenance standards of the City.

- (c) If the sign is deemed by the Zoning Inspector to be in disrepair or in an unsafe condition, such sign shall be considered an unsafe structure and all City regulations applicable for the repair or removal of such sign shall apply. If the City finds that any sign is unsafe, insecure, a menace to the public, or constructed, erected, or maintained in violation of the provisions of this Code, notice shall be given in writing by the City to the owner. The owner of the sign shall, within seven (7) days of such notification, correct such unsafe condition or remove the sign. If the correction has not been made within the allotted time, the sign may be removed or altered by the City to comply with these regulations at the expense of the owner or occupant of the property upon which the sign is located. The City may cause any sign, which, in the City's opinion, creates a danger to persons or property to be removed immediately and without notice.
- (d) Whenever any sign that is currently nonconforming to this Code, and is required to be removed or altered for the purpose of repair, re-lettering, re-facing, or repainting, the sign will be subject to the City's sign permitting and review process in order to bring the sign into compliance.
- (e) Whenever any sign that is currently conforming to these standards is required to be removed for the purpose of repair, re-lettering, re-facing, or repainting, the same may be done without a permit, or any payment of fees, provided there is no alteration or enlargement to the structure or the mounting of the sign itself.
- (f) Abandoned Signs & Failure to Maintain.
 - 1. In the event that a tenant vacates a premises the owner of such premises, shall, within ten (10) days after such premises has been vacated, remove all signs owned or erected by such tenant, unless a new tenant or the owner of such premises maintains such signs in good repair and in a safe condition at all times.
 - 2. When the use or required maintenance of any sign is discontinued, the owner of such sign shall immediately remove the same.
 - 3. Any non-conforming sign which is unused for a continuous period of three (3) months or which advertises business activities, products, or services which have been discontinued or abandoned for a period in excess of three (3) months shall be removed or altered to comply with the provisions of this Chapter. (Ord. 2015-8. Passed 8-25-15.)

1129.09 ALTERATION AND REMOVAL OF NONCONFORMING SIGNS.

- (a) Consistent with the purposes of this Zoning Code, every graphic or other sign in violation of any provision of this Chapter shall only be removed, altered or replaced so as to conform to the provisions of this Code. Any sign which was in compliance with these regulations immediately prior to the effective date of this Code, but, on the effective date of this Code or any amendments thereto, is not in compliance with the regulations herein shall be deemed nonconforming.
- (b) Nonconforming signs shall be removed and any subsequent modification or replacement (excluding routine maintenance pursuant to Section 1129.08) shall conform to all requirements of these regulations:
 - 1. When more than fifty percent (50%) of the value of the sign has been destroyed or been removed;
 - 2. A change in the ownership of the real estate or a change in the management of the property or business will require conformity with the standards expressed in this chapter.
- (c) A nonconforming sign shall be replaced, altered, modified or reconstructed in accordance with these regulations upon a change to the existing use of the pertaining building, or the pertaining building comes under new ownership or new management. Any proposed replacement, alteration, modification or reconstruction of a nonconforming sign shall be denied by the Planning Commission or their designees if the proposed changes are not in conformance with this Code.
- (d) The Planning Commission may permit certain nonconforming signs to continue when, because of unique design features or construction qualities, the Commission determines the sign to be architecturally or historically significant.
(Ord. 2015-8. Passed 8-25-15.)

1129.10 STATE ROUTE 2 CORRIDOR SIGN REGULATIONS.

This section has been established to recognize that many corporations and businesses choose to locate within the State Route 2 Corridor due to the availability of highway visibility, and therefore additional free-standing signs are permitted on the side of the building or parcel adjacent to Ohio State Route 2. Notwithstanding signage otherwise permitted within this Chapter, Ohio State Route 2 Corridor signage is subject to the following regulations:

- (a) The State Route 2 Corridor encompasses the parcels included within the boundaries as shown on Appendix B: State Route 2 Corridor Map. .
- (b) Only properties within the State Route 2 Corridor are able to place additional signage in accordance with the section.
- (c) Developments, uses, or principal buildings that are detached or stand alone in nature, and are the only principal use on a specific parcel are permitted to have their own respective sign. The sign must be placed on the same parcel as the principal building or use.
- (d) Development or principal buildings that incorporate multiple uses or tenants within may only use one sign that includes space for each use or tenant within the development.
- (e) Signs shall be a minimum of twenty (20) feet from the right of way along State Route 2.
- (f) Signs used within this district shall be designed in accordance with schedule 1129.10(f):
Schedule 1129.10(f)

Number of Uses Per Sign	Minimum Setback	Maximum Height	Maximum Display Area
Single Use	40 ft.	20 ft.	80 sq. ft.
2-4 Uses	40 ft.	25 ft.	150 sq. ft.
5-7 Uses	50 ft.	30 ft.	180 sq. ft.
8+ Uses	50 ft.	35 ft.	200 sq. ft.
Temporary Real Estate Signs	10 ft.	15 ft.	40 sq. ft.

*Sign height measured from the natural grade elevation

- (g) Signs shall be placed at a minimum distance equal to the height of the sign from any adjacent lot line of a residentially zoned parcel.
- (h) Signs shall be placed and oriented so that its message area is clearly and continuously visible from at least one direction of travel along State Route 2 for at least five (5) seconds for a motorist traveling at the maximum allowable speed.
- (i) Under no circumstance shall any type of on-premises sign allowable under this section contain a message or display that appears to flash, undulate, pulse, move, scroll, portray explosions, fireworks, flashes, blinking or flashing light, appear to move toward or away from view, expand or contract, rotate, twist or display any other comparable movements that may distract drivers.

- (j) The base of any sign shall be landscaped in accordance with Section 1129.05(d)(iv).
- (k) Signs subject to this section shall be erected and maintained in accordance with all Federal and State regulations regarding highway commercial signage.
(Ord. 2015-8. Passed 8-25-15.)

1129.11 ADMINISTRATIVE PROCEDURES.

Subject to the exceptions noted herein, no sign shall be erected, placed or maintained within the City limits without first obtaining a sign permit from the Zoning Inspector, upon review by the Zoning Inspector and approval from the Planning Commission, and paying the required fee. Signs containing electrical components also shall be subject to the provisions of the City Electrical Code and the permit fees required thereunder.

- (a) Compliance with this Section. No person shall erect, locate, move, alter, or replace any sign or cause a sign to be located or maintained, unless all provisions of this Chapter have been met and all proper permits have been obtained.
- (b) Application for Sign Permit. Any application for a sign permit shall be submitted to the City and include the following information or exhibits:
 - (1) A site drawing and measurements, depicting a rendition of the proposed sign, the specific location of intended posting in relation to all existing buildings and site amenities, the immediately surrounding area, and other required information which demonstrates compliance with all provisions concerning such signs, such landscape provisions, design specifications, and construction specifications.
 - (2) Name, address, and contact information of the applicant.
 - (3) Any required electrical permit.
- (c) Permit Issuance. The Zoning Inspector shall review the permit application and related documents, and shall examine the proposed site of erection. If he finds that the requirements of this section have been met, and that the proposed sign is appropriate to its proposed setting, he shall forward the application to the Planning Commission for final approval. Upon review and issuance of a sign permit, and the work authorized under the permit is not completed within six (6) months of its issuance, the permit shall become null and void.
- (d) A permit shall not be required for the following signs when such signs are in full compliance with these sign regulations:
 - (1) A safety/security sign in a residential district
 - (2) A building identification sign in any district
 - (3) House identification, real estate, contractor sign, or political signs not exceeding nine square feet in area and located on the appropriate privately owned property or project area
 - (4) Any changes to the message display area of a previously approved bulletin or changeable copy type sign
 - (5) Holiday themed decorations
- (e) A permit shall be required for the following signs:
 - (1) Multiple-family and conditional uses in residential districts.
 - A. Residential or institutional identification signs;
 - B. Instructional and directional signs that are within five (5) feet of the public right of way;
 - C. All permanent signs that exceed two (2) square feet in area.
 - (2) Business, Industrial, Parking and Park districts.
 - A. Freestanding signs, ground signs, and monument signs (when permitted);
 - B. Projecting, canopy signs, awning signs, and marque signs;
 - C. Wall signs, professional occupation signs, roof signs, and suspended signs;
 - D. Changeable copy, time and temperature signs, and electronic message board signs;
 - E. Illuminated or flashing signs;
 - F. Instructional and directional that are within five (5) feet of the public right of way; and,
 - G. Permanent window signs including any elements that are painted on the window.
- (e) Existing signs. Signs not conforming to this section but which were legal when erected may be continued in use under a special nonconforming permit. This authorization shall not extend beyond the time that the sign requires removal, replacement, relocation or major repair or renovation costing at least half the amount required for a new sign of similar size and construction. Nonconforming signs that are being brought into compliance are subject to the application review process as described in this Code.
- (f) Inspection, correction and removal. If the Zoning Inspector finds that any sign is unsafe or insecure or not maintained in accordance with the requirements of this section, he shall issue written notice to the permit holder directing its correction or removal. If the notice is not complied with within three (3) days of receipt, the Zoning Inspector shall initiate legal process to remove the sign or to enforce compliance. If the sign presents an immediate peril to persons or property, the requirement of notice is waived and the sign may be summarily removed.
- (g) Fees. Fees for all signs, including temporary and portable, shall be that prescribed by the City Council in Section 1321.12 of the Codified Ordinances.
(Ord. 2021-36. Passed 10-26-21.)

APPENDIX A: MAXIMUM SIGNAGE AREA														
		Maximum Area Per Zoning District												
Sign Type	Max. Number Permitted	R-1	R-1A	R-2	R-3	MU-RFD	MU-COD	MU-GD	B-1	B-2	B-3	I-1	I-2	
1. Address Sign	1	2	2	2	2	6	2	6	2	2	2	2	2	
2. Advertising Sign (c)						Y	Y	Y	Y	Y	Y	Y		
3. Air Marker												Y	Y	
4. Awning Sign	b.					12	12	12	12	12	12			
5. Billboard														
6. Building Identification Sign	1					5	5	5	5	5	5	5	5	
7. Canopy sign	b.					12	12	12	12	12	12	12		
8. Changeable Copy Sign	1			15	15	5	5	5	10	10	10			
9. Contractor Sign	1	15	15	15	15	15	15	15	20	20	25	30	30	
10. Directional Sign						4	4	4	4	4	4	5	5	
11. Feather Sign														
12. Electronic Message Board (c.)								Y	Y	Y	Y	Y	Y	
13. Flashing Sign														
14. Geographical Area Sign		C	C	C	C	C	C	C	C	C	C	C	C	
15. Ground Sign							e.							
16. Identification Sign	1	8	8	8	8	5	5	8	5	5	5	5	5	
17. Illuminated Sign (c.)						Y	Y	Y	Y	Y	Y	Y	Y	
18. Marquee Sign	1					15		20	20	20	20			
19. Monument Sign							a.							
20. Political Sign	N/A	9	9	9	9	9	9	9	9	9	9	9	9	
21. Portable Sign	1						10		10	10	10	10	10	
22. Professional Occupation Sign	3					4	4		4	4	4			
23. Projecting Sign	1					20	10	20	15	15	15	15	15	
24. Real Estate Sign		6	6	6	6	4	6	6	6	6	6	12	12	
25. Roof Sign	1								C	C	C	C	C	
26. Safety Sign		4	4	4	4	4	4	4	4	4	4	4	4	
27. Street Clock Sign	1					6	6	6	4	4	4			
28. Suspended Sign	1					6	6	6	6	6	6			
29. Temporary Sign (c.)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
30. Time-Temperature Sign	1								15	15	15			
31. Wall Sign	Based on eligible frontage					30	30	30	30	30	50	120	120	
32. Warning Sign	2	3	3	3	3	4	4	4	4	4	4	6	6	
33. Window Sign, Permanent	4					a.								
34. Window Sign, Temporary	4					a.								
Appendix A Key: “#” Area in square feet of allowed sign age “Y” Indicates that sign type is allowed within the designated district “C” Indicates a sign type is subject to Conditional approval by the Planning Commission a. See regulations 1129.05. b. Allowed cumulative sign area indicated - number of allowable awnings/canopies may differ c. Indicates sign type is permitted. Size and number of signs determined by specific signs and regulations.														

APPENDIX B - State Route 2 Corridor



PROPOSED AMENDED CHAPTER 1129

Exhibit B

CHAPTER 1129 Sign Regulations

1129.01 Purpose.

1129.02 Application of sign regulations.

1129.03 Computations.

1129.04 Maximum sign areas permitted.

1129.05 Sign regulations.

1129.06 Design and construction standards.

Commented [EE1]: Revamp

1129.07 Sign illumination standards.

1129.08 Maintenance.

1129.09 Alteration and removal of nonconforming signs.

1129.10 State Route 2 Corridor Sign Regulations.

Commented [EE2]: Consider removing based on BZA approvals

1129.11 Downtown Sign Regulations

Commented [EE3]: Include stricter regulations for the downtown core?...pull samples for design guidelines incorporated here?

1129.12 Administrative procedures.

1129.13 Permanent Sign Allowances

1129.14 Temporary Sign Allowances

Appendix A - Maximum sign age area.

Appendix B - State Route 2 Corridor.

Appendix C: Downtown Sign Overlay Map

CROSS REFERENCES

Conformance with Performance Standards - see P. & Z. Chap. 1121.06

Nonconformity - see P. & Z. Chap 1121.07

Residence Districts - see P. & Z. Chap. 1123

Non-residence Districts - see P. & Z. Chap. 1125

Mixed Use Districts - see P. & Z. Chap. 1127

Off-street Parking and Loading Regulations - see P. & Z. Chap. 1133

Fees - see Building Code 1321

Exhibit B

1129.01 PURPOSE.

The purpose of these sign regulations is to promote the public health, safety and welfare through the provision of standards for existing and proposed signs as set forth herein and more specifically to:

- (a) Protect the physical appearance of the community by maintaining visually attractive, residential, office, and retail districts.
- (b) Ensure that signs are located and designed to reduce sign distraction and confusion that may be contributing factors in traffic congestion and accidents, and maintain a safe and orderly pedestrian and vehicular environment.
- (c) Provide review procedures that enable the City to comprehensively evaluate the appropriateness of a sign to the site, building, and surroundings.

1129.01 DEFINITIONS.

(b) For the purpose of this Chapter, a "sign" and associated definitions as referenced by this code include the following:

(3) "Air Markers" means signs or groups of signs painted on a large roof or the side of a tall structure to give aeronautical or geographic information to the pilot of a passing aircraft.

(4) "Awning/CanopySign" means signs painted upon a cloth, plastic or metal surface supported by a frame adequate to support the structure fastened to the front of a building.

(5) "Billboard Sign" means any structure, including the wall of any building, on which lettered, figured, or pictorial matter is displayed for advertising either: (1) a business, service, entertainment, activity or event which is not conducted on the land upon which the structure is located; (2) a product which is not primarily sold, manufactured, processed or fabricated on the land upon which the structure is located; (3) a geographical location or place which is not located on the land upon which the structure is located; or (4) a person. However, any structure which meets the definition of a directional sign shall not be considered to be a billboard.

(6) "Building Identification Signs" show the name and date of erection of the building upon which they are displayed. They are typically cut into masonry surfaces or constructed of bronze or other durable materials.

Commented [EE4]: Edit based on simplification of categories

Exhibit B

(8) "Changeable copy" means a non-electronic sign on which the message or graphics are not permanently affixed to the structure, framing or background, but which may be manually replaced (ex. bulletin and announcement boards).

(10) "Directional or Instructional Signs" means signs directing traffic (vehicular, marine, pedestrian, bicycle, etc.) to a given site, premises or facility.

(11) "Electronic message board" means a sign or changing display, copy or message board, composed of a series of lights that may be changed automatically and/or remotely through electronic means.

(12) "Feather Signs" means a freestanding type of attention getting device made of fabric or nylon affixed to a light weight pole used for attracting attention, promotion, or advertising. May also be called a flag or teardrop sign. See Figure 1129.01 below:

Figure 1129.01- Feather Sign



(13) "Flashing Signs" means signs, other than time-temperature signs, in which intermittent flashing of lights is used to accentuate the sign's message.

(14) "Geographical Area Signs" designate the location of a group of related sites or activities such as Chaska Beach, Huron Plaza or Huron Corporate Park.

(15) "Ground sign" means a permanent outdoor sign supported by one or more uprights or braces in or upon the ground and includes ground supported pole signs.

(16) "Identification Sign" means a sign intended to announce or promote the use, activity, service or business on the premises, such as a park, neighborhood, or specific district.

(17) "Illuminated Sign" means signs in which all or a portion of the message is outlined by fluorescent tubes, low-wattage lamps or other sources or by floodlighting the surface of the sign. Illuminated signs also include installations where the entire sign or portions of it are backlit by an internal light source.

Exhibit B

(18) "Projecting/Marquee Sign" means signs mounted upon an integral structural component with a covered framework of permanent nature projecting from the face of a building above an entrance and open on three sides.

(19) "Monument Sign" means a ground sign generally having a low profile with little or no open space between the ground and the sign and having a structure constructed of masonry, wood, or materials similar in appearance. The base of these signs are typically landscaped.

"Mural" means a picture and/or artwork on an exterior surface of a structure.

(21) "Portable Signs" means any signs designed to be transported, including but not limited to signs with wheels removed; with chassis or support constructed without wheels; designed to be transported by trailer or wheels; converted to A or T-frame signs; attached temporarily or permanently to the ground, structure or other signs; mounted on a vehicle or watercraft, parking and visible from the public right-of-way, except signs identifying the related business when the vehicle is being used in the normal day-to-day operations of that business; searchlight stands; and air or gas-filled balloons or umbrellas.

(23) "Projecting sign" means a permanent outdoor sign which is affixed or pinned to a building wall and projects from the building wall a distance more than twelve (12) inches.

Commented [EE5]: Combine with Marquee sign

(25) "Roof sign" means a sign which is displayed above the eaves and below the roof line. This also includes signs painted or displayed directly upon the roof of a building.

(26) "Safety Signs" means any signs used by the City, County, State or Federal Government, or any board, commission or subdivision thereof, for the warning, guidance or protection of the public, and particularly includes all traffic signs and devices.

(27) "Signable area" of the building means an area of the facade of the building up to the roof line which is free of windows and doors or major architectural detail.

(28) "Street Clock Signs" means advertising messages displayed upon the surface of a clock mounted upon the face of a building or upon the adjacent sidewalk and designed primarily to attract the attention of pedestrian traffic.

Commented [EE6]: ???...delete

(29) "Banner Sign" means banners or framed signs supported by suspension between two fixed objects.

Commented [EE7]: Combine with Temporary Sign

(30) "Temporary Signs" means signs fabricated of paper, cardboard, plywood, fabric or other light, impermanent material intended to be displayed unchanged for a short period of time.

(32) "Wall sign" means an outdoor sign affixed or attached to the wall of a building or other structure and projecting not more than twelve (12) inches from the face of the wall and installed generally parallel to the wall's face.

(34) "Window sign" means any arrangement of letters, figures, symbols or other devices used for advertisement, announcement, direction or declaration, intended to attract or inform the public, which is affixed to, painted on, or placed inside of a window so

Exhibit B

as to be read or viewed from the outside. The glass or clear plastic portion of an exterior door shall be considered a window for purposes of this definition.

(35) "Window sign, permanent" shall be any window sign intended to be displayed for thirty (30) days or more.

(36) "Window sign, temporary" shall be any window sign intended to be displayed for temporary purposes.

(Ord. 2015-8. Passed 8-25-15.)

1129.01 SEVERABILITY.

If any provision of this chapter is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this chapter that can be given effect without the invalid provision.

1129.02 APPLICATION OF SIGN REGULATIONS.

The regulations and standards contained in this chapter shall apply to all signs within the city limits.

- (a) It shall hereafter be unlawful for any person to erect, place, relocate, expand, modify, maintain or otherwise alter a sign in the City except in accordance with the provisions of this chapter.
- (b) Unless otherwise provided, this chapter shall apply to any sign, in any zoning district, that is visible from a public right-of-way or from an adjacent property.
- (c) Any sign legally established prior to the effective date of this chapter, which is rendered nonconforming by the provisions herein, shall be subject to the nonconforming sign regulations of Section XXXX.XX

(a) No signs shall be permitted in the public right of way, except for the following:

(1) Public / Safety signs erected by or on behalf of a governmental body, when approved by the City, to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic;

(2) Informational signs of a public utility regarding its poles, lines, pipes, or facilities; and,

(3) Awning, marquee and projecting signs projecting over a public right of way in conformity with the conditions of Section 1129.1304 (i.e. maximum area and number of signs) and the height clearance conditions in Section 1129.1405(c).

Exhibit B

(b) No sign is permitted to be installed or placed on public property, except in conformance with the requirements of this section. Any such sign shall be forfeited and subject to confiscation. In addition to other remedies hereunder, the City shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign and any damages caused to public property.

(c) The City shall have, and is hereby granted, the authority to revoke any permit granted hereunder, and is granted the authority to order any sign maintained in violation of any provision of this section to be altered, repaired, changed, reconstructed, demolished, or removed as may be necessary to conform hereto. Such work or act shall be completed with ten (10) calendar days of the date of such order.

(Ord. 2015-8. Passed 8-25-15.)

Commented [EE8]: Move to 1129.05 sign regulations; exemptions/

Commented [EE9R8]: Delete

1129.03 MEASUREMENTS AND CALCULATIONS

Commented [EE10]: Streamline – define computation components and simplify formula...

A. **Sign Setback.** All required setbacks for signs shall be measured as the distance in feet from the lot line or right-of-way, whichever is applicable, to the closest point on the sign structure.

B. **Sign Height.** The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely undertaken for the purpose of locating or increasing the height of sign.

C. **Sign Area.** The surface of a sign to be included when computing maximum allowable square footage of sign area shall be calculated as established in this section. For the purposes of calculating sign area, one of the following shapes may be used: circle, ellipse, triangle, square, rectangle, trapezoid, pentagon or hexagon.

1. The calculation of sign area shall not include any supporting framework, bracing or decorative fence or wall unless such structural support is determined to constitute an integral part of the sign design by means of text or other commercial message, as determined by the Planning Director

2. For sign copy mounted or painted on a background panel, cabinet or surface distinctively painted, textured, lighted or constructed to serve as the background for the sign copy, the sign area shall be computed by means of the smallest permitted shape that encompasses the extreme limits of the background panel, cabinet or surface.

The brick structural support is not included in the sign area calculation.

3. For sign copy where individual letters or elements are mounted on a building façade or window where there is no background panel, cabinet or surface distinctively painted, textured, lighted or constructed to serve as the background for the sign copy, the sign area shall be computed by means of the smallest permitted shape that encloses all the letters or elements associated with the sign.

Exhibit B

4. In cases where there are multiple sign elements of sign copy on the same surface, any areas of sign copy that are within two feet of one another shall be calculated as a single sign area that shall be computed by means of the smallest permitted shape that encloses all sign copy within two feet of one another, otherwise the sign area shall be computed for each separate piece of sign copy.

5. Decorative edging or other window treatments that are not an integral part of the sign copy shall not be considered a part of the sign for the purposes of this chapter

6. Except for three-dimensional signs, the sign area for a sign with more than one face (multi-faced signs) shall be computed by adding together the area of all sign faces when the interior angle is greater than 45 degrees.

7. When two identically sized, flat sign faces are placed back-to-back or at angles of 45 degrees or less, so that both faces cannot be viewed from any one point at the same time, the sign area shall be computed by the measurement of one of the sign faces. If the two faces are unequal, the sign area shall be calculated based on the larger of the two faces.

8. In the case of a three-dimensional sign where the sign faces are not mounted back-to-back, the sign area shall be calculated by the smallest permitted shape that encompasses the profile of the sign message. The profile used shall be the largest area of the sign message visible from any one point.

D. Façade Measurements.

1. When calculating the permitted sign area based on the width of any façade, such calculation shall be based on viewing the façade from a 90-degree angle (i.e., straight on), regardless of façade insets, offsets or angles.

2. A primary façade shall be the length of the building wall that faces a public street unless another façade on the same building contains a majority of the customer entrances (regardless if the façade faces a public street or not), in which case the façade with the majority of customer entrances shall be deemed the primary façade.

3. For buildings that have additional façades that face a public street, other than the primary façade, up to one additional façade that faces a public street shall be deemed the secondary façade.

4. For multi-tenant buildings, the portion of a building that is owned or leased by a single occupant or tenant shall be considered a building unit. The façade width for a building unit shall be measured from the centerline of the party walls defining the building unit.

5. The Planning Director shall have the authority to make the determination of what façades are primary facades and secondary façades for the purposes of this chapter.

Exhibit B

1129.04 MAXIMUM SIGN AREAS PERMITTED.

Signs as permitted in the respective zoning districts shall conform to the maximum area and number of signs requirements in Appendix A - Maximum Signage Area, Signage areas designated reflect one (1) side of a sign as allowed by this Zoning Code. Numbers in Appendix A indicate the allowable area of the sign type. If a cell is blank, that sign type is not permitted in the designated zoning district.

(Ord. 2015-8. Passed 8-25-15.)

1129.05 SIGN REGULATIONS.

Commented [EE11]: Merge with other sections where appropriate

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~~Exemptions...~~

GENERAL REGULATIONS FOR ALL SIGN TYPES.

Commented [EE12]: New language

Unless otherwise stated, the following regulations shall apply to all signs within the City:

A. Permanent signs are considered accessory uses and shall be accessory to a principal use provided for by the Huron Zoning Code. Temporary signs may be permitted on all lots, regardless of the presence of a principal use, provided the temporary signs are in compliance with this chapter.

B. All signs shall be constructed in compliance with the applicable building and electrical codes as well as any other City regulations.

C. No sign shall be erected, relocated or maintained so as to prevent free ingress or egress, or block any light or ventilation openings.

D. No sign shall obstruct or interfere with fire ingress or egress from any door, window or fire escape, nor shall it obstruct or interfere with traffic or traffic visibility, or resemble or imitate signs or signals erected by the City or other governmental agency for the regulation of traffic or parking.

E. All signs shall be secured in such a manner as to prevent swinging or other significant noticeable movement, not including movement related to permitted electronic message centers.

Exhibit B

F. Signs supported by or suspended from a building shall hang so as to maintain a minimum clear height of eight feet above a pedestrian path and 15 feet above a vehicular path.

G. Vision Clearance Requirements

1. A traffic safety visibility triangle area, which may include private property and/or public right-of-way, is a triangle area defined by measuring 35 feet from the intersection of the extension of the front and side street curb lines (or the right-of-way lines where there is no curb) and connecting the lines across the property

2. No sign shall exceed 30 inches in height, measured from the top of the curb, within the traffic safety visibility area.

H. Signs in Rights-of-Way

1. Signs shall be prohibited in the right-of-way with the exception of:

(a) Signs installed by the City of Huron, Erie County, State of Ohio or United States, including local and regional transit agencies; or

(b) Any warning signs or traffic safety signs required by public utility providers.

2. The Planning and Zoning Department may remove or cause to be removed any unlawful sign in the public right-of-way.

I. Maintenance

1. Every sign shall be maintained in a safe, presentable and good structural condition at all times, including the replacement of a defective part, painting, cleaning and other acts required for the maintenance of the sign so as not to show evidence of deterioration, including peeling, rust, dirt, fading, damage, discoloration or holes.

2. Whenever a sign is to be removed pursuant to the requirements of this section, all parts of the sign and supporting structure (e.g., pole, foundation, cabinet structure, etc.), excluding buildings for wall, projecting or similar signage, shall be removed in its entirety. This section shall not require the removal of a raceway if mounted to such structure on a building.

J. Removal of Signs

1. The Zoning Inspector is authorized to order the removal, repair or maintenance of any sign in violation of any code, or for which the required permit has not been obtained or which is in violation of any provision of this chapter. Every such order shall be served upon the owner or person in possession of the sign by personal service or by regular first class U.S. mail addressed to the occupant of such property and to the owner of the property.

Exhibit B

2. Whenever the removal, repair or maintenance of any permanent sign has been ordered by the Zoning Inspector, the owner or person in possession of such sign shall comply with such order within 14 days after notice is served upon him. Whenever the removal, repair or maintenance of a temporary or portable sign has been ordered by the Zoning Inspector, the owner or person in possession of such sign shall comply with the order immediately after notice is served upon him.

3. In the event of noncompliance, the Zoning Inspector may seek an order of removal from a court of competent jurisdiction, or may pursue criminal action against the owner and/or person in possession of the sign in accordance with the appropriate provisions of this Zoning Code relating to the violations.

4. If, following an inspection, the Zoning Inspector determines that any sign constitutes an immediate danger to the public safety, the Zoning Inspector may affect the immediate removal of said sign without regard to the time intervals for compliance cited above, at the sign owner's expense. Removal of a sign shall include the sign face, enclosing frame, all sign supporting members and base, unless otherwise specified in the order to remove.

1129.06 DESIGN AND CONSTRUCTION STANDARDS.

In addition to assuring compliance with the numerical standards of these regulations, the Planning Commission, when approving signs, shall consider the proposed general design, arrangement, texture, material, colors, lighting placement and the appropriateness of the proposed sign in relationship to other signs and the other structures both on the premises and in the surrounding areas, and only approve signs which are consistent with the intent, purposes, standards and criteria of the sign regulations. Specific standards for determining the appropriateness of the sign shall include, but not be limited to the following conditions:

(a) The lettering shall be large enough to be easily read from the public street but not out of scale with the building, site or streetscape.

(b) The number of items (letters, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer, reflect simplicity, avoid visual clutter and improve legibility.

(c) The shape of the sign shall not create visual clutter.

(d) Signs shall have an appropriate contrast and be designed with a limited number of, and with the harmonious use of, colors. Signs and awnings, if seen in series, shall have a continuity of design with the style of sign generally consistent throughout the building or block. Continuity of design means uniformity of background colors or harmonious use of a limited range of complementary background colors.

(f) The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture. The sign shall reflect the primary purpose of identifying the name and type of establishment.

Exhibit B

(g) The sign should be consolidated into a minimum number of elements.

(h) Instructional signs shall contain the minimum information and the minimum area necessary to convey the message and instruct the viewer in the safe and efficient use of the facility.

(i) A sign should be constructed with a minimum of different types of material so as to provide a consistent overall appearance.

(j) All signs in business and industrial districts may be illuminated provided that light sources to illuminate such signs shall be shielded from all adjacent residential buildings and streets, and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists, or as to cause reasonable objection from adjacent residential districts.

(k) No flashing or moving parts shall be permitted for any sign or advertising display within the City.

(m) No sign shall be erected, located or maintained in a location where it interferes with free vision of traffic approaching any intersection of streets, roads, alleys, private drives or other vehicular ways; not where it may interfere with, obstruct the view, or be confused with an authorized traffic sign or safety device. No sign or advertising device shall be permitted which, by color, location or design, resembles or conflicts with traffic control signs or devices.

(n) No signs shall be placed, erected or maintained so as to obstruct, in any manner, any fire escape or window, door, exit or entrance to or from any building, or otherwise be placed in the City's right-of-way.

(o) No sign shall be placed, erected or maintained in a manner which will interfere with the proper and convenient protection of property by the Division of Fire.

~~—(p) Pennants, banners, streamers, whirligig devices, balloons, inflatable devices, and other similar devices are prohibited except for banners and pennants when part of public information signs installed by the City.~~

(r) Signs of any type may not be affixed or attached to any utility infrastructure or public infrastructure within the public right-of-way.

(s) All signs shall be designed, constructed, and erected in a professional and workmanlike manner, in conformance with all applicable building codes, and with materials which are durable for the intended life of the sign. Signs shall be designed, constructed, fastened or anchored to withstand various weather elements.

(t) For any sign which projects above a public right-of-way, the sign owner shall obtain and maintain in force liability insurance for such sign in such form and in such amount as the Law Director may reasonably determine. Proof of such insurance shall be required prior to obtaining a permit.

Commented [EE13]: For murals, exempt from permitting unless a commercial structure/ROW?

Limited to just B/I zones?

Exhibit B

(u) Freestanding signs shall be designed and located so as not to obstruct a driver's visibility entering or exiting property or to be a safety hazard to pedestrians or vehicles, and shall comply with the requirements set forth by the Chief of Police for maintaining clear sight at an intersection.

(w) The City Manager has full review and approval authority for any sign erected in the median of State Route 6 between the walk-over bridge and Williams Street.

(Ord. 2021-36. Passed 10-26-21.)

Commented [EE14]: Addressed elsewhere

Commented [EE15]: Aligned with recent legislation allowing more administrative approvals by CM.

1129.07 SIGN ILLUMINATION STANDARDS.

(a) Illumination.

All signs, unless otherwise stated in this chapter, may be illuminated by internal or external light sources, provided that such illumination complies with the following:

A. No light source or lamp shall be visible by any pedestrian or from any surrounding property or motor vehicle and shall have a translucent or solid cover if an internal lighting source or solid shield if an external lighting source.

B. Illuminated signs shall not exceed the maximum luminance level of three hundred (300) cd/m² or Nits at least one-half hour before sunset until sunrise, except as follows:

1. Illuminated signs on zoning lots adjacent to, within 100 feet, and visible from a residential lot or use shall not exceed the maximum luminance level of one hundred and fifty (150) cd/m² or Nits at least one-half hour before sunset until sunrise. Additionally, such signs may not be illuminated between 11:00 p.m. and 7:00 a.m. except at the time a business associated with the sign at the same location is in operation during this period.

C. Sign illumination shall not increase the light levels within 30 feet of all points of any sign face by more than 3.0 lux above the ambient lighting level.

D. Electronic message centers shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions.

E. No illumination of signs shall flash.

1129.08 MAINTENANCE.

All signs shall be maintained in accordance with the following:

(a) The property owner, owner of the sign, tenant, and agent are required to maintain the sign and building in a condition fit for the intended use and in good repair, and such

Exhibit B

person or persons have a continuing obligation to comply with all Building Code requirements.

(b) A sign in good repair shall be free of peeling or faded paint, shall not be damaged, show uneven soiling or rust streaks; shall not have chipped, cracked, broken, bent letters, panels or framing; shall not otherwise show deterioration; and shall comply with all other applicable maintenance standards of the City.

(c) If the sign is deemed by the Zoning Inspector to be in disrepair or in an unsafe condition, such sign shall be considered an unsafe structure and all City regulations applicable for the repair or removal of such sign shall apply. If the City finds that any sign is unsafe, insecure, a menace to the public, or constructed, erected, or maintained in violation of the provisions of this Code, notice shall be given in writing by the City to the owner. The owner of the sign shall, within seven (7) days of such notification, correct such unsafe condition or remove the sign. If the correction has not been made within the allotted time, the sign may be removed or altered by the City to comply with these regulations at the expense of the owner or occupant of the property upon which the sign is located. The City may cause any sign, which, in the City's opinion, creates a danger to persons or property to be removed immediately and without notice.

(d) Whenever any sign that is currently nonconforming to this Code, and is required to be removed or altered for the purpose of repair, re-lettering, re-facing, or repainting, the sign will be subject to the City's sign permitting and review process in order to bring the sign into compliance.

(e) Whenever any sign that is currently conforming to these standards is required to be removed for the purpose of repair, re-lettering, re-facing, or repainting, the same may be done without a permit, or any payment of fees, provided there is no alteration or enlargement to the structure or the mounting of the sign itself.

(f) Abandoned Signs & Failure to Maintain.

1. In the event that a tenant vacates a premises the owner of such premises, shall, within ten (10) days after such premises has been vacated, remove all signs owned or erected by such tenant, unless a new tenant or the owner of such premises maintains such signs in good repair and in a safe condition at all times.

2. When the use or required maintenance of any sign is discontinued, the owner of such sign shall immediately remove the same.

(Ord. 2015-8. Passed 8-25-15.)

1129.09 ALTERATION AND REMOVAL OF NONCONFORMING SIGNS.

Commented [EE16]: Streamline/update language

(a) Consistent with the purposes of this Zoning Code, every graphic or other sign in violation of any provision of this Chapter shall only be removed, altered or replaced so as to

Exhibit B

conform to the provisions of this Code. Any sign which was in compliance with these regulations immediately prior to the effective date of this Code, but, on the effective date of this Code or any amendments thereto, is not in compliance with the regulations herein shall be deemed nonconforming.

(b) Nonconforming signs shall be removed and any subsequent modification or replacement (excluding routine maintenance pursuant to Section 1129.08) shall conform to all requirements of these regulations:

1. When more than fifty percent (50%) of the value of the sign has been destroyed or been removed;

(c) A nonconforming sign shall be replaced, altered, modified or reconstructed in accordance with these regulations upon a change to the existing use of the pertaining building, or the pertaining building comes under new ownership or new management. Any proposed replacement, alteration, modification or reconstruction of a nonconforming sign shall be denied by the Planning Commission or their designees if the proposed changes are not in conformance with this Code.

(d) The Planning Commission may permit certain nonconforming signs to continue when, because of unique design features or construction qualities, the Commission determines the sign to be architecturally or historically significant.

(Ord. 2015-8. Passed 8-25-15.)

1129.10 STATE ROUTE 2 CORRIDOR SIGN OVERLAY.

Commented [EE17]: Eliminate?

This section has been established to recognize that many corporations and businesses choose to locate within the State Route 2 Corridor due to the availability of highway visibility, and therefore additional free-standing signs are permitted on the side of the building or parcel adjacent to Ohio State Route 2. Notwithstanding signage otherwise permitted within this Chapter, Ohio State Route 2 Corridor signage is subject to the following regulations:

(a) The State Route 2 Corridor encompasses the parcels included within the boundaries as shown on Appendix B: State Route 2 Corridor Map.

(b) Only properties within the State Route 2 Corridor are able to place additional signage in accordance with the section.

(c) Developments, uses, or principal buildings that are detached or stand alone in nature, and are the only principal use on a specific parcel are permitted to have their own respective sign. The sign must be placed on the same parcel as the principal building or use.

(d) Development or principal buildings that incorporate multiple uses or tenants within may only use one sign that includes space for each use or tenant within the development.

Exhibit B

(e) Signs shall be a minimum of twenty (20) feet from the right of way along State Route 2.

(f) Signs used within this district shall be designed in accordance with schedule 1129.10(f):

Schedule 1129.10(f)

Number of Uses Per Sign	Minimum Setback	Maximum Height	Maximum Display Area
Single Use	40 ft.	20 ft.	80 sq. ft.
2-4 Uses	40 ft.	25 ft.	150 sq. ft.
5-7 Uses	50 ft.	30 ft.	180 sq. ft.
8+ Uses	50 ft.	35 ft.	200 sq. ft.
Temporary Real Estate Signs	10 ft.	15 ft.	40 sq. ft.

*Sign height measured from the natural grade elevation

(g) Signs shall be placed at a minimum distance equal to the height of the sign from any adjacent lot line of a residentially zoned parcel.

(h) Signs shall be placed and oriented so that its message area is clearly and continuously visible from at least one direction of travel along State Route 2 for at least five (5) seconds for a motorist traveling at the maximum allowable speed.

(i) Under no circumstance shall any type of on-premises sign allowable under this section contain a message or display that appears to flash, undulate, pulse, move, scroll, portray explosions, fireworks, flashes, blinking or flashing light, appear to move toward or away from view, expand or contract, rotate, twist or display any other comparable movements that may distract drivers.

(j) The base of any sign shall be landscaped in accordance with Section 1129.05(d)(iv).

(k) Signs subject to this section shall be erected and maintained in accordance with all Federal and State regulations regarding highway commercial signage.

(Ord. 2015-8. Passed 8-25-15.)

1129.11 DOWNTOWN SIGN OVERLAY.

Any sign located within the boundary shown in Appendix C is subject to meeting all minimum requirements herein, shall conform to the sign design guidelines and be subject to the following approvals:

Commented [EE18]: First considered a separate section for this, but can be streamlined to be included in the zoning for the B-2 District as indicated in Appendix A Sign Area...

Exhibit B

1. Downtown Design Review

All new signs and sign faces shall conform and ~~be subject to~~ be in accordance with Chapter 1141 and Section 1129.06 of the City of Huron Codified Ordinances.

1129.12 ADMINISTRATIVE PROCEDURES.

Subject to the exceptions noted herein, no sign shall be erected, placed or maintained within the City limits without first obtaining a sign permit from the Planning and Zoning Department, upon review by the Zoning Inspector and approval from the Planning Commission, and paying the required fee. Signs containing electrical components also shall be subject to the provisions of the City Electrical Code and the permit fees required thereunder.

(a) Compliance with this Section. No person shall erect, locate, move, alter, or replace any sign or cause a sign to be located or maintained, unless all provisions of this Chapter have been met and all proper permits have been obtained.

(b) Application for Sign Permit. Any application for a sign permit shall be submitted to the City and include the following information or exhibits:

(1) A site drawing and measurements, depicting a rendition of the proposed sign, the specific location of intended posting in relation to all existing buildings and site amenities, the immediately surrounding area, and other required information which demonstrates compliance with all provisions concerning such signs, such landscape provisions, design specifications, and construction specifications.

(2) Name, address, and contact information of the applicant.

(3) Any required electrical permit.

(c) Permit Issuance. The Zoning Inspector shall review the permit application and related documents, and shall examine the proposed site of erection. If he finds that the requirements of this section have been met, and that the proposed sign is appropriate to its proposed setting, he shall forward the application to the Planning Commission for final approval. Upon review and issuance of a sign permit, and the work authorized under the permit is not completed within six (6) months of its issuance, the permit shall become null and void.

(d) All commercial signs are subject to Planning Commission/Design Review Board Approval and subsequent permit issuance.

(e) There shall be no sign permit required for non-commercial (residential) signs, including temporary signs located on non-commercial premises.

(f) There shall be no sign permit required for commercial temporary signs.

Commented [EE19]: Review with PC.

Exhibit B

(e) Existing signs. Signs not conforming to this section but which were legal when erected may be continued in use under a special nonconforming permit. This authorization shall not extend beyond the time that the sign requires removal, replacement, relocation or major repair or renovation costing at least half the amount required for a new sign of similar size and construction. Nonconforming signs that are being brought into compliance are subject to the application review process as described in this Code.

(f) Inspection, correction and removal. If the Zoning Inspector finds that any sign is unsafe or insecure or not maintained in accordance with the requirements of this section, he shall issue written notice to the permit holder directing its correction or removal. If the notice is not complied with within three (3) days of receipt, the Zoning Inspector shall initiate legal process to remove the sign or to enforce compliance. If the sign presents an immediate peril to persons or property, the requirement of notice is waived and the sign may be summarily removed.

(g) Fees. Fees for all signs, including temporary and portable, shall be that prescribed by the City Council in the Fee Schedule.

(Ord. 2021-36. Passed 10-26-21.)

SIGN PERMIT REQUIREMENT AND EXEMPTIONS.

Commented [EE20]: New Language

A. Sign Permit Required. Unless otherwise stated in this chapter, all signs shall require a sign permit.

B. Sign Permit Exemptions. The following signs are subject to the requirements of this chapter but do not require a sign permit and do not require zoning approval. Permit-exempt signs may still be subject to building code or other applicable code requirements.

1. Signs and/or notices issued by any court, officer or other person in performance of a public duty. Any such sign shall be removed no later than seven days after the last day it is required to be displayed;

2. Signs that are an integral part of the original construction of vending or similar machines, fuel pumps, automated teller machines or similar devices that are not of a size or design as to be visible from a street or by any person other than those using the machine or device;

3. Any sign that is located completely inside a building that is not visible from the exterior

4. Signs that are located within a stadium, open-air theater, park, arena or other outdoor use that are not visible from a public right-of-way or adjacent property, and can be viewed only by persons within such stadium, open-air theater, park, arena or other outdoor use;

5. Sign face changes where the sign structure is designed with interchangeable panels and one of the panels is replaced without changing the structure, including any changes to the total sign face area, height or alteration of the sign cabinet;

Exhibit B

6. Certain temporary signs as established in Section ~~XXXX.XX~~1129.14;
7. A single wall sign placed on the façade of an individual dwelling unit that is not illuminated and does not exceed two square feet in area.
8. Signs which are an integral part of the historic character of a structure that has been designated an official landmark or historic structure by any agency or body of the governments of the United States, State of Ohio, Cuyahoga County or City of Huron;
9. Any signs located on umbrellas, seating or similar patio furniture provided they are located outside of the right-of-way and comply with any other applicable standards of this chapter;
10. Ground signs and markings located completely within the interior of a lot used for a cemetery where such signs are not designed to be visible from a public street;
11. Signs that are part of a public art installation. For the purposes of this chapter, public art shall include any artwork commissioned, sponsored or endorsed by City Council and/or the Huron Arts Commission;
12. Any sign on a truck, bus or other vehicle that is used in the normal course of a business (e.g., deliveries or fleet vehicles for contractors) for transportation or signage required by the State or Federal government;
13. Signs installed or required by a governmental agency including the City of Huron, Cuyahoga County, State of Ohio and United States, including local and regional transit agencies;
14. Any warning signs or traffic safety signs required by construction contractors and public utility providers;
15. Hand-held signs not set on or affixed to the ground;
16. Any address numbers
17. Changes of copy on signs with changeable copy;
18. Any signs, including illuminated signs, or related decorations erected in observance of religious, national or state holidays which are not intended to be permanent in nature and which contain no advertising material; and
19. General maintenance, painting, repainting, cleaning and other normal maintenance and repair of a sign or any sign structure unless a structural change is made.
20. Egress/directional signs to control traffic flow.

PROHIBITED SIGNS.

Commented [E21]: Re-number/Layout

Exhibit B

The following types of signs are specifically prohibited within the City of Huron:

- A. Any sign that copies or imitates signs that are installed by the city or any other governmental agencies or falsely purports to have been authorized by the City or other governmental agency;
 - B. Signs that interfere with, obstruct the view of or be similar in appearance to any authorized traffic sign, signal or device because of its position, shape, use of words or color;
 - C. Signs that constitute a hazard to safety or health due to inadequate or inappropriate design, construction, repair or maintenance, as determined by the Zoning Inspector;
 - D. Windblown devices and signs that flutter with the exception of flags as allowed by the City of Huron;
 - E. Signs that employ any parts or elements which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention. This shall not include changeable copy signs as allowed in this chapter;
 - F. Signs with moving or flashing lights except as noted in the changeable copy sign section;
 - G. Beacons, lasers and searchlights, except for emergency purposes;
 - H. Signs or other structures that advertise a business which is no longer in existence or a product which is no longer sold at the business, because such signs are misleading to the public, create undue visual clutter and pose a hazard to traffic control and safety;
 - I. Signs that are accessory to an abandoned use of property. A use shall be determined to be abandoned if it has voluntarily ceased operations for a period of six consecutive months unless the use is determined to be seasonal in nature;
 - J. ~~Pennants and streamers; Pennants, banners, streamers, whirligig devices, balloons, inflatable devices, and other similar devices are prohibited except for banners and pennants when part of public information signs installed by the City.~~
 - K. Signs that are applied to trees, bus shelters, utility poles, benches, trash receptacles, newspaper vending machines or boxes or any other unapproved supporting structure, or otherwise placed in the public right-of-way
 - L. Signs that obstruct or substantially interfere with any window, door, fire escape, stairway, ladder or opening intended to provide light, air, ingress or egress to any building;
 - N. Signs which are not securely affixed to the ground or otherwise affixed in a permanent manner to an approved supporting structure unless specifically permitted as a temporary sign;
- ~~—O. Sound Prohibited. Signs or signage devices that project sound are prohibited.~~
- PQ. Signs mounted on or above the roofline of any building or structure

Exhibit B

QP. Portable signs;

RQ. **Billboard and off-premises signs;**

SR. Any sign not specifically allowed or addressed by this chapter shall be prohibited.

1129.13 PERMANENT SIGN ALLOWANCES

Permitted signs must adhere to the regulations outlined below:

~~(a) Wall Signs (review). All such signs are subject to the following limitations:~~

~~(1) Wall signs placed in the vertical space between windows may not exceed in height more than two thirds (2/3) of the distance between the top of a window and the sill of any above windows, or major architectural details related thereto.~~

~~(2) Wall signs shall not extend above the roof line.~~

~~(3) A sign may not cover or interrupt major architectural features.~~

~~(4) Rear and side entrances. There may be an additional sign not more than fifteen (15) square feet attached to the building at a public entrance not fronting on a street that opens from a parking lot or having access from a parking lot used by the public.~~

~~(b) Window Sign. The following regulations apply to signs affixed to or are displayed in a window:~~

~~(1) Ground Floor Occupants:~~

~~A. Permanent window signs shall have a maximum area not greater than twenty percent (20%) of the total window area of the space occupied by the occupant, but not cover more than 50% of any one window unit. If a permanent window sign is installed along a public right of way, the signage must allow transparency in the window and not block views in and out of the establishment. If the proposed signage is applied to a "spandrel" window or a window that serves no visibility or natural light purpose to the establishment, the sign may be opaque.~~

~~(2) Upper Story Occupants. For a multi-story building, each non-residential occupant above the ground floor shall be permitted one (1) permanent sign to be placed in a window of the occupant's space.~~

~~A. Not to exceed six (6) square feet or fifty (50%) percent of the area of the window in which the sign is placed, whichever is smaller.~~

~~B. The Planning Commission may authorize the display of a window sign in or on an upper story window upon determination that such second story sign is consistent with this code and in harmony with the general character of the building and neighborhood.~~

Commented [EE22]: Combine with other standards outlined for existing sign regs. Water down list in Appendix A to streamline categories.

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Exhibit B

~~(3) Permanent window signs may be illuminated only during the hours of operation of the occupant.~~

~~(c) Projecting Signs.~~

~~(1) A projecting sign shall be at least six (6) inches from the wall and extend no more than four (4) feet beyond the face of the building wall or other structure.~~

~~(2) Projecting signs shall be limited to occupants that have a minimum of 20 feet of building façade along the front lot line.~~

~~(3) All projecting signs shall be placed so that the base of the sign is at least ten (10) feet above ground level, except when the projecting sign is located above a landscaped area or other area that does not permit pedestrian or vehicular traffic beneath the sign, in which case the sign must be placed so that the base of the sign is at least six (6) feet above ground level.~~

~~(d) Permanent Freestanding Ground Signs. Permanent freestanding signs shall be permitted for business/service activities that front a public street and are accessible by vehicular or pedestrian traffic. These signs shall comply with the following regulations:~~

~~(1) Maximum Number, Area and Height, Minimum Setback of Permanent Freestanding signs. Permanent freestanding signs shall comply with the maximum number, area, and height limitations and minimum setback from the street right-of-way set forth in Schedule 1129.05(d).~~

~~SCHEDULE 1129.05(d)~~

~~PERMANENT GROUND SIGNS~~

SCHEDULE 1129.05(d)					
PERMANENT GROUND SIGNS					
DISTRICT	Maximum Number Permitted	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft.)
R-1	1 per subdivision	8	6	7	5
R-1A	1 per subdivision	8	6	7	5
R-2	1 per subdivision	8	6	7	5
R-3	1	12	8	7	5
MU-RFD					
MU-COD	1	12	8	7	5
MU-GD					
B-1	1 per lot	24	8	7	5
B-2	1 per lot	24	8	7	5
B-3	1 per lot	40	12	7	10

Commented [E24]: Either delete or relocate to appropriate subsection

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Commented [EE25]: Reformat permanent/Update

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Exhibit B

Green/ Recreation	1 per entrance from public street	40	6	7	10	Formatted: Highlight
I-1	1 per lot	100	8	7	30	Formatted: Highlight
I-2	1 per lot	100	8	7	30	Formatted: Highlight
P-1	1 per lot	30	6	7	30	Formatted: Highlight
Entrance/Exit Signs	2 per driveway	6	3	0	0	Formatted: Highlight
Downtown Overlay District	Same as B-2	Same as B-2	Same as B-2	Same as B-2	Same as B-2	Formatted: Highlight
State Route 2 Corridor Overlay District						Formatted: Highlight

(2) Public Safety Impact. Notwithstanding the preceding, the Planning Commission reserves the ability to review each sign application on the basis of the potential impact to public safety with regards to safe pedestrian and vehicular traffic flow.

(3) Minimum Setback from Intersections. On corner lots, freestanding signs shall comply with the minimum sign setback from both street rights-of-way, as set forth in Schedule 1129.05 (d). In addition, these signs are subject to the approval by the Chief of Police to ensure proper sight lines are maintained.

(4) Landscaping. The base and foundation area of each freestanding ground sign shall be landscaped with plant material. Landscape plans for signs shall be prepared in conformance with planting guidelines established by the City and shall be included with and reviewed as part of each application for signage and are subject to the following:

A. Freestanding signs shall be erected in a landscaped setting and not on sidewalks or drives. Signs may be located in parking lots, but must be within a landscaped island area.

B. No part of a freestanding sign, the wall or entry feature on which a sign is mounted, or the landscaping shall obstruct the view of vehicles entering or exiting the property.

C. For residential subdivisions, the freestanding sign shall have a maximum of two (2) sign faces per entrance and be either a double-faced freestanding sign or two (2) single-sided sign faces attached to walls or entry features located one on each side of the street entrance.

(5) Multi-Occupant Facilities. When a freestanding sign is permitted on a site that has more than one occupant, it is the property owner's responsibility to determine if the sign area shall be devoted to identification of the building(s), the anchor occupant, all occupants, or some combination thereof. Total area of signs erected or displayed within a given development shall not exceed two square feet for each lineal foot of street frontage.

(6) Message Boards. All signs with electronic message boards / changeable copy are subject to the following limitations:

A. Signs with electronic message boards / changeable copy are permitted as ground signs only.

Exhibit B

B. The electronic message board portion of a sign shall not exceed thirty (30%) percent of the sign area

C. Under no circumstance shall any type of on-premises sign allowable under this section contain a message or display that appears to flash, undulate, pulse, move, scroll, portray explosions, fireworks, flashes, blinking or flashing light, appear to move toward or away from view, expand or contract, rotate, twist or display any other comparable movements as to distract drivers or pedestrians.

D. Electronic message boards can only be activated or displayed from 6:00 a.m. until 10:00 p.m.

E. Brightness.

i. All digital displays shall be illuminated at a level no greater than 0.3 foot candles over ambient light levels for location and time when measured at the recommended distance based on the digital display size, and shall employ light cut-off devices, such as but not limited to louvers, in order to minimize light escaping above a horizontal plane.

ii. All digital displays must be equipped with both a dimmer control and photo sensor, which will automatically adjust the display intensity according to natural ambient light conditions.

iii. The use of Light Emitting Diodes (LED) bulbs or other technology that emits light in a highly concentrated intensity in electronic message boards is prohibited.

iv. Digital displays may not display light of an intensity or brilliance to cause glare or otherwise impair vision of the operator of a motor vehicle.

v. Color of lighting shall be designated in the permit application and be subject to approval by the Planning Commission.

vi. No electronic message boards shall be placed within one-hundred and twenty-five (125) feet of a residential district.

~~F. Sound Prohibited. Signs or signage devices that project sound are prohibited.~~

(7) Temporary Signs. The following regulations for temporary signs are in addition to the maximum sign area and height regulations set forth in Appendix A - Maximum Signage Area

A. Temporary: Temporary signs shall not be displayed for longer than six (6) months each.

i. Such signs shall be located on private property only.

ii. Such signs shall not be placed within the City Right-of-way.

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Exhibit B

A. Building Signs. Building signs shall not be permitted in any residential districts. In all other districts, building signs are permitted on principal structures in accordance with the following:

1. The building sign area allowed in this section shall include the total amount of all wall, canopy and projecting signs on each façade wall. Standards for each individual building sign type are established in this section.

2. Building signs shall not extend above the top of the roofline of the building to which it is attached. For canopy signs, the signs may be attached above the canopy, which is attached permanently to the building, provided that the sign does not extend above the top of the roofline of the building.

3. Building signs may not be attached to mechanical equipment or roof screening.

4. Building signs shall not include electronic message centers.

5. Building Sign Allowance.

(a) There is no maximum number of permitted building signs.

(b) Maximum permitted building sign area shall be based on the primary façade width of the principal building where the calculation is based on the following:

1.0 square foot of sign area per lineal foot of primary façade width

1.0 square foot of sign area per lineal foot of façade width of the individual building unit provided that the building unit has an exterior entrance.

(c) If the Zoning Department determines that a secondary façade exists, up to 40% of the sign area as calculated based upon the secondary façade width shall be permitted in addition to that allowed for the primary façade.

6. Wall sign Standards. Any wall sign shall comply with the following standards:

(a) Wall Signs (review). All such signs are subject to the following limitations:

(1) Wall signs placed in the vertical space between windows may not exceed in height more than two-thirds (2/3) of the distance between the top of a window and the sill of any above windows, or major architectural details related thereto.

(2) Wall signs shall not extend above the roof line.

(3) A sign may not cover or interrupt major architectural features.

(4) Rear and side entrances. There may be an additional sign not more than fifteen (15) square feet attached to the building at a public entrance not fronting on a street that opens from a parking lot or having access from a parking lot used by the public.

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Exhibit B

a) Wall signs shall be mounted on or flush with a wall and shall not project more than 24 inches from the wall or face of the building to which it is attached.

(b) A wall sign may be mounted on the façade wall or mounted on a raceway or wireway.

(c) A wall sign shall not be painted directly on a building.

(d) No wall sign shall extend any closer than 12 inches to either the top or side edges of the surface or wall to which it is attached. No wall sign shall cover or obscure any wall opening.

(e) No wall sign shall be nearer than two (2) feet to any other sign, nor nearer than five (5) feet to any other building or structure.

(f) No wall sign shall extend above the parapet of the main building to which it is attached, nor beyond the vertical limits of such building.

(g) The wall sign allowance may be used for signs attached to roofed structures over fueling stations.

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7. Canopy Sign Standards. Any canopy sign shall comply with the following standards:

(a) Signage shall not cover more than 15 square feet of any individual awning, canopy or marquee.

(b) Signage may be mounted above any canopy that extends over a customer entrance provided that the maximum sign height over the canopy shall be 18 inches as measured from the top of the canopy to the top of the sign.

(c) Only the area of the sign may be illuminated internally on a canopy. The remainder of any canopy shall not be illuminated or may only be illuminated by an external source such as gooseneck lighting.

(d) Canopy signs may encroach the right-of-way with a minimum clearance of 8 feet.

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8. Projecting Sign standards

(c) Projecting Signs.

(1) A projecting sign shall be at least six (6) inches from the wall and extend no more than four (4) feet beyond the face of the building wall or other structure.

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Exhibit B

(2) Projecting signs shall be limited to occupants that have a minimum of 20 feet of building façade along the front lot line.

(3) All projecting signs shall be placed so that the base of the sign is at least ten 10 feet above ground level, except when the projecting sign is located above a landscaped area or other area that does not permit pedestrian or vehicular traffic beneath the sign, in which case the sign must be placed so that the base of the sign is at least six (6) feet above ground level.

(a) Only one (1) projecting sign shall be permitted for each building unit.

(b) The maximum sign area for a projecting sign shall be six (6) square feet.

(c) Decorative supporting structures for projecting signs are encouraged and shall not count toward the maximum square footage of signs allowed, however, in no case shall the supporting structure exceed six (6) square feet.

(d) Projecting signs must be suspended from brackets approved by the Building Commissioner and contain no exposed guy wires or turnbuckles unless determined to be a decorative supporting structure, as permitted in (c) above.

(e) A projecting sign shall be perpendicular to the wall of the building to which it is attached and shall not extend more than four (4) feet from the façade wall to which it is attached. Such a sign shall maintain a minimum six (6)-inch clearance from the façade of any building.

(f) Projecting signs may be internally illuminated.

(g) Projecting signs may encroach the right-of-way with a minimum clearance of 8 feet.

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B. Window Signs. Window signs may be subject to Design Review

(b) Window Sign. The following regulations apply to signs affixed to or are displayed in a window:

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(1) Ground Floor Occupants.

A. Permanent window signs shall have a maximum area not greater than twenty percent (20%) of the total window area of the space occupied by the occupant, but not cover more than 50% of any one window unit. If a permanent window sign is installed along a public right-of-way, the signage must allow transparency in the window and not block views in and out of the establishment. If the proposed signage is applied to a "spandrel" window or a window that serves no visibility or natural light purpose to the establishment, the sign may be opaque.

(2) Upper Story Occupants. For a multi-story building, each non-residential occupant above the ground floor shall be permitted one (1) permanent sign to be placed in a window of the occupant's space.

A. Not to exceed six (6) square feet or fifty (50%) percent of the area of the window in which the sign is placed, whichever is smaller.

B. The Planning Commission may authorize the display of a window sign in or on an upper story window upon determination that such second story sign is consistent with this code and in harmony with the general character of the building and neighborhood.

(3) Permanent window signs may be illuminated only during the hours of operation of the occupant.

1. Window signs shall not occupy more than 25% of the window area. The sign area is based on the total window area, regardless of the presence of an awning. Window areas separated by piers, architectural elements or similar features that are not glass or window framing or support shall be considered separate and distinct window areas.

3. Window signs are not permitted in any window of a space used for residential uses or purposes unless allowed as a temporary sign in accordance with Section 1129.14.

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C. Ground Signs

(d) Permanent Freestanding Ground Signs. Permanent freestanding signs shall be permitted for business/service activities that front a public street and are accessible by vehicular or pedestrian traffic. These signs shall comply with the following regulations:

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(1) Maximum Number, Area and Height, Minimum Setback of Permanent Freestanding signs. Permanent freestanding signs shall comply with the maximum number, area, and height limitations and minimum setback from the street right-of-way set forth in Schedule 1129.05(d).

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SCHEDULE 1129.1305(ad)

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1. Ground signs shall not be permitted in the residential districts. In all other districts, one (1) ground sign shall be permitted per lot with the exception for lots having either a total area in excess of ten (10) acres or a total street frontage in excess of 600 feet, in which case two (2) ground signs are permitted provided each sign complies with the standards of this section and the signs are separated by a minimum of 200 feet.

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2. The maximum sign area of an individual ground sign shall vary based on the zoning district; see table XXXX.XX.

3. See table XXX.XX for Setback requirements

4. Exposed sign foundations shall be constructed with a finished material such as brick, stone or wood.

5. Permitted ground signs shall be located in a landscaped area equal to or larger than the total sign area of the applicable sign. Such landscaped area may be an area that fulfills any landscaping requirements of this code. The landscaped area shall include all points where sign structural supports attach to the ground.

6. All illumination of signs shall be subject to Section 1129.07.

7. Ground signs may contain changeable copy. A ground sign may contain up to 75% of manual changeable copy in sign area or up to 50% of an electronic message center in sign area subject to the provisions of this chapter.

8. Electronic Message Centers.

(a) Only one (1) ground sign on each lot may have an electronic message center, except that electronic message centers shall be prohibited on lots within the downtown design overlay and neighborhood commercial design overlay districts.

(b) No additional changeable copy sign area shall be permitted on a ground sign if there is an electronic message center.

(c) Any message change shall be a static, instant message change.

(d) Messages can only change four (4) times every 24 hours.

(e) Only Light Emitting Diodes (LED) technology or similar quality signs shall be permitted for electronic message centers.

(f) The electronic message center shall come equipped with an automatic dimming photocell, which automatically adjusts the display's brightness based on ambient light conditions.

(g) The sign shall consist of one (1) color of light lettering, symbols or logos on a black or similarly dark colored background that does not produce glare.

(h) Electronic Message Boards shall be equipped with auto-dimming features during night hours.

(6) Message Boards. All signs with electronic message boards / changeable copy are subject to the following limitations:

A. Signs with electronic message boards / changeable copy are permitted as ground signs only.

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Exhibit B

B. The electronic message board portion of a sign shall not exceed thirty (30%) percent of the sign area

C. Under no circumstance shall any type of on-premises sign allowable under this section contain a message or display that appears to flash, undulate, pulse, move, scroll, portray explosions, fireworks, flashes, blinking or flashing light, appear to move toward or away from view, expand or contract, rotate, twist or display any other comparable movements as to distract drivers or pedestrians

D. Electronic message boards can only be activated or displayed from 6:00 a.m. until 10:00 p.m.

E. Brightness.

i. All digital displays shall be illuminated at a level no greater than 0.3 foot candles over ambient light levels for location and time when measured at the recommended distance based on the digital display size, and shall employ light cut-off devices, such as but not limited to louvers, in order to minimize light escaping above a horizontal plane.

ii. All digital displays must be equipped with both a dimmer control and photo sensor, which will automatically adjust the display intensity according to natural ambient light conditions.

iii. The use of Light Emitting Diodes (LED) bulbs or other technology that emits light in a highly concentrated intensity in electronic message boards is prohibited.

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iv. Digital displays may not display light of an intensity or brilliance to cause glare or otherwise impair vision of the operator of a motor vehicle.

v. Color of lighting shall be designated in the permit application and be subject to approval by the Planning Commission.

vi. No electronic message boards shall be placed within one-hundred and twenty-five (125) feet of a residential district.

D. Drive-Through Facility Signs.

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1. Drive-through facility signs shall only be permitted in Business Districts.

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2. In no case shall a single drive-through facility sign exceed 32 square feet in sign area. The total aggregate sign area of all signs associated with a drive-through facility shall not exceed 72 square feet.

3. No drive-through facility sign under this section shall exceed six (6) feet in height measured from the grade of the adjacent driving surface to the top of the sign.

4. Such signs shall be oriented so as to only be visible to occupants of vehicles in the stacking lanes of the drive-through facility.

Exhibit B

5. Drive-through facility signs may be pole signs provided the poles are no taller than 18 inches as measured from the grade to the bottom of the sign structure.

6. Drive-through facility signs may be internally or externally illuminated. Up to 100% of each sign may be an electronic message center if they comply with the following standards:

(a) Any message change shall be a static, instant message change.

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E. Driveway Signs.

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1. Driveway signs shall not be permitted in residential districts. In all other districts, driveway signs shall be permitted provided each sign complies with the standards of this section.

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2. Driveway signs shall only be permitted at driveway entrances to a public street where there is limited-access ingress or egress (e.g., enter-only or exit-only driveways) or where the driveway provides access to a drive-through facility.

3. Only one (1) driveway sign is permitted per individual driveway.

4. Driveway signs shall be set back at least five (5) feet from all lot lines but in no case shall the sign be set back more than ten (10) feet from the edge of the driveway.

5. Each driveway sign shall not exceed four (4) square feet in area and 30 inches in height.

6. Driveway signs may be pole signs provided the poles are no taller than 18 inches as measured from the grade to the bottom of the sign structure.

7. Driveway signs may be internally or externally illuminated.

Exhibit B

1129.14 TEMPORARY SIGN ALLOWANCES

The following are the types of temporary signs allowed in the City of Huron and the applicable regulations for each type of sign.

A. Standards Applicable to All Temporary Signs.

1. Temporary signs shall not be mounted, attached, affixed, installed or otherwise secured in a manner that will make the sign a permanent sign.
2. No temporary sign shall be mounted, attached, affixed, installed or otherwise secured so as to protrude above the roofline of a structure.
3. Temporary signs shall not be posted in any place or in any manner that is injurious to public property including, but not limited to, rights-of-way, utility poles and public trees.
4. All temporary signs shall be secured in such a manner as to prevent swinging or other significantly noticeable movement resulting from the wind that could pose a danger to people, vehicles or structures.
5. Temporary signs shall be required to comply with vision clearance requirements (see Section XXXX.XX)
6. Temporary signs shall not be illuminated.
7. No temporary sign shall require a foundation, support, wiring, fittings or elements that would traditionally require a building permit or electrical permit.
8. Temporary signs shall not be affixed to any permanent sign or permanent structure except when a banner sign is permitted to cover a permanent sign in accordance with Section 1163.13.E.3 or when such sign is attached to the principal building as permitted in this chapter.
9. No streamers, spinning, flashing, windblown devices or similarly moving devices shall be allowed as part of or attachments to temporary signs.
10. Because of the nature of materials typically used to construct temporary signs and to avoid the unsightliness of deteriorating signs and all safety concerns which accompany such a condition, temporary signs shall be removed or replaced when such sign is deteriorated.

B. Standards for Sign Types.

1. Banner Signs.

(a) Unless otherwise specifically stated, there shall be no maximum number of banner signs provided the aggregate total square footage of all banner signs does not exceed the maximum sign area allowed in this section.

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If we do want to start regulating – key considerations are size/timeframe?

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Exhibit B

(b) Banner signs may be attached to a building, fence or other similar structure. A banner sign attached to posts and mounted in a yard or landscaped area shall be regulated as a temporary yard sign.

(c) The maximum height standard for temporary signs shall not apply to a banner sign but such signs shall not be mounted in a manner that extends above the roofline of a building or the top of the structure on which it is mounted.

2. Yard Signs.

(a) Unless otherwise specifically stated, there shall be no maximum number of yard signs provided the aggregate total square footage of all yard signs does not exceed the maximum sign area allowed in this section.

(b) There shall be a maximum of two (2) faces to the sign, mounted back-to-back.

3. Window Signs.

(a) Unless otherwise specifically stated, there shall be no maximum number of window signs provided the aggregate total square footage of all window signs does not exceed the maximum sign area allowed in this section.

(b) Temporary window signs shall be attached to the inside of the window.

Banner

Yard

Window

Temporary Sign Allowance Table

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APPENDIX A: MAXIMUM SIGNAGE AREA

Exhibit B

Maximum Area Per Zoning District

Sign Type

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Permanent vs. Temporary Sign Allowances

APPENDIX A: MAXIMUM SIGNAGE AREA

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Sign Type	Max. Number Permitted	Maximum Area Per Zoning District											
		R-1	R-1A	R-2	R-3	MU-RFD	MU-COD	MU-GD	B-1	B-2	B-3	I-1	I-2
1. Address Sign	1	2	2	2	2	6	2	6	2	2	2	2	2
2. Advertising Sign (c)						Y	Y	Y	Y	Y	Y	Y	
3. Air Marker												Y	Y
4. Awning Sign	b.					12	12	12	12	12	12		
5. Billboard													
6. Building Identification Sign	1					5	5	5	5	5	5	5	5
7. Canopy sign	b.					12	12	12	12	12	12	12	
8. Changeable Copy Sign	1			15	15	5	5	5	10	10	10		
9. Contractor Sign	1	15	15	15	15	15	15	15	20	20	25	30	30
10. Directional Sign						4	4	4	4	4	4	5	5
11. Feather Sign													
12. Electronic Message Board (c.)								Y	Y	Y	Y	Y	Y
13. Flashing Sign													
14. Geographical Area Sign		C	C	C	C	C	C	C	C	C	C	C	C

Exhibit B

15. Ground Sign							e.						
16. Identification Sign	1	8	8	8	8	5	5	8	5	5	5	5	5
17. Illuminated Sign (c.)						Y	Y	Y	Y	Y	Y	Y	Y
18. Marquee Sign	1					15		20	20	20	20		
19. Monument Sign							a.						
20. Political Sign	N/A	9	9	9	9	9	9	9	9	9	9	9	
21. Portable Sign	1					10		10	10	10	10	10	
22. Professional Occupation Sign	3					4	4		4	4	4		
23. Projecting Sign	1					20	10	20	15	15	15	15	
24. Real Estate Sign		6	6	6	6	4	6	6	6	6	6	12	12
25. Roof Sign	1							C	C	C	C	C	
26. Safety Sign		4	4	4	4	4	4	4	4	4	4	4	
27. Street Clock Sign	1					6	6	6	4	4	4		
28. Suspended Sign	1					6	6	6	6	6	6		
29. Temporary Sign (c.)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
30. Time-Temperature Sign	1								15	15	15		
31. Wall Sign	Based on eligible frontage					30	30	30	30	30	50	120	120

Exhibit B

32. Warning Sign	2	3	3	3	3	4	4	4	4	4	4	6	6
33. Window Sign, Permanent	4					a.							
34. Window Sign, Temporary	4					a.							

Appendix A Key:

"#" Area in square feet of allowed sign age

"Y" Indicates that sign type is allowed within the designated district

"C" Indicates a sign type is subject to Conditional approval by the Planning Commission

a. See regulations 1129.05.

b. Allowed cumulative sign area indicated - number of allowable awnings/canopies may differ

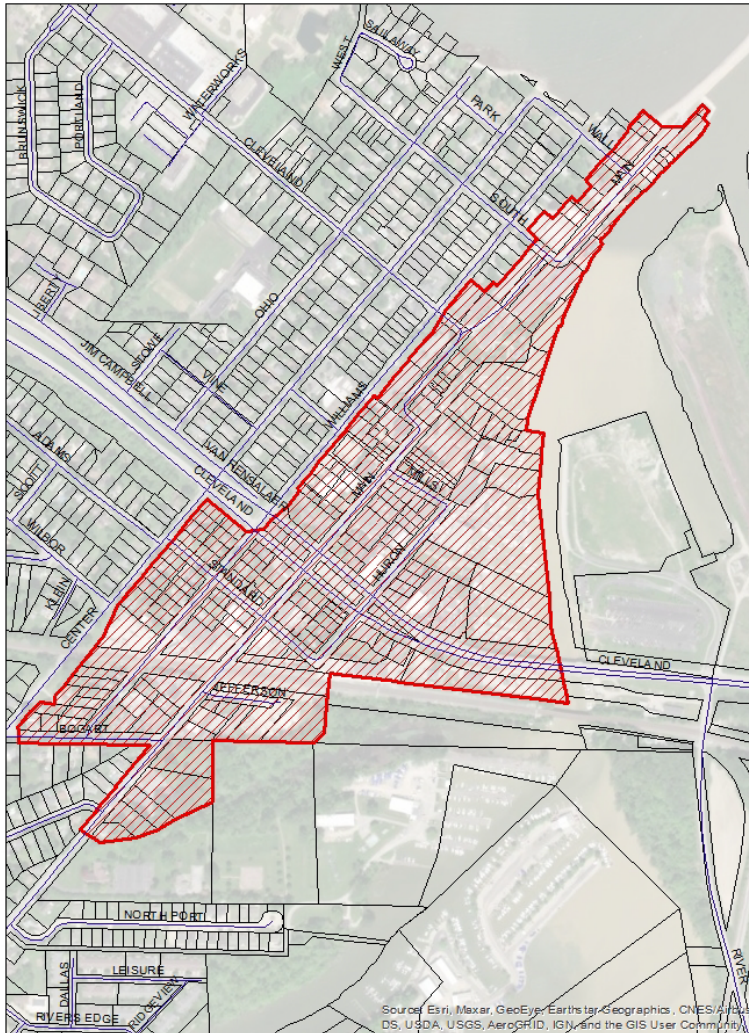
c. Indicates sign type is permitted. Size and number of signs determined by specific signs and regulations.

APPENDIX B: State Route 2 Corridor



Exhibit B

APPENDIX C: Downtown Sign Overlay Map



SCHEDULE 1129.13

PERMANENT GROUND SIGNS

DISTRICT	Maximum Number Permitted	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft)
R-1	1 per subdivision/neighborhood entrance only	10	6	5	5
R-1A	1 per subdivision/neighborhood entrance only	10	6	5	5
R-2	1 per subdivision/neighborhood entrance only	10	6	5	5
R-3	1 per subdivision/neighborhood entrance only	10	8	5	5
MU-RFD	1 per subdivision/neighborhood entrance only	15	8	5	5
MU-COD	1 per subdivision/neighborhood entrance only	15	8	5	5
MU-GD	1 per subdivision/neighborhood entrance only	15	8	5	5
B-1	1 per lot	25	8	5	5
B-2	1 per lot	50	8	5	5
B-3	1 per lot	75	12	5	10
Green/ Recreation	1 per entrance from public street	40	6	5	10
I-1	1 per lot	Varies	8	5	30
I-2	1 per lot	Varies	8	5	30
P-1	1 per lot	25	6	5	30
Downtown Overlay District	Same as B-2	Same as B-2	Same as B-2	Same as B-2	Same as B-2
State Route 2 Corridor Overlay District	Varies; 1129.10	Varies; 1129.10	Varies; 1129.10	Varies; 1129.10	Varies; 1129.10

Sign Type Per Zoning District Allowances

			Maximum Number of Signs/Area Per Zoning District											
Sign Type		Max. Number Permitted per Parcel/Lot	R-1	R-1A	R-2	R-3	MU-RFD	MU-COD	MU-GD	B-1	B-2	B-3	I-1	I-2
Permanent														
Building Sign	Wall Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited								
	Canopy Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited								
	Awning Sign	See Canopy Sign	Prohibited	Prohibited	Prohibited	Prohibited	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign
	Marquee Sign	See Canopy Sign	Prohibited	Prohibited	Prohibited	Prohibited	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign	See Canopy Sign
	Projecting Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited								
Window Sign		Varies	Prohibited	Prohibited	Prohibited	Prohibited								
Ground Sign		Varies	Prohibited, unless located at the entrance of a neighborhood/s subdivision	Prohibited, unless located at the entrance of a neighborhood/s subdivision	Prohibited, unless located at the entrance of a neighborhood/s subdivision	Prohibited, unless located at the entrance of a neighborhood/s subdivision								
Drive-thru Signs														
Driveway Signs														
Temporary														
Banner Sign		Varies												
Yard Sign		Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Window Sign		Varies	Unlimited	Unlimited	Unlimited	Unlimited								

			Maximum Sign Area Per Zoning District											
Sign Type		Max. Number Permitted per Parcel/Lot	R-1	R-1A	R-2	R-3	MU-RFD	MU-COD	MU-GD	B-1	B-2	B-3	I-1	I-2
Permanent														
Building Sign	Wall Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited								
	Canopy Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited								
	Projecting Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited								
	Window Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited								
Ground Sign		Varies	Prohibited, unless located at the entrance of a neighborhood/s subdivision	Prohibited, unless located at the entrance of a neighborhood/s subdivision	Prohibited, unless located at the entrance of a neighborhood/s subdivision	Prohibited, unless located at the entrance of a neighborhood/s subdivision								
Temporary														
Banner Sign		Varies	1	1	1	1								
Yard Sign		Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Window Sign		Varies	Unlimited	Unlimited	Unlimited	Unlimited								

SCHEDULE 1129.14
TEMPORARY SIGN ALLOWANCES

Zoning District	Maximum Number Permitted or Area per Lot	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft)	Time Limit	Permitted Types	Permit Required
R-1	Unlimited	12	4	0	0	Unrestricted	Yard, Window Banner	No
R-1A	Unlimited	12	4	0	0	Unrestricted	Yard, Window Banner	No
R-2	Unlimited	12	4	0	0	Unrestricted	Yard, Window Banner	No
R-3	Unlimited	12	4	0	0	Unrestricted	Yard, Window Banner	No
MU-RFD	Unlimited	12	4	0	0	Unrestricted	Yard, Window Banner	No
MU-COD	Unlimited	12	4	0	0	Unrestricted	Yard, Window Banner	No
MU-GD	Unlimited	12	4	0	0	Unrestricted	Yard, Window Banner	No
B-1	Unlimited	12	4	0	0	Unrestricted	Yard, Window Banner	No
B-2	Unlimited	12	4	0	0	Unrestricted	Yard, Window Banner	No
B-3	Unlimited	32	6	0	0	Unrestricted	Yard, Window Banner	No
I-1	Unlimited	64	8	0	0	Unrestricted	Yard, Window Banner	No
I-2	Unlimited	64	8	0	0	Unrestricted	Yard, Window Banner	No
P-1	Unlimited	64	6	0	0	Unrestricted	Yard, Window Banner	No
Downtown Overlay District	Unlimited	Same as B-2	Same as B-2	Same as B-2	Same as B-2	Same as B-2	Same as B-2	Same as B-2
State Route 2 Corridor Overlay District	Unlimited	Same as base zoning district	Same as base zoning district	0	0	Unrestricted	Yard, Window Banner	No