



City of Huron
Agenda for the Planning Commission/DRB
Wednesday, February 28, 2024 5:00pm.

- I. **Call to Order**
- II. **Roll Call**
- III. **Adoption of the Minutes N/A**
- IV. **Audience Comments (3-minute time limit)** *Please step to the podium and state your name and address for the record.
- V. **New Business**

PPN42-01972.011	2300 University Drive	Zoning District: I-1
Firelands Scientific- Site & Design Plans for expansion		
PPN 42-00811.000	730 River Road	Zoning District: I-2
RHI Magnesita (formally Seven Lakeway Refractories)-Commercial Signage & Exterior Color Change		
PPN 42-01644.000	511 Main	Zoning District: B-3
Beagle Bay Knot Works- Community Mural		
PPN 42-01253.000	513 Stedman	Zoning District R-3
Vacation of ROW(Tyler Street terminus)		
- VI. **Old Business**

Final Amendments: Chapter 1129- Signage
- VII. **Staff Report**
- VIII. **Adjournment**



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Erik Engle, Planning Director
RE: Firelands Scientific, 2300 University Drive. Site & Design Plan Review - Expansion
DATE: February 28, 2024

Current Zoning District: I-1

Parcel No.: 42-01972.011

Existing Land Use: Commercial

Property Size: +/- 12.7 acres

Traffic Considerations: Huron Corporate Park

Project Description- Expansion Temporary Greenhouse Structures

Applicant is proposing a 15,600sf Temporary Cultivation addition, comprised of 4 new greenhouses adjacent to their existing greenhouse facility. The improvement will also include a 2,688sf area for the integration of new lab equipment. Both areas will be fenced with 8' black acrylic fencing. All exterior fence lighting will mimic the existing. One White Oak tree will be relocated, refer to site plan. All other existing landscaping retained, and all disturbed soil to be top dressed with #57 river rock.

Staff Analysis/Recommendation:

As proposed, the 15,600sf temporary greenhouses and the 2,688sf lab equipment additions are compliant with the I-1 Zoning regulations.

Staff recommends the approval of the site and design plans as presented.

Attachments:

- Application & Design Elevations

Planning Commission (PC)

Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: 1/26/24

Property Owner

Name: Huron Corporate Park, LLC; Represented by Sean Cifranic

Address: 2300 University Dr. E. Huron, OH 44839

Phone: (440) 781-0176

Email: Sean@FirelandsScientific.com

Applicant

Name: Sean Cifranic

Company/Business Name: Firelands Scientific (OPC Cultivation)

Mailing Address: 2300 University Dr. E. Huron, OH 44839

Phone: (440) 781-0176

Email: Sean@FirelandsScientific.com

Location and Description of Project

Address: 2300 University Dr. E County Parcel #: 42-01972.011

Existing Use: 499: Other Commercial Acreage/Area of Site: 12.7

Proposed Use: 499: Other Commercial Lot # (if applicable): 28

Estimated Value of Project: \$2,500,00 Totalal SF: 31,308 (Fenced) 15,600 (GH)

☐

New Construction

☐

Demolition

☒

Addition to Existing Structure

☐

Other: _____

ZONING & FLOOD ZONE DISTRICTS

Zoning District:	R-1	R-1A	R-2	R-3	B-1	B-2	B-3	<u>I-1</u>	I-2	P-1	M
Flood Zone:	A	AE	AO	AH	X (shaded)	<u>X</u>		(Definitions 1135.02(14))			

Description of Project:

Preparing site for integration of new lab equipment and industrial freezers. Modifications will include the addition of utility connections, a concrete pad and fencing. Preparing site for the erection of temporary greenhouse structures. Modifications will include utility connections, addition of a gravel pad and a fence enclosing the area.

SECTION 1. SITE PLAN APPROVAL *The application fee of \$150.00 and a complete site plan with following information must be included with this application and provided in a PDF format:

- ___ Legal Survey or Plat
- ___ Dimensions of the Lot/Property Lines
- ___ Size and Location of the Existing Structure (if applicable)
- ___ Size and Location of the Proposed Structure
- ___ Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- ___ Front, Rear, and Side Setbacks of Proposed Structure
- ___ Height of the Proposed Structure
- ___ Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings), Fire Lanes
- ___ Location of all utility connections and infrastructure
- ___ Plan for any curb cut/apron connection to public street

***A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction.**

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- ___ Photographs of Existing Conditions
- ___ Elevations of Proposed Modifications
- ___ Paint or Color Samples
- ___ Exterior Building Material Samples
- ___ Landscape Plan
- ___ Exterior Lighting Plan

NA Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:

Sign Type (circle)				Dimensions			
Sign #1:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

___ Signage Site Plan with all setback dimensions

___ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)				Dimensions			
Sign #1:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

SC

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: *[Signature]* Date: 1/25/24

Owner Signature: *[Signature]* Date: 1/25/24

For Departmental Use Only:

Date of Submission: 1/26/24 Application Fee: 300.⁰⁰ PC Meeting Date: 2/28/24

Erie County, Ohio - Property Record Card
Parcel 42-01972.011
Card 1

GENERAL PARCEL INFORMATION

Owner	HURON CORPORATE PARK LLC
Property Address	2300 UNIVERSITY DR E
Mailing Address	200 PUBLIC SQ SUITE 2500 HURON, OH 44839
Land Use	COMMERCIAL - 499-OTHER COMMERCIAL
Deed	STRUCTURES
Legal Description	CURRENT DEED VOLUME/PAGE: 201711439/ 2-28 E SIDE RYE BEACH S OF RR 12.6796A (TOTAL 18.6796A)

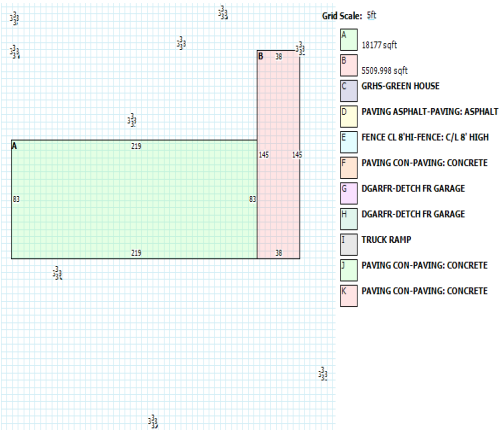
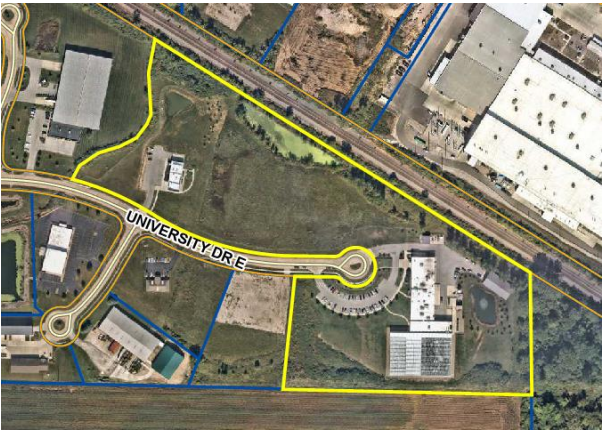
VALUATION

	Appraised	Assessed
Land Value	\$380,390.00	\$133,140.00
Improvements Value	\$6,043,330.00	\$2,115,170.00
CAUV Value	\$0.00	\$0.00
Total Value	\$6,423,720.00	\$2,248,310.00
Taxable Value	\$2,248,310.00	
Net Annual Tax	\$130,401.99	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	8.6796	0	0	100	260390

AGRICULTURAL



RESIDENTIAL

ADDITIONS

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price
12/21/2017	HURON CORPORATE PARK	CITY OF HURON OHIO	\$0.00
12/21/2017	HURON CORPORATE PARK	HURON CORPORATE PARK	\$0.00

COMMERCIAL

Description	Office Building
Year Built	2020
Year Remodeled	0
Unit Count	0
Section Number	
Section Area	18177
Wall Height	24.00
Section Story Count	1

Erie County, Ohio - Property Record Card
Parcel 42-01972.011
Card 2

GENERAL PARCEL INFORMATION

Owner	HURON CORPORATE PARK LLC
Property Address	2300 UNIVERSITY DR E
Mailing Address	200 PUBLIC SQ SUITE 2500
	HURON, OH 44839
Land Use	COMMERCIAL - 499-OTHER COMMERCIAL
Deed	STRUCTURES
Legal Description	CURRENT DEED VOLUME/PAGE: 201711439/ 2-28 E SIDE RYE BEACH S OF RR 12.6796A (TOTAL 18.6796A)

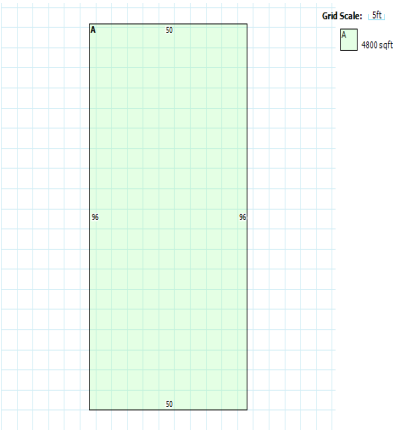
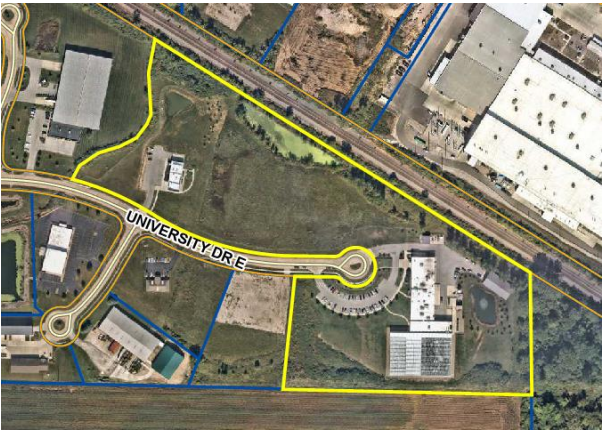
VALUATION

	Appraised	Assessed
Land Value	\$380,390.00	\$133,140.00
Improvements Value	\$6,043,330.00	\$2,115,170.00
CAUV Value	\$0.00	\$0.00
Total Value	\$6,423,720.00	\$2,248,310.00
Taxable Value	\$2,248,310.00	
Net Annual Tax	\$130,401.99	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	8.6796	0	0	100	260390

AGRICULTURAL



RESIDENTIAL

ADDITIONS

Description	Area	Year Built	Value
		2018	

IMPROVEMENTS

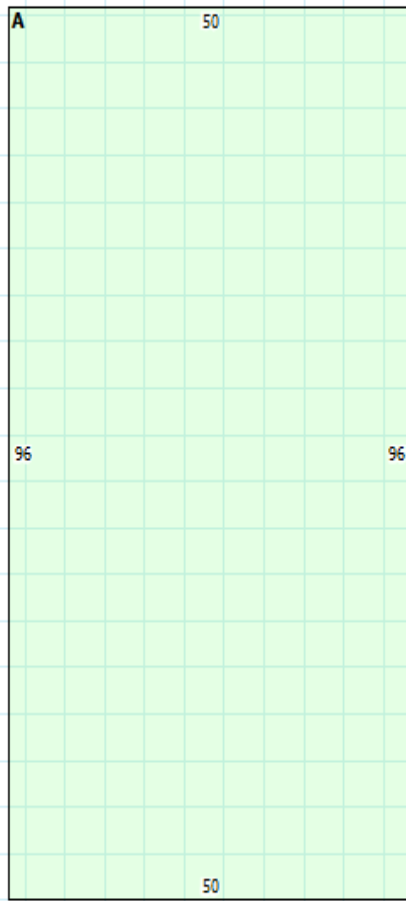
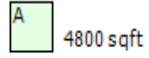
Description	Year Built	Dimension	Area	Value
DGARFR-DETC	2018	20 x 20	400	\$8,930.00
DGARFR-DETC	2018	26 x 26	676	\$15,090.00
FENCE CL 8'HI-	2018		950	\$14,140.00
GRHS-GREEN	2018	208 x 148	30784	\$0.00
PAVING ASPHALT-	2018		45100	\$20,970.00
PAVING CON-	2018		4900	\$4,560.00
PAVING CON-	2018	30 x 40	1200	\$1,120.00
PAVING CON-	2018	46 x 26	1196	\$1,110.00
TRUCK RAMP	2018	70 x 20	1400	\$10,420.00

SALES

Date	Buyer	Seller	Price
12/21/2017	HURON CORPORATE PARK	CITY OF HURON OHIO	\$0.00
12/21/2017	HURON CORPORATE PARK	HURON CORPORATE PARK	\$0.00

COMMERCIAL

Description	Office Building
Year Built	2020
Year Remodeled	0
Unit Count	0
Section Number	
Section Area	18177
Wall Height	24.00
Section Story Count	1



Erie County, Ohio - Property Record Card
Parcel 42-01972.011
Card 3

GENERAL PARCEL INFORMATION

Owner	HURON CORPORATE PARK LLC
Property Address	2300 UNIVERSITY DR E
Mailing Address	200 PUBLIC SQ SUITE 2500
	HURON, OH 44839
Land Use	COMMERCIAL - 499-OTHER COMMERCIAL
Deed	STRUCTURES
Legal Description	CURRENT DEED VOLUME/PAGE: 201711439/ 2-28 E SIDE RYE BEACH S OF RR 12.6796A (TOTAL 18.6796A)

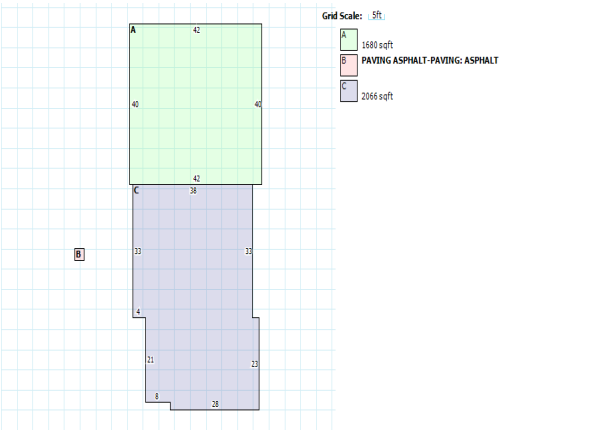
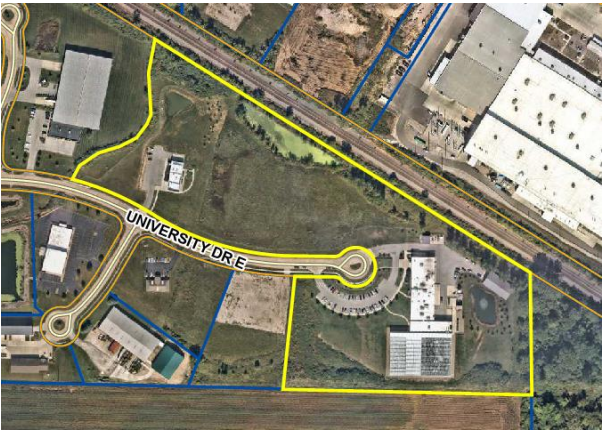
VALUATION

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Land Value	\$380,390.00	\$133,140.00
Improvements Value	\$6,043,330.00	\$2,115,170.00
CAUV Value	\$0.00	\$0.00
Total Value	\$6,423,720.00	\$2,248,310.00
Taxable Value	\$2,248,310.00	
Net Annual Tax	\$130,401.99	

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	8.6796	0	0	100	260390

AGRICULTURAL



RESIDENTIAL

ADDITIONS

Description	Area	Year Built	Value
		2020	

IMPROVEMENTS

SALES

Date	Buyer	Seller	Price
12/21/2017	HURON CORPORATE PARK	CITY OF HURON OHIO	\$0.00
12/21/2017	HURON CORPORATE PARK	HURON CORPORATE PARK	\$0.00

COMMERCIAL

Description	Office Building
Year Built	2020
Year Remodeled	0
Unit Count	0
Section Number	
Section Area	18177
Wall Height	24.00
Section Story Count	1

Grid Scale: 5ft



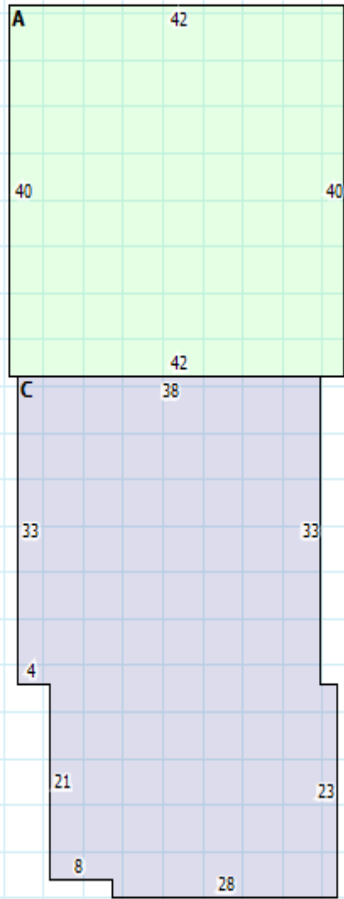
1680 sqft



PAVING ASPHALT-PAVING: ASPHALT



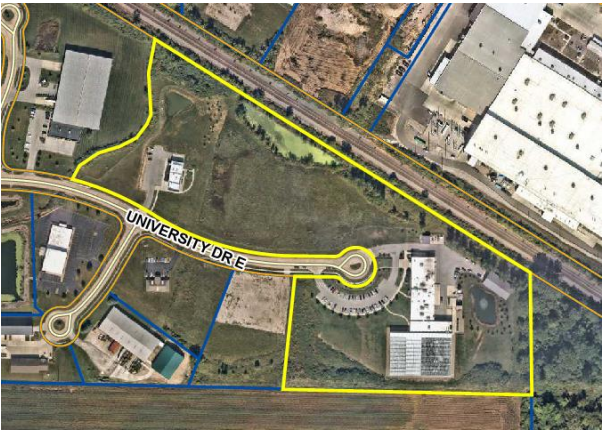
2066 sqft



Erie County, Ohio - Property Record Card
Parcel 42-01972.011
Card 4

GENERAL PARCEL INFORMATION

Owner	HURON CORPORATE PARK LLC
Property Address	2300 UNIVERSITY DR E
Mailing Address	200 PUBLIC SQ SUITE 2500
	HURON, OH 44839
Land Use	COMMERCIAL - 499-OTHER COMMERCIAL
Deed	STRUCTURES
Legal Description	CURRENT DEED VOLUME/PAGE: 201711439/ 2-28 E SIDE RYE BEACH S OF RR 12.6796A (TOTAL 18.6796A)



VALUATION

	Appraised	Assessed
Land Value	\$380,390.00	\$133,140.00
Improvements Value	\$6,043,330.00	\$2,115,170.00
CAUV Value	\$0.00	\$0.00
Total Value	\$6,423,720.00	\$2,248,310.00
Taxable Value	\$2,248,310.00	
Net Annual Tax	\$130,401.99	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	8.6796	0	0	100	260390

ADDITIONS

Description	Area	Year Built	Value
		2022	

IMPROVEMENTS

Description	Year Built	Dimension Area	Value
PAVING ASPHALT-	2022	8800	\$4,180.00

AGRICULTURAL

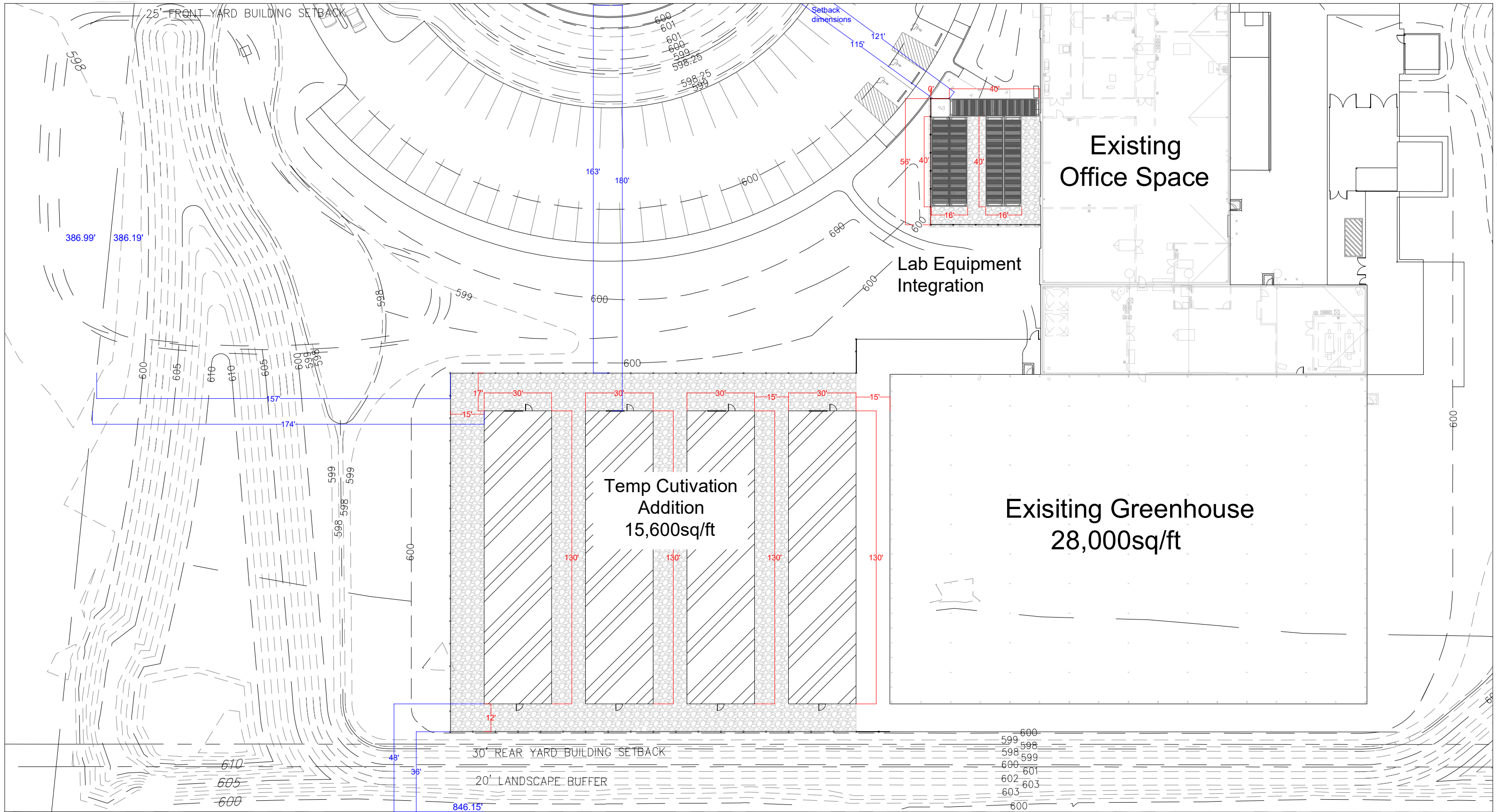
SALES

Date	Buyer	Seller	Price
12/21/2017	HURON CORPORATE PARK	CITY OF HURON OHIO	\$0.00
12/21/2017	HURON CORPORATE PARK	HURON CORPORATE PARK	\$0.00

COMMERCIAL

Description	Office Building
Year Built	2020
Year Remodeled	0
Unit Count	0
Section Number	
Section Area	18177
Wall Height	24.00
Section Story Count	1





Scale:1" = 40'

Size : 11" x 17"

Greenhouse Materials:
Steel Frame, Poly Sheeting
Lab Equipment Exterior Material:
Painted Coorigated Steel

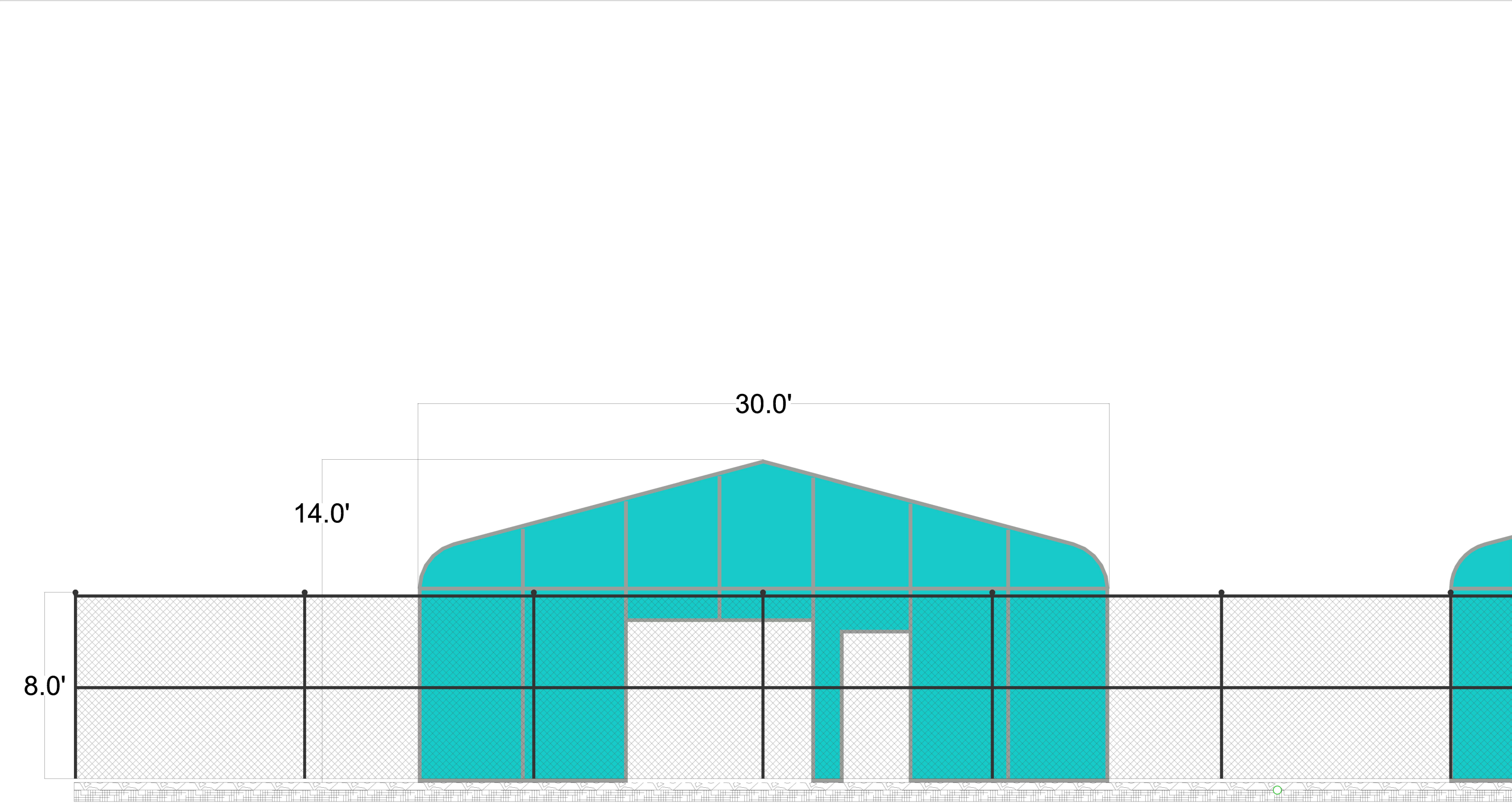


FIRELANDS SCIENTIFIC

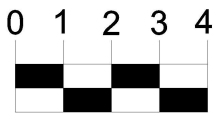
Huron Temporay Expainsion

Locations, Dimensions and Setbacks

Drawn By	Sheet #	Rev #	Rev Date
MH	1	1	1/24/2024



Scale:1" equals 4' Size : 11" x 17"



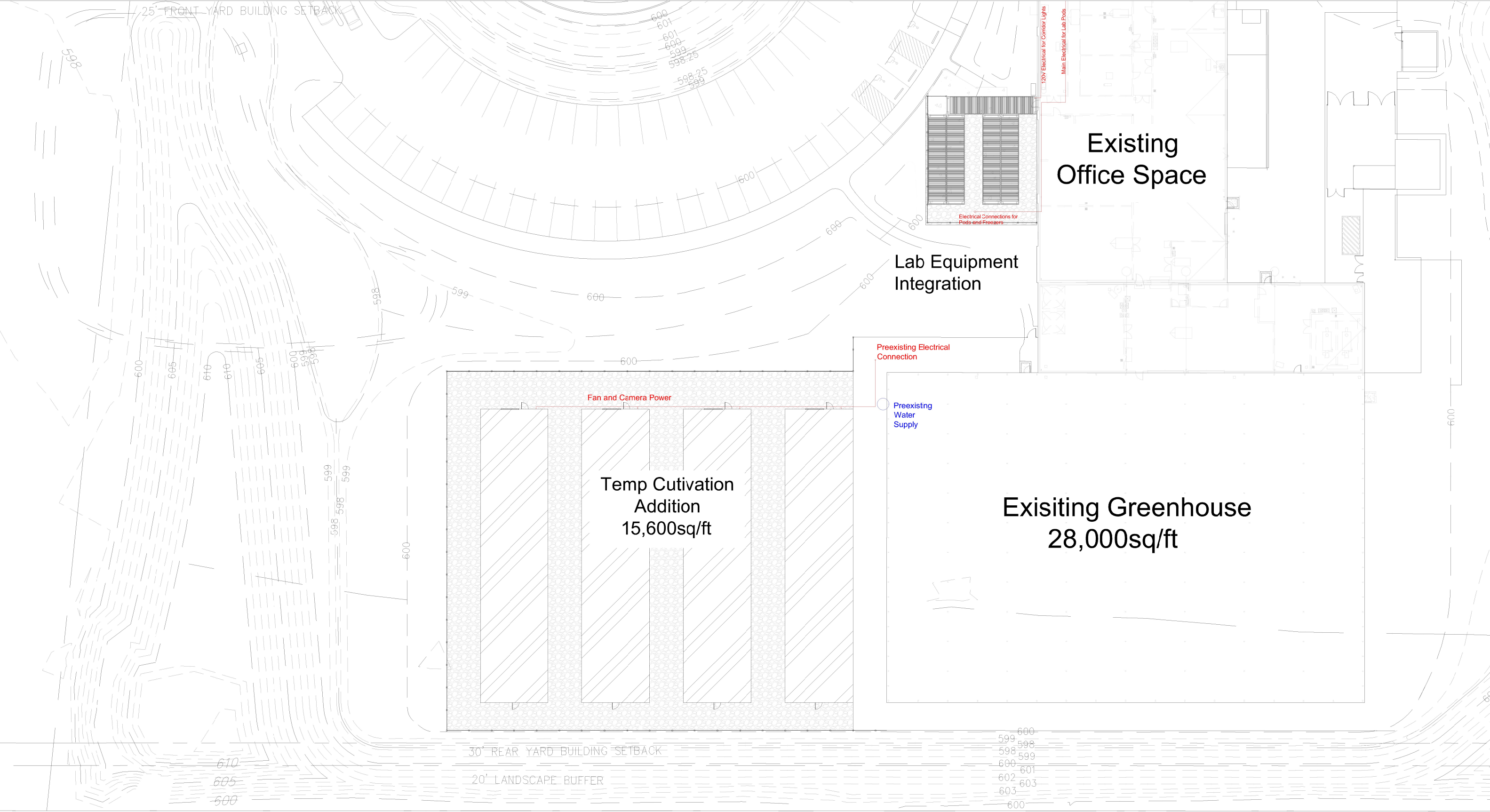
North Face



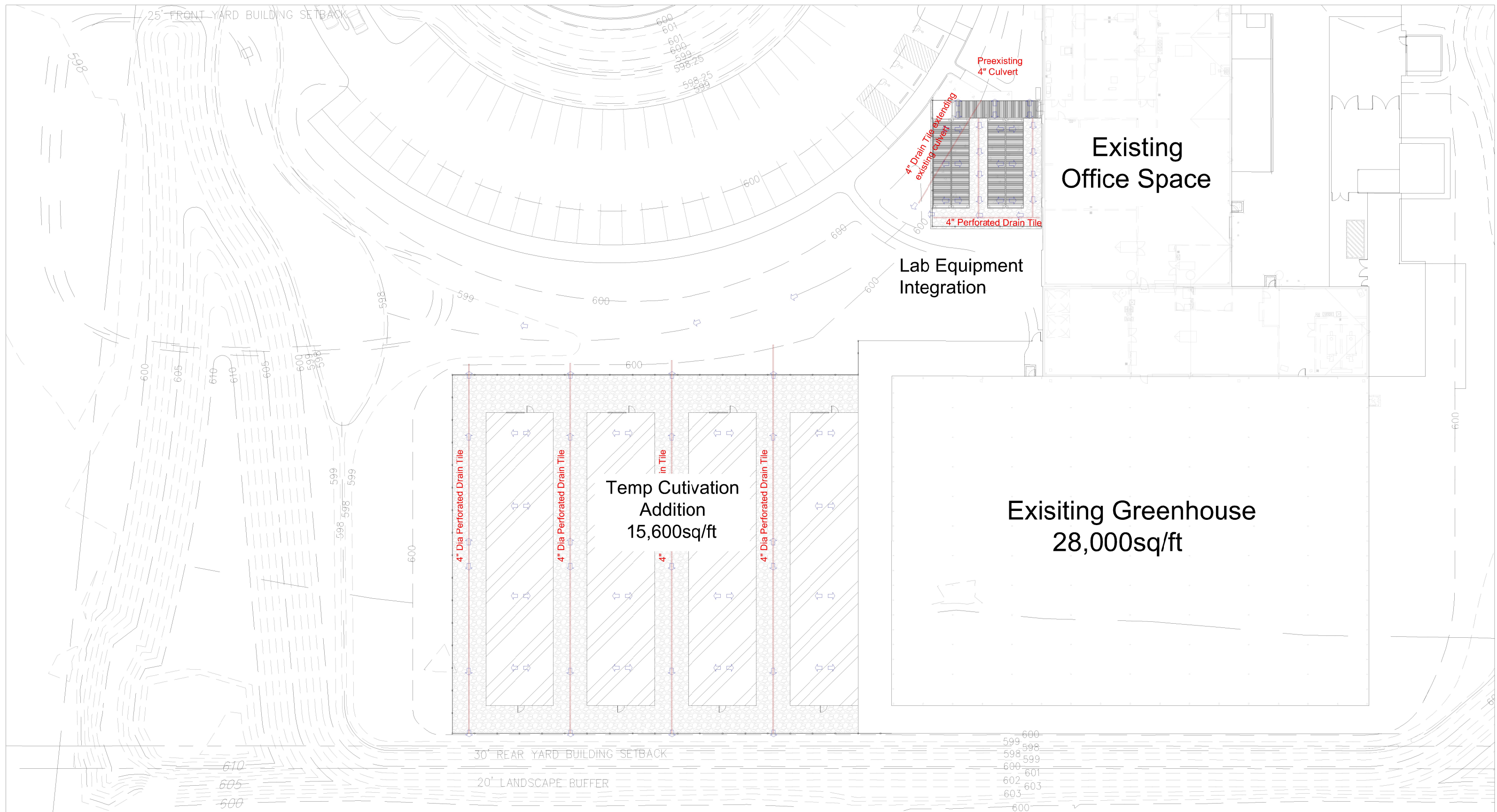
FIRELANDS SCIENTIFIC

Huron Temporary Expansion
Greenhouse Elevations

Drawn By	Sheet #	Rev #	Rev Date
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			<div>Utilities</div>			
<div>Drawn By</div> <div>MH</div>		<div>Sheet #</div> <div>1</div>	<div>Rev #</div> <div>1</div>	<div>Rev Date</div> <div>1/24/2024</div>		



Scale: 1" = 40'

Size : 11" x 17"

All drainage surfaces graveled and
top dressed with #57 river rock.
4" drainage tile in gravel layer.



FIRELANDS SCIENTIFIC

Huron Temporary Expansion

Drainage and Rainwater Managment

Drawn By

MH

Sheet #

1

Rev #

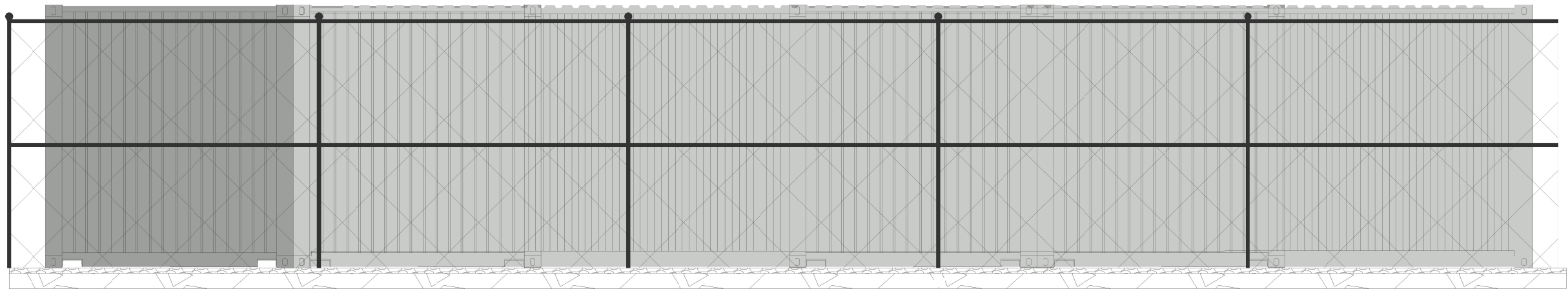
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Rev Date

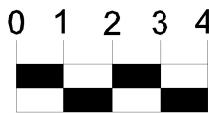
1/24/2024

Firelands Scientific
2300 University Dr E.
Huron, Oh 44839
Existing Conditions





Scale:1" equals 4' Size : 11" x 17"



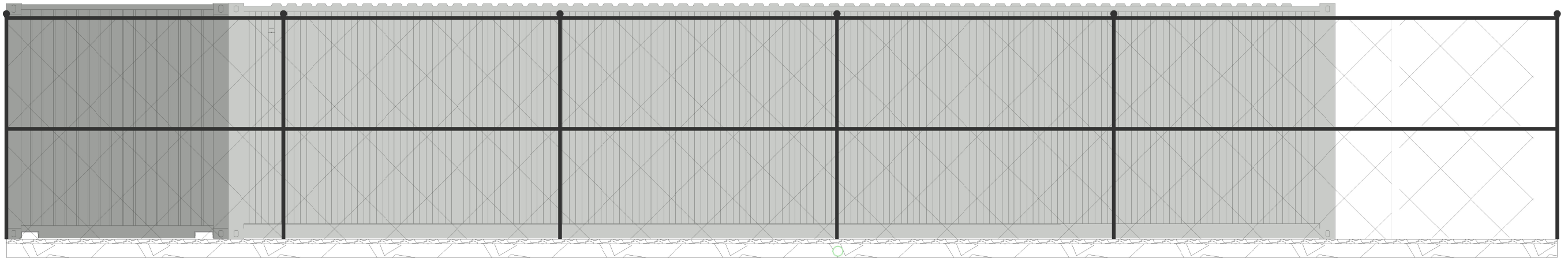
South Face



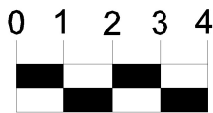
FIRELANDS SCIENTIFIC

Huron Temporary Expansion
Lab Equipment Elevations

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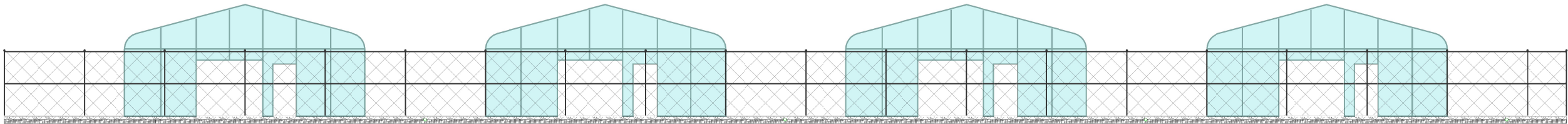
West Face



FIRELANDS SCIENTIFIC

Huron Temporary Expansion
Lab Equipment Elevations

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Scale:1" = 15'

Size : 11" x 17"



North Face

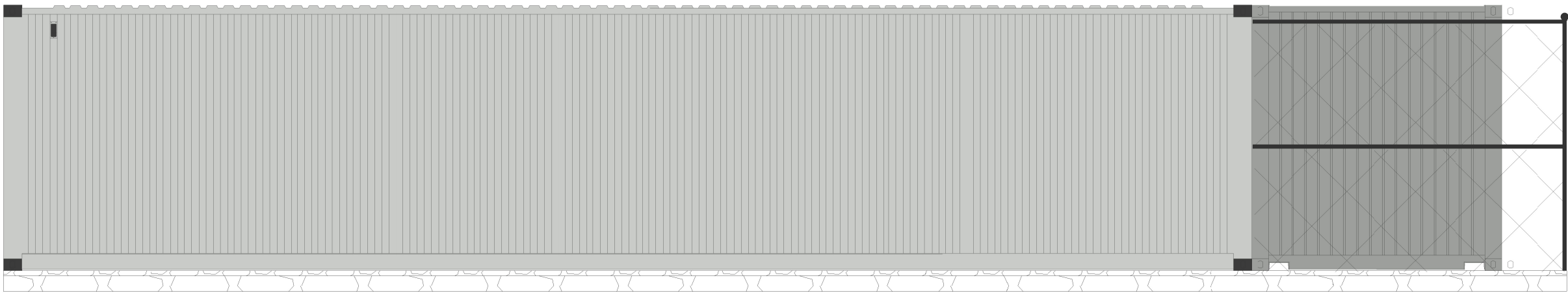


FIRELANDS SCIENTIFIC

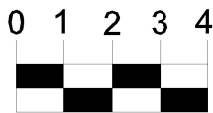
Huron Temporay Expainsion

Cultivation Elevations

Drawn By	Sheet #	Rev #	Rev Date
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Scale:1" equals 4' Size : 11" x 17"



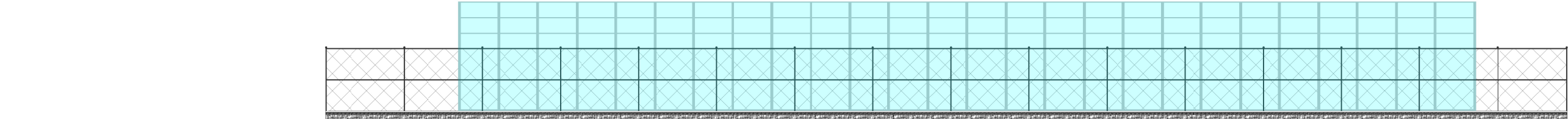
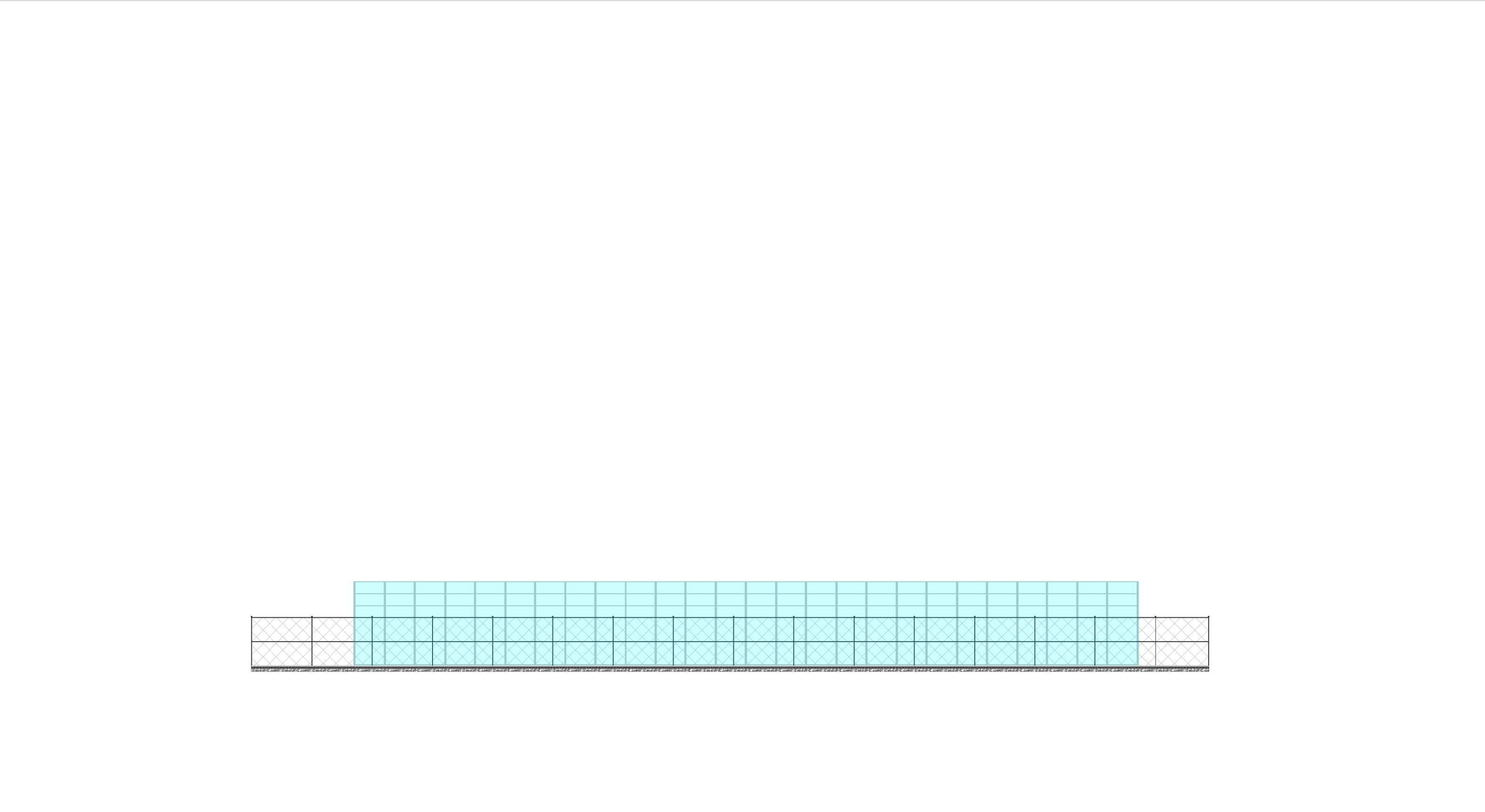
North Face

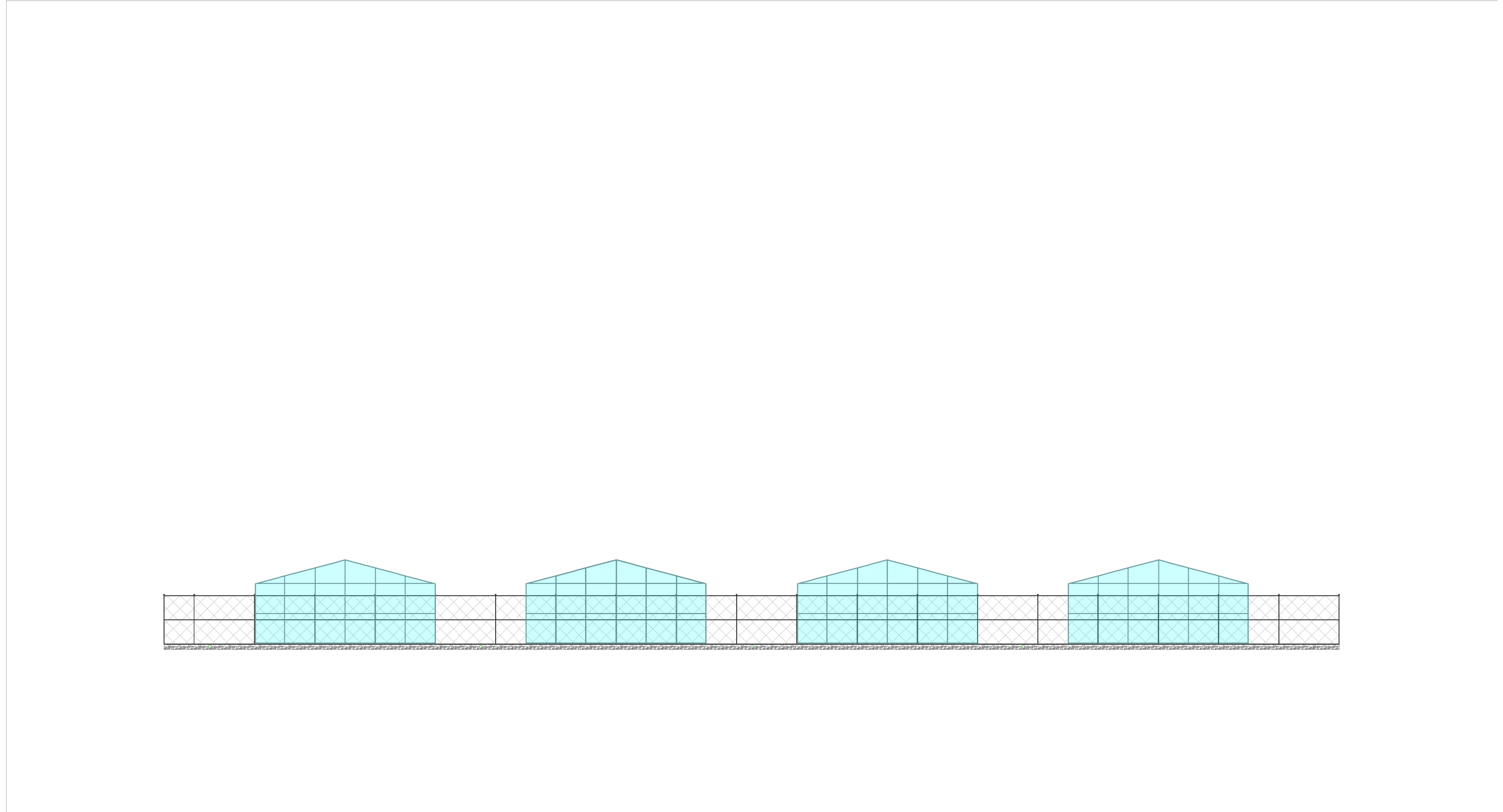


FIRELANDS SCIENTIFIC

Huron Temporary Expansion
Lab Equipment Elevations

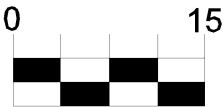
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Scale:1" = 15'

Size : 11" x 17"



South Face

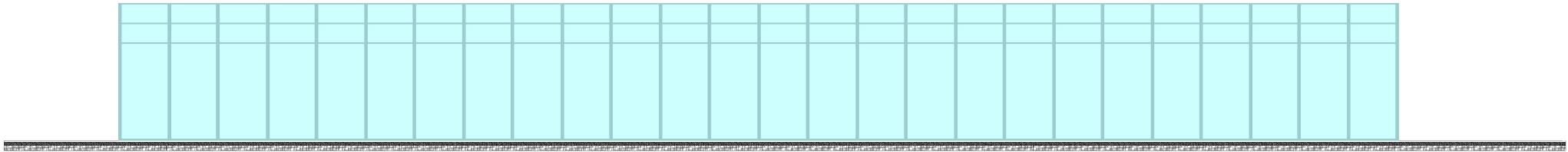


FIRELANDS SCIENTIFIC

Huron Temporay Expainsion

Cultivation Elevations

Drawn By	Sheet #	Rev #	Rev Date
MH	1	1	1/24/2024



Scale:1" = 15'

Size : 11" x 17"



East Face

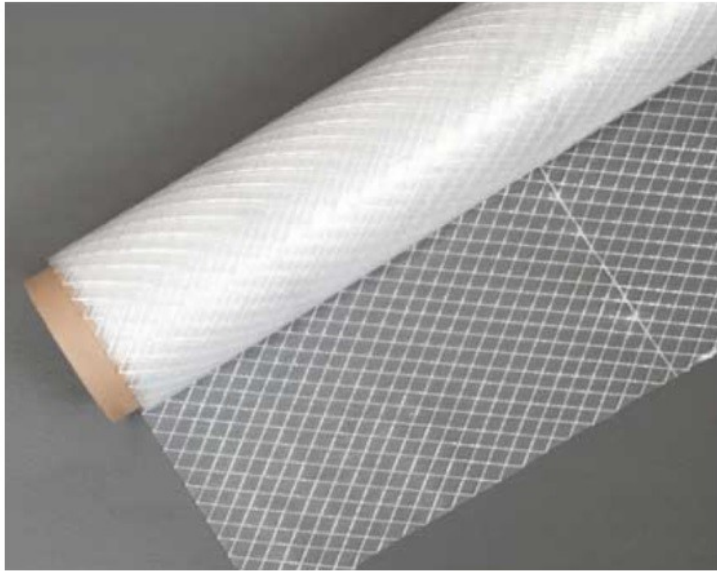


FIRELANDS SCIENTIFIC

Huron Temporay Expainsion

Cultivation Elevations

Drawn By	Sheet #	Rev #	Rev Date
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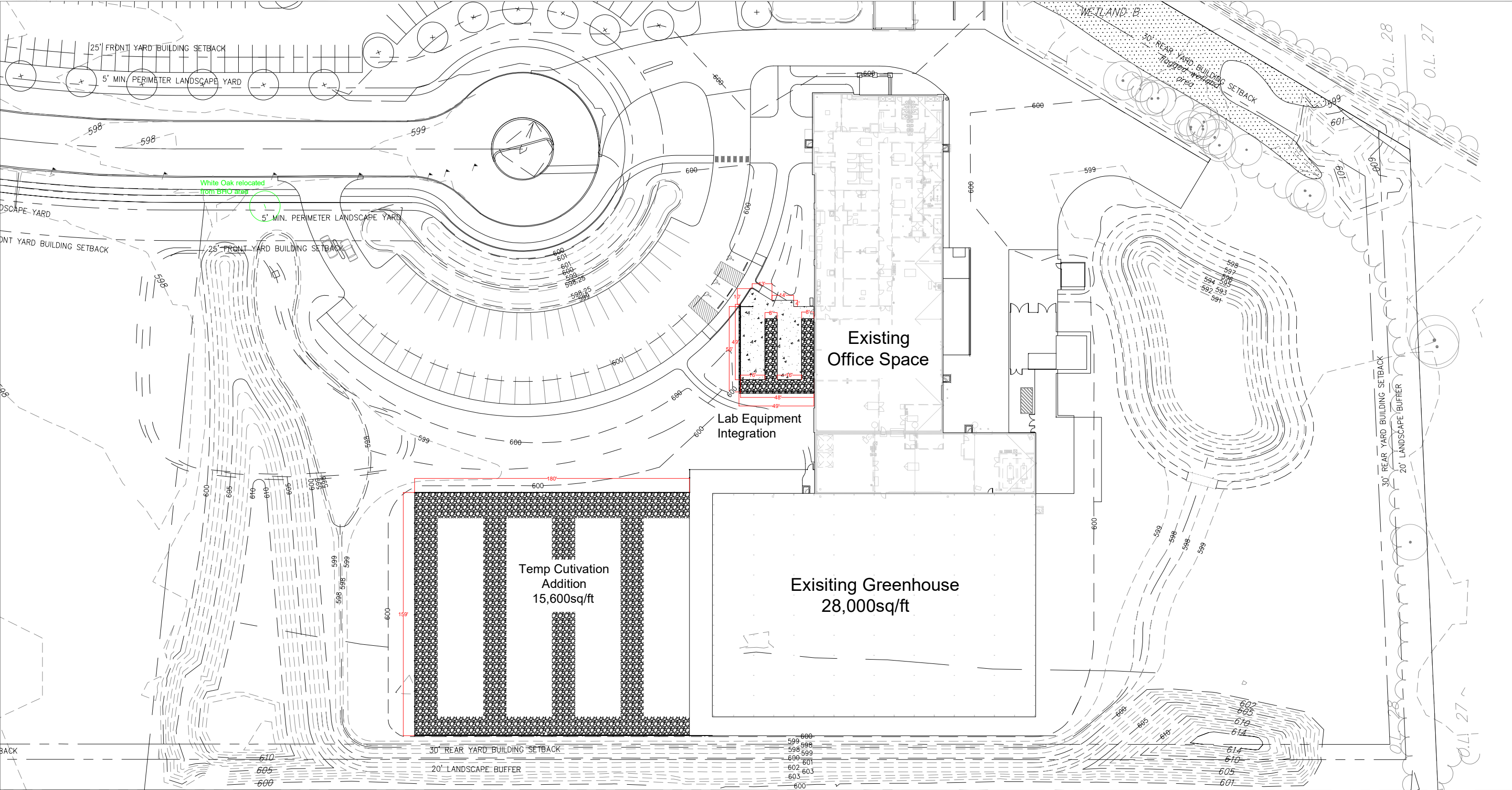
- Reinforced Poly Sheeting**
- Temporary Greenhouse Cover



- Black Vinyl-Coated Chainlink**
- Fencing around Greenhouses & Lab Equipment areas
- Consistent with existing fixtures



- River Stone (0.25-1.25")**
- Top dress areas within fence line
- Consistent with current aesthetic



Scale: 1" = 60'

Size : 11" x 17"

0 15 30 45 60

Pavement to be poured to a 4" min.

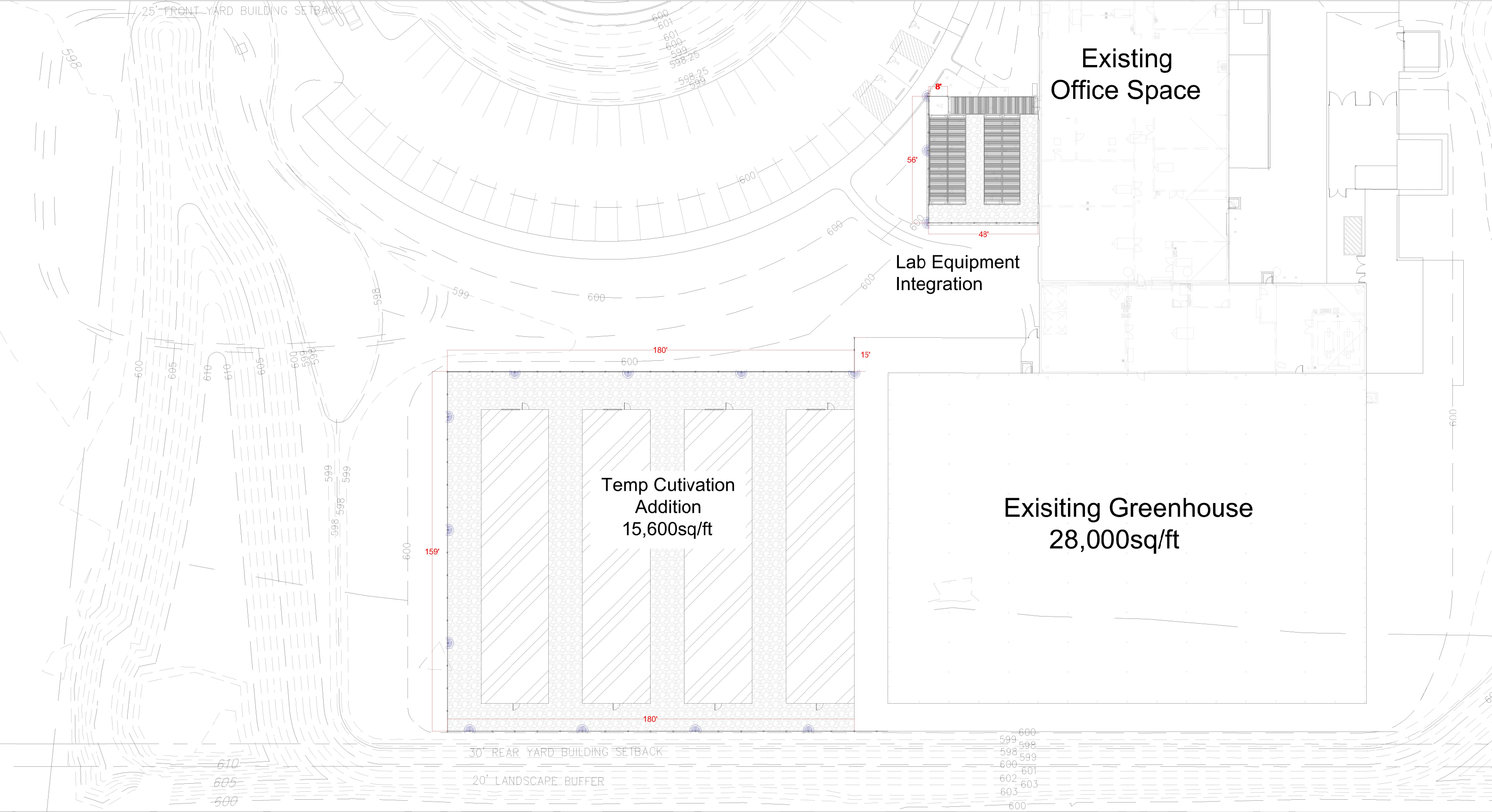
1 White Oak to relocate

All other existing landscaping retained

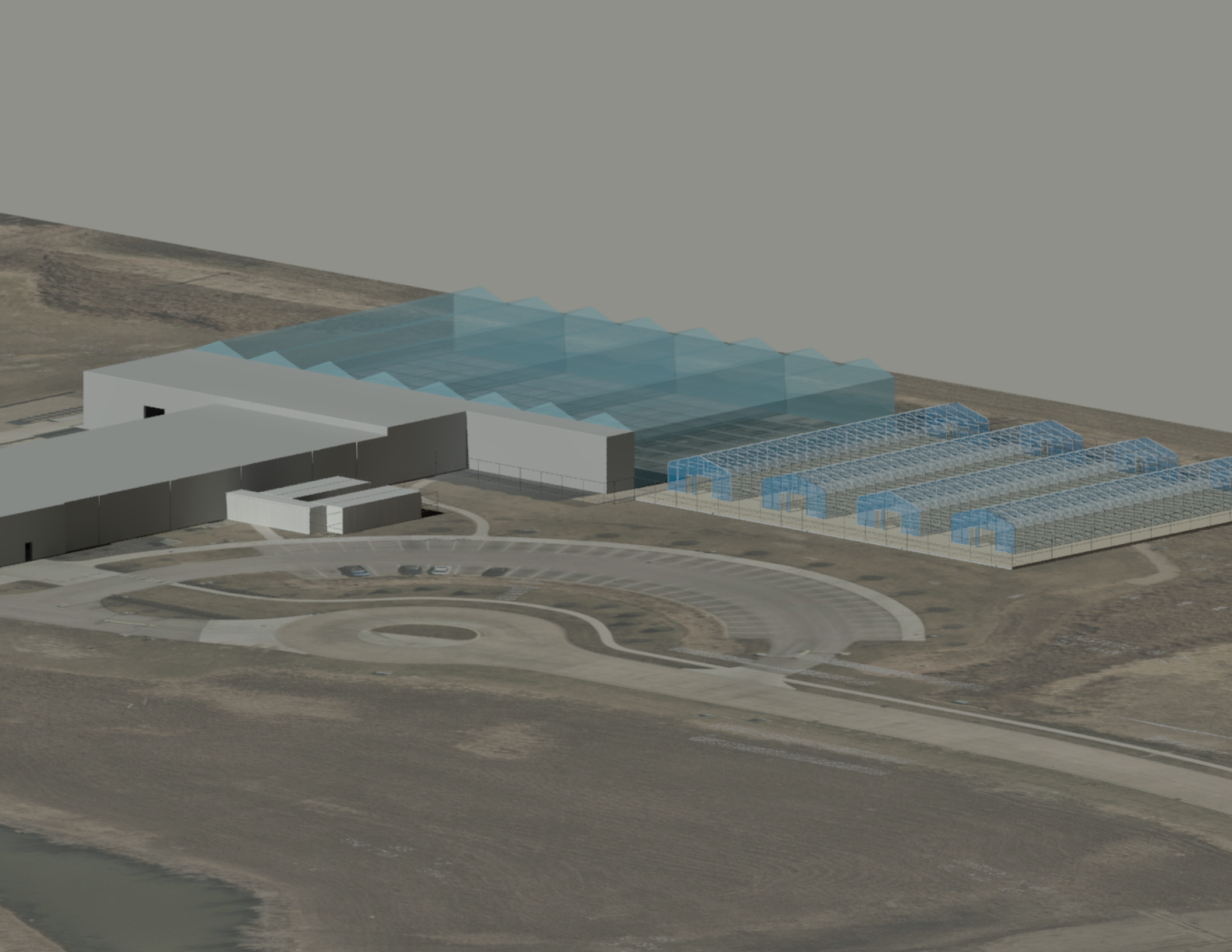
All disturbed soil to be top dressed with #57 river rock.



Huron Temporay Expainsion			
Pavement and Landscaping			
Drawn By	Sheet #	Rev #	Rev Date
MH	1	1	1/24/2024



Scale:1" = 40'		Size : 11" x 17"		<div> FIRELANDS SCIENTIFIC</div>				Huron Temporay Expainsion			
<div><div>010203040</div></div>		Fencing Material: 8' Black acyrlic coated chain link. All exterior fence lighting to mimic current form and pattern.						Fencing and Lighting			
				Drawn By MH	Sheet # 1	Rev # 1	Rev Date 1/24/2024				





TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Erik Engle, Planning Director
RE: RHI Magnesita -730 River Road. Replacement Wall Signage & Exterior Color Change.
(Formerly known as Seven Lakeway Refractories LLC)
DATE: February 28, 2024

Current Zoning District: I-2

Parcel No.: 42-00811.000

Existing Land Use: Manufacturing

Property Size: +/- 1.943

Traffic Considerations: N/A

Project Description- Replacement Signage & Exterior Color Change

The applicant is seeking approval for the replacement of existing wall signage and exterior colors due to a change in the ownership and company logo. You may recall, in April of 2023, a request for signage changes were approved when ownership of the company had changed. The company has again had an ownership change prompting a change of name/logo and company colors. The applicant is proposing one (1) wall sign and an exterior color change:

- Wall Sign: 5' x 6' (30sq ft) single-sided panel sign with digitally printed graphics.
- Exterior Color Change from the current red to a palette of blue and gray.

Staff Analysis/Recommendation:

As proposed, the replacement wall signage is in compliance with zoning code, Chapter 1129, which allows for a max area of 120sq ft for wall signage. The Planning Commission will review the exterior design color based on the guidelines in Section 1141.04.

The recent change of ownership has prompted the need to replace existing signage to reflect the new name/logo and a change to the exterior wall color will mirror the palette of their other facility, proposing blue and gray for the buildings.

Staff is in support of the design plans as presented and would recommend approval.

Attachments:

- Application & Design Elevations

Planning Commission (PC)

Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: 1-12-24

Property Owner

Name: Same as Applicant
Address: 730 River Road, Huron, OH
Phone: 216-392-8607
Email: _____

Applicant

Name: Frank Miles
Company/Business Name: RH2 Magnesia
Mailing Address: 730 River Rd. Huron, OH
Phone: 216-392-8607
Email: frank.miles@rh2magnesita.com

Location and Description of Project

Address: 730 River Rd. County Parcel #: 42-60811.000
Existing Use: _____ Acreage/Area of Site: _____
Proposed Use: _____ Lot # (if applicable): _____
Estimated Value of Project: \$1,200 Total SF: _____

☐ New Construction
☐ Addition to Existing Structure

☐ Demolition
☒ Other: Sign

ZONING & FLOOD ZONE DISTRICTS

Zoning District: _____ (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)

Flood Zone: _____ (A AE AO AH X-SHADED X)

Description of Project:

New sign on front of the building. 60' x 12'
paint building from old faded red to new RH2
colors (see attached sister plan.)

SECTION 1. SITE PLAN APPROVAL

*The application fee of \$150.00 and a complete site plan with following information must be included with this application and provided in a PDF format:

- ☐ Legal Survey or Plat
- ☐ Dimensions of the Lot/Property Lines
- ☐ Size and Location of the Existing Structure (if applicable)
- ☐ Size and Location of the Proposed Structure
- ☐ Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- ☐ Front, Rear, and Side Setbacks of Proposed Structure
- ☐ Height of the Proposed Structure
- ☐ Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings),
- ☐ Fire Lanes Location of all utility connections and infrastructure
- ☐ Plan for any curb cut/apron connection to public street

*A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction.

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- ☐ Photographs of Existing Conditions
- ☐ Elevations of Proposed Modifications
- ☒ Paint or Color Samples
- ☐ Exterior Building Material Samples
- ☐ Landscape Plan
- ☐ Exterior Lighting Plan
- ☐ Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination

specifications. Complete the table below:

Sign Type (circle)				Dimensions			
Sign #1:	Wall	Window	Other: <input type="text"/>	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
				X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #2:	Wall	Window	Other: <input type="text"/>	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
				X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #3:	Wall	Window	Other: <input type="text"/>	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
				X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other: <input type="text"/>	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
				X	=	sq. ft.	ft.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

___ Signage Site Plan with all setback dimensions

___ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)				Dimensions				
Sign #1:	Wall	Window	Other:	Height	Width	Display Area	Height (If ground)	
	Ground	Changeable Copy		5	6	30	sq. ft.	ft.
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (If ground)	
	Ground	Changeable Copy					sq. ft.	ft.
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (If ground)	
	Ground	Changeable Copy					sq. ft.	ft.
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (If ground)	
	Ground	Changeable Copy					sq. ft.	ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

_____ I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: _____ Date: 1-12-24

Owner Signature: _____ Date: _____


For Departmental Use Only:

Date of Submission: 1-16-24

Application Fee: 50

PC Meeting Date: 2/21/24

Previously Approved Sign
4-19-23

SIGN A	240.00'						
36.00'							
(60 SF)	<p>Scope Of Work Produce and install (1/ea) AMC panel signs. 1/4" Aluminum composite material Digital print graphics Size: 36" x 240" = 60 SQ FT *Panels will seam together due to material size limitations.</p>						
<p>NEW</p> 	<p>EXISTING SIGN</p> 						
<p>This drawing is not to be used as an exact representation of color. Colors shown represent design intent only for customer's consideration. Copyright © 2023 Brady Signs.</p>							
 <p>1721 Hancock Street Sandusky, OH 44870 Phone: 419-626-5112 www.brady signs.com</p>	<p>These drawings are the exclusive property of Brady Signs. They represent design intent only. They are not to be used for your personal use under the agreement that the use of the design is in its entirety or any part will not be reproduced, copied, sold or used for any purpose without written consent from Brady Signs.</p> <table border="1"><tr><td data-bbox="779 1428 1153 1459">Customer: Seven Lakenay</td><td data-bbox="1153 1428 1477 1459">Date: 1/23/23</td></tr><tr><td data-bbox="779 1459 1153 1491">Location: 730 River Rd. Huron, OH 44039</td><td data-bbox="1153 1459 1477 1491">File Name: Dwg77012A</td></tr><tr><td data-bbox="779 1491 1153 1526">Client Approval: _____</td><td data-bbox="1153 1491 1477 1526">Title: _____ Date: _____</td></tr></table>	Customer: Seven Lakenay	Date: 1/23/23	Location: 730 River Rd. Huron, OH 44039	File Name: Dwg77012A	Client Approval: _____	Title: _____ Date: _____
Customer: Seven Lakenay	Date: 1/23/23						
Location: 730 River Rd. Huron, OH 44039	File Name: Dwg77012A						
Client Approval: _____	Title: _____ Date: _____						



Invoice #:

210316_1

Client:

Magnesita Refractories Company

Version Details

Designer: 

Version #: 1

Version Date: 01/02/2023

Description:

KG: Plant Sign

Quantity:

1

Size:

W: 72"

H: 60"

Material:

ACM_6MM_WHITE

LIQUID LAMINATE FINISH
- FINISH: MATTE

Colors:

 PMS 7545C

Notes:

*Rendering not to scale unless otherwise noted.

Page 1 of 1

We take pride in precision, but the final examination for accuracy is the client's responsibility. Before giving approval, please examine all proofs carefully for the accuracy of the information presented, as well as for spelling, punctuation, numbers, graphics, colors, and general layout. For any revisions requested after approval has been received, additional charges will be incurred.

NOTE: Colors viewed on screen or from a printed proof are NOT accurate representations of the final colors to be produced. If a specific color-match is needed, please provide a Pantone® color for matching prior to approval.

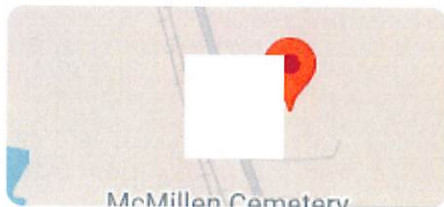


Image capture: Sep 2023 © 2024 Google



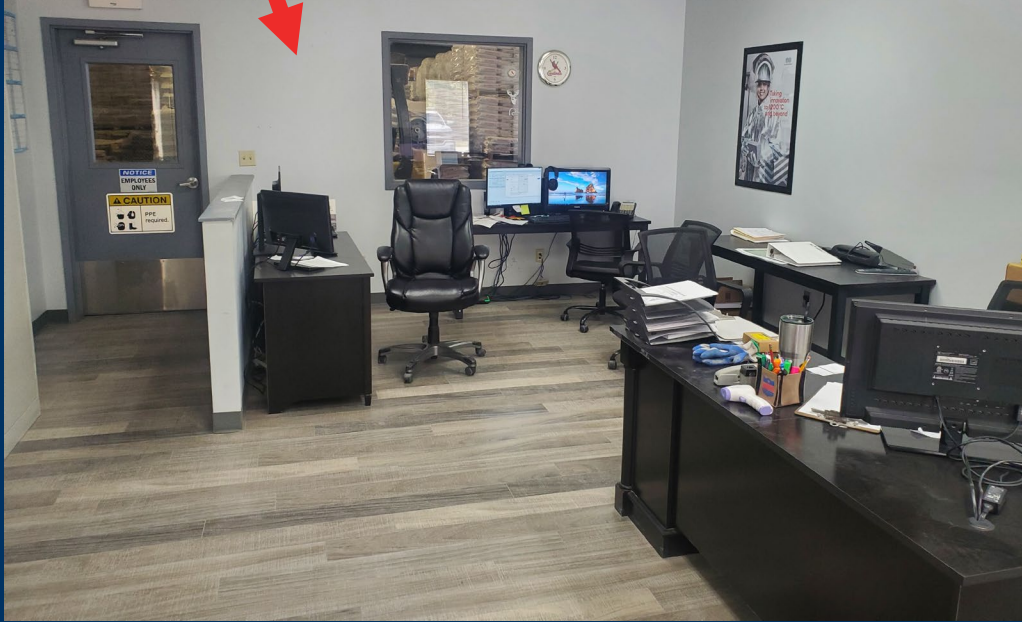


Image capture: Sep 2023 © 2024 Google



EXAMPLE OF PROPOSED NEW EXTERIOR MATERIALS





RAL 5003

RAL 7042



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Erik Engle, Planning Director
RE: Community Mural- 507 Main Street- North Wall
DATE: February 28, 2024

Current Zoning District: B-3

Parcel No.: 42-01644.000 (511 Main Street)

Existing Land Use: Retail/Mixed

Property Size:

Traffic Considerations: Corner Lot, Main Street/US 6

Project Description- Community Mural- Design Plan Review

Public Art Mural to be located on the north side (Route 6) of the structure located at 507 Main Street. The applicant applied and was awarded grant funding through the Lake Erie Shores and Islands Grant program. The mural measures 4' x 7' and will be custom painted on marine plywood, installed on posts a few feet (TBD) from the building. The proposed location on this corner was identified by the Main Street Steering Committee as a "Gateway Parcel" and supports several objectives identified in the Corridor Study.

Staff Analysis/Recommendation:

While the code is quite vague and inconsistent regarding any reference to "murals," the Planning Commission/DRB would review consistent with design review aesthetics for any commercial project.

The applicant has expressed her interest and had discussions with staff about adding a public art/community mural to this parcel for quite some time. She was successful in being awarded grant funding through Lake Erie Shores and Islands for this beautification project to be in a prominent Gateway location.

Staff believes the proposed 4' x 7' Postcard Mural to be located on the north wall facing Route 6 will be a welcomed enhancement to the corridor. The rendering design and color scheme are complimentary to the community aesthetics. The Shores and Islands logo appears on the lower left corner of the mural; acknowledging the grant funded aspect. This is not considered a "commercial sign" and will not require any permit from the city.

Staff is recommending approval of the design as submitted.

Attachments:

- Application & Design Elevations

February 1, 2024

City of Huron Planning Commission

417 Main St

Huron OH 44839

Planning Commission,

Please find attached our application for a sign permit for an exciting addition to the Main Street Corridor. In the Spring of 2023 we were selected to receive Lake Erie Shores and Islands Grant Funds for a beautification project located at a key intersection in the City.

We have attached a copy of that successful grant application, final design, location specs and details of the process.

The Mural is finally complete after 10 months and we are anxious to install and complete the North side exterior renovations to the building.

Thank you for your consideration.

Respectfully,

Christine Crawford

Planning Commission (PC)

Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: 2-1-24

Property Owner

Name: Old South Main Street Holdings LLC
Address: 507 Main St. Huron OH 44839
Phone: 330-465-0890
Email: Christine@Crawfordinsurellc.com

Applicant

Name: Beagle Bay Knot Works - Christine Crawford
Company/Business Name: _____
Mailing Address: 507 Main St. Huron OH 44839
Phone: 330-465-0890
Email: beaglebayknots@aol.com

Location and Description of Project

Address: 507 Main St. County Parcel #: 42-01644.000
Existing Use: Mixed - "other retail structures" Acreage/Area of Site: .25
Proposed Use: Same Lot # (if applicable): 29.30 East
Estimated Value of Project: \$2800. Total SF: 24 sq

☐

New Construction

☐

Demolition

☐

Addition to Existing Structure

☒

Other:

Public Art Installation

ZONING & FLOOD ZONE DISTRICTS

Zoning District: _____ (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)

Flood Zone: MA (A AE AO AH X-SHADED X)

Description of Project: The addition of a 4x7 Public Art "Mural" to the landscaping of 507 Main St. (Intersection of Main/Rk6) This area has been identified by Main Street Steering Committee as a gateway parcel and complements several objectives identified in the Corridor Study

City of Huron
Planning and Zoning Department
417 Main St. Huron, Ohio 44839
P: 419-433-5000
F: 419-433-5120



Planning Commission (PC)

Commercial Site Plan Review & Design Review/Design Review Exterior/ Design Review Signage Only

The PC/DRB meets monthly on the third Wednesday of each month at 5:00p.m. in Council Chambers at City Hall, 417 Main Street, Huron, OH. This application is used for site plan approval, exterior design review including landscaping and lighting, and signage for new construction and any/all improvements of existing commercial/business/industrial facilities.

*** Prior to submission of this application, an initial plan review meeting with the Planning & Zoning Department is required.**

2024 PC/DRB MEETING DATE	APPLICATION SUBMISSION DEADLINE
JANUARY 17	DECEMBER 21, 2023
FEBRUARY 21	JANUARY 18
MARCH 20	FEBRUARY 22
APRIL 17	MARCH 21
MAY 15	APRIL 18
JUNE 19	MAY 16
JULY 17	JUNE 20
AUGUST 21	JULY 18
SEPTEMBER 18	AUGUST 22
OCTOBER 16	SEPTEMBER 19
NOVEMBER 20	OCTOBER 17
DECEMBER 18	NOVEMBER 21

RETURN THE COMPLETED APPLICATION, REQUIRED PLANS, AND APPLICATION FEES TO: THE CITY OF HURON, PLANNING & ZONING DEPARTMENT, 417 MAIN STREET, HURON, OH 44839 AND/OR VIA EMAIL: zoning@huronohio.us We require a PDF of all documents and plans as well as one (1) hard copy set.
CONTACT OUR OFFICE WITH QUESTIONS 419-433-5000 EXT. 1302.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

☐ Signage Site Plan with all setback dimensions
☒ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination
* Post Mounted - not attached to building.

Sign Type (circle)			Dimensions					
Sign #1:	<input checked="" type="radio"/> Wall <input type="radio"/> Ground	<input type="radio"/> Window <input type="radio"/> Changeable Copy	Other: <u>Mural</u>	Height <u>7</u>	X	Width <u>4</u>	= <u>28</u> sq. ft.	Height (if ground) <u>7</u> ft.
Sign #2:	<input type="radio"/> Wall <input type="radio"/> Ground	<input type="radio"/> Window <input type="radio"/> Changeable Copy	Other: <input type="text"/>	Height _____	X	Width _____	= _____ sq. ft.	Height (if ground) _____ ft.
Sign #3:	<input type="radio"/> Wall <input type="radio"/> Ground	<input type="radio"/> Window <input type="radio"/> Changeable Copy	Other: <input type="text"/>	Height _____	X	Width _____	= _____ sq. ft.	Height (if ground) _____ ft.
Sign #4:	<input type="radio"/> Wall <input type="radio"/> Ground	<input type="radio"/> Window <input type="radio"/> Changeable Copy	Other: <input type="text"/>	Height _____	X	Width _____	= _____ sq. ft.	Height (if ground) _____ ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

_____ I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: Christina Crawford Date: 2/1/24
 Owner Signature: Christina Crawford Date: 2/1/24

For Departmental Use Only:

Date of Submission: 2/1/24 Application Fee: 50. PC Meeting Date: 2/28/24

SECTION 1. SITE PLAN APPROVAL *The application fee of \$150.00 and a complete site plan with following information must be included with this application and provided in a PDF format:

- ☐ Legal Survey or Plat
- ☐ Dimensions of the Lot/Property Lines
- ☐ Size and Location of the Existing Structure (if applicable)
- ☐ Size and Location of the Proposed Structure
- ☐ Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- ☐ Front, Rear, and Side Setbacks of Proposed Structure
- ☐ Height of the Proposed Structure
- ☐ Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings),
- ☐ Fire Lanes Location of all utility connections and infrastructure
- ☐ Plan for any curb cut/apron connection to public street

***A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction.**

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *
The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- ☐ Photographs of Existing Conditions
- ☐ Elevations of Proposed Modifications
- ☐ Paint or Color Samples
- ☐ Exterior Building Material Samples
- ☐ Landscape Plan
- ☐ Exterior Lighting Plan
- ☐ Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination

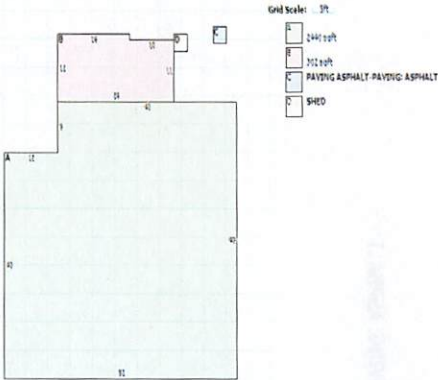
specifications. Complete the table below:

Sign Type (circle)				Dimensions			
Sign #1:	Wall	Window	Other: <input type="text"/>	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		<input type="text"/> X <input type="text"/>	= <input type="text"/> sq. ft.	<input type="text"/> ft.	
Sign Type (circle)				Dimensions			
Sign #2:	Wall	Window	Other: <input type="text"/>	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		<input type="text"/> X <input type="text"/>	= <input type="text"/> sq. ft.	<input type="text"/> ft.	
Sign Type (circle)				Dimensions			
Sign #3:	Wall	Window	Other: <input type="text"/>	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		<input type="text"/> X <input type="text"/>	= <input type="text"/> sq. ft.	<input type="text"/> ft.	
Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other: <input type="text"/>	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		<input type="text"/> X <input type="text"/>	= <input type="text"/> sq. ft.	<input type="text"/> ft.	

Erie County, Ohio - Property Record Card
Parcel 42-01644.000
Card 1

GENERAL PARCEL INFORMATION

Owner	OLD SOUTH MAIN STREET HOLDINGS LLC
Property Address	511 MAIN
Mailing Address	HOLDINGS LLC 313 KIWANIS AVE HURON, OH 44839
Land Use	COMMERCIAL - 429-OTHER RETAIL STRUCTURES
Deed	CURRENT DEED VOLUME/PAGE: 202101215/
Legal Description	29 30 EAST 1/2 132'X132' .25A



VALUATION

	Appraised	Assessed
Land Value	\$25,000.00	\$8,750.00
Improvements Value	\$120,180.00	\$42,060.00
CAUV Value	\$0.00	\$0.00
Total Value	\$145,180.00	\$50,810.00
Taxable Value	\$50,810.00	
Net Annual Tax	\$3,554.56	

RESIDENTIAL

LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
P1 - PRIMARY	0.25	0	0	100	25000

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

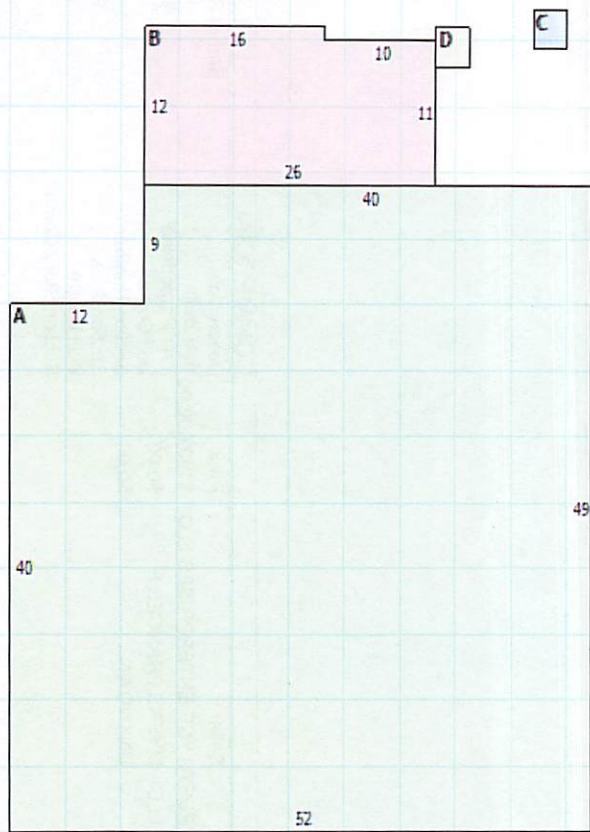
SALES

Date	Buyer	Seller	Price
2/2/2021	OLD SOUTH MAIN STREET	TYNE ENTERPRISES LLC	\$160,000.00
12/29/2004	TYNE ENTERPRISES LLC	MYERS FRANCES F	\$0.00
1/1/1950	MYERS FRANCES F	UNKNOWN	\$0.00

COMMERCIAL

Description	Barber Shop
Year Built	1930
Year Remodeled	1970
Unit Count	0
Section Number	
Section Area	2440
Wall Height	8.00
Section Story Count	1

Grid Scale: 5ft

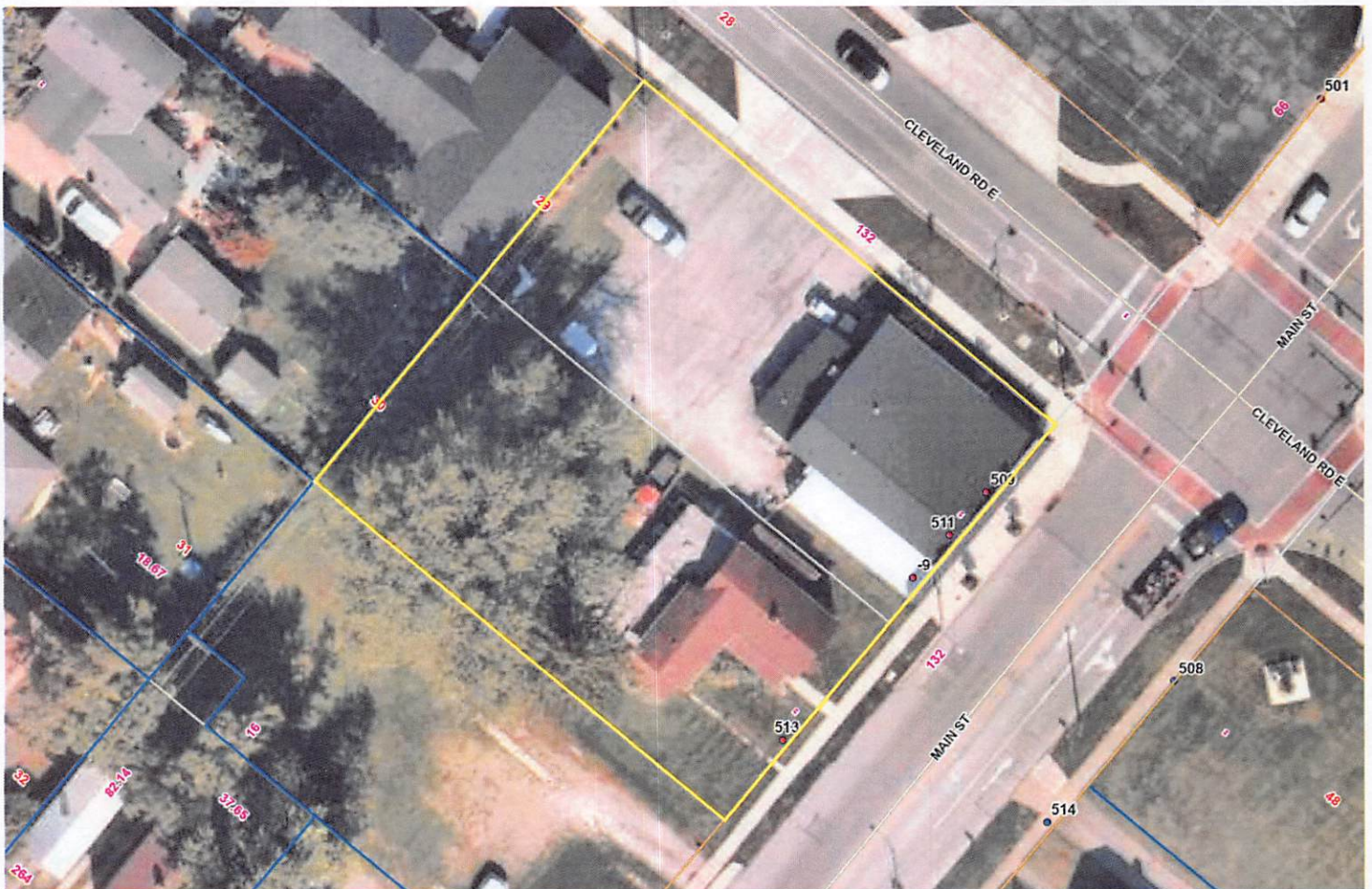


A 2440 sqft

B 302 sqft

C PAVING ASPHALT-PAVING: ASPHALT

D SHED



Proposed
Placement



* Current Photo and Location —



Final
Design

Barnes 

3511 CLEVELAND RD. W.
HURON, OHIO 44839
419-433-5525
www.barnesnursery.com

Custom Murals & Graphic Design

INVOICE

Mike Sekletar

Custom Painted Murals, Signs and Artwork

3038 Falbo Ave.

Lorain, OH 44052

DATE:


6 / 21 / 2023

ARTWORK DESCRIPTION

HURON POSTCARD MURAL

Custom painted 4' x 7' Huron postcard mural on marine plywood, installed on posts a few feet from the building (TBD).

Clear sealant with UV protection.

PAID 6-21-23 

DEPOSIT
1/2 down:

\$1,400.00

BALANCE
upon completion

\$1,400.00

Custom Mural and Sign Painting

JOB ESTIMATE

Mike Sekletar

Graphic Design, Mural & Sign Painting

3038 Falbo Ave.

Lorain, OH 44052

(440) 396-0653

msekletar@gmail.com

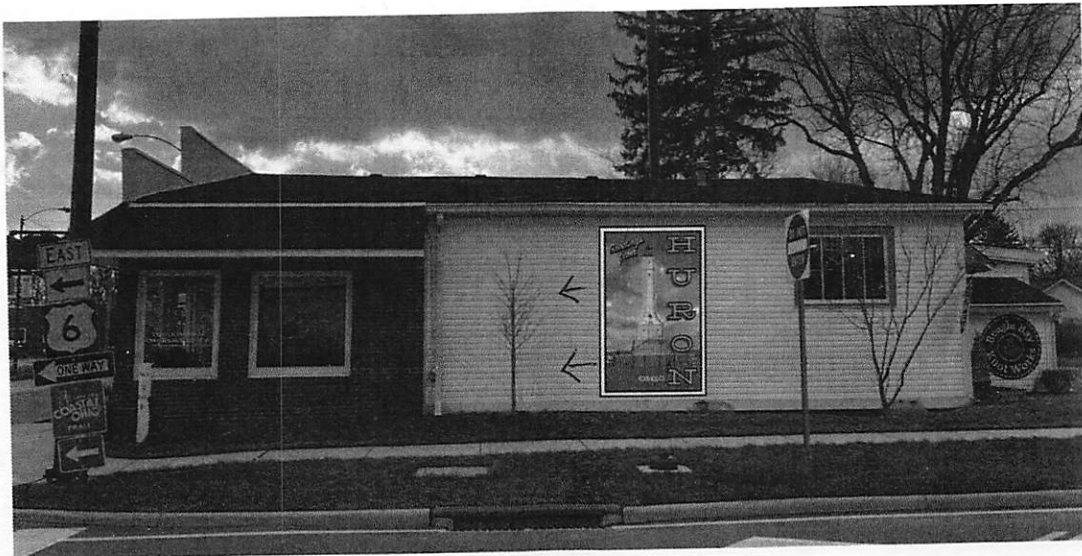
DATE:

4/10/2023

JOB DESCRIPTION

Huron "postcard" style painting on marine grade plywood
at an approximate size of 4' x 7'.

Painted and clear coated board to be mounded on 4x4 posts near
the location shown in the below virtual example.



* Not final design concept

★ See Barnes Drawing for
Actual Placement

QUOTE PRICE

\$2,800

★ Photo is from before landscaping completed.

Shores and Islands Ohio

Ms Amanda Rasnick

125 E Water St

Sandusky OH 44870

copy

Amanda and Destination Grant Committee-

My name is Christine Crawford and I respectfully submit the enclosed Destination Grant Application for a landscaping and public art project proposed for our parcel located in Huron. Our parcel has been identified by the Main Street Corridor Study as one of several key gateways to the City of Huron.

As businessowners in Huron for over 20 years, we are committed to our Great Lake Place and are fortunate to be in partnership in ownership of this parcel as Old South Main Street Holdings. The two partners in this ownership represent a total of 4 Shores and Islands partners. Housed in this building are both of our businesses: Beagle Bay Knot Works and Crawford Insurance Group. We present this application on behalf of Beagle Bay Knot Works.

Since purchasing this building in 2019, we have renovated this pre-urban renewal mercantile building. Once neglected and victim of deferred maintenance, the interior preservation and exterior improvements have brought this highly visible building back to life. Regularly vacant over the years, our building now is fully occupied with stable business and vibrant activity.

The last piece of our transformation is the exterior landscaping. We wish not only to landscape, but utilize this static, highly visible space into a public art area to be appreciated by visitors and residents alike.

Enclosed is our Destination Grant Application for our Public Art/Landscaping Project totaling \$11,629. We respectfully ask for a Grant Award of \$5,814. with matching funds coming from Beagle Bay Knot Works. Any unplanned expenses will be supported by Old South Main Street Holdings. As 50% Partner in Real Estate Holder; Old South Main Street Holdings – it is in support of this project .

I look forward to answering any questions you may have or providing any additional documentation you may need. Thank You for your Consideration.


Christine Crawford

Beagle Bay Knot Works

Old South Main Street Holdings

507 Main Street Huron OH 44839

419.616.0019

beaglebayknots@aol.com

1) Provide a brief overview and history of the applying business/organization. Include current involvement with Shores & Islands Ohio, local chambers, main streets, or other community partners.

Beagle Bay Knot Works is a husband and wife team: Randy and Christine Crawford whose love of Lake Erie relocated them to Huron Ohio 20 years ago. What started as a hobby turned "side-hustle" has grown into a Marlinspike business shipping finished hand tied items and knot-tying supply around the world. Attracting visitors from Minnesota, North Dakota, Texas, California and the Eastern Seaboard, we suddenly find ourselves a destination. Recent media attention from New Day Cleveland, Lake Erie Living, Beachcombing Magazine and Midwest Living has increased our visibility and draw.

Marlinspike- or the ancient art of knot tying- started with mariners out of necessity. Now a textile art form, Beagle Bay uses the same techniques as those mariners to produce nautical décor (such as mug mats, rope bowls, floor mats, wreaths and artwork) and personal items – bracelets, key clips, sunglass lanyards. Initially, our sales were generated from Pop-up Markets around the State. With our partnership in purchase of the building, the store front opened in Huron in 2018. At that point, Beagle Bay Knot Works added merchandise of other makers, small businesses and local merchants, becoming a Great Lake gift shop. Proud to be a part of the Main Street regeneration in Huron, several other shops have joined shop small movement since Beagle Bay's opening.

Active in the International Guild of Knot Tyers, Randy has been called to judge the Ohio State 4-H State Fair Knotting projects and consult on large commercial nautical home décor jobs.

The Cotton Cordage used by Beagle Bay is made exclusively by a small textile mill in Eastern PA. Beagle Bay has become the distributor for this unique type of cordage and ships this product world-wide.

As a member of the Huron Chamber of Commerce for over 15 years, we have served on the Board of Directors and served as VP and President as well. Serving on the Board, we discovered the Lake Erie Shores and Islands and the value of the Visitor's Guide. Helping ensure Huron had a presence in that guide was a priority of our Chamber Board. Years later, serving as a Huron City Council member, rekindling the Huron representation in the travel guide was a priority once again. We have assisted the Huron Chamber with that effort for the last 4 years. The collaboration between the City Administration and the Huron Chamber strengthens our community representation within the travel guide.

2) A detailed description of the project and line-item budget showing overall project scope and sources and uses for all funding associated with the project and identifying status of funding.

Our building sits on the SouthWest Corner of the Main Street/Route 6 Intersection with entrances to the businesses in this 3 unit Mercantile building situated on the East and West Sides. The North face of the building has undergone quite a transformation in the last 4 years. New Siding, Roofing, new Sidewalk and parking lot apron from Route 6. As part of the Route 6 Update in 2021, this section of Route 6 now includes a designated bike path and updated stamped Crosswalks.

Our proposed project entails the grading of the land from the building to the sidewalk, Landscaping and plantings in a newly created landscaping bed, installation of a brick paver pad and custom bike rack, and the commission of a Postcard Public Art mural to be placed in the landscaping bed.

Huron Post Card Style Painting by Artist Mike Sekletar approximately 4' x 7' on marine grade plywood, painted and clear coated, mounted to 4 x 4 posts in landscaping area \$2800.

Landscaping of North Side of 507 Main Street including 9 Liriope, 6 WinterGem Boxwood, 3 Double Play Gold Spirea, 1 Quickfire Hydrangea, 1 Reed Grass, 6 Cu Yards of Topsoil, 2.5 ton river gravel, 3 groupings of poles/rope and filter fabric. Labor and EQ included \$5800.

Installation of Paver Pad including Excavation, limestone base, pavers and fill paver joints. Materials include Beacon Hill Smooth Pavers, Limestone, Filter Fabric, Edging and Polymeric Sand . Including labor and EQ - \$2600.

Custom Logo Laser Cut Panel themed Bike rack – secured with in ground Mount \$429.

Total Project Cost - \$11,629.

The Landscaping Drawing, Detailed Proposals, Mural Cost estimate and pricing for bike rack attached.

3) Project Timeline

Our project involves moving a Swedish Lilac tree that was planted in 2021 when we planted street trees as part of our new sidewalk project. Per Barnes, it is best to re-locate this tree in the Fall. Once funding is secured, we will advise Barnes to add us to their calendar, and excavation will begin early September. This coincides with our Artist estimate for completion of the mural. Weather permitting, our project will be complete by November 1, 2023.

4) Project photograph(s) and / or rendering(s) if applicable. Attached:

Photos of the Building

Artist rendering of proposed post card mural

Landscaping rendering from Barnes Nursery

5) Competitive vendor quotes, if applicable. -

Barnes Nursery has worked with us on removing a very large tree that had grown dangerously close to our building. Since there is remaining root growth in the landscaping area, their knowledge of our site is invaluable for this project. In addition, we always try to work with Huron Businesses, especially when improving this cornerstone parcel . For that reason, we chose not to pursue multiple quotes for our landscaping project.

For the public art portion of the project, we reached out to several artists' and Mike is a clear choice for our mural. He shares our vision, has been instrumental in the Vermilion Post Card Project and we don't feel a competitive quote applies in this case.

6) If a project impacts multiple community partners, letters of support from those impacted, are highly recommended to include.

The City of Huron is concentrating energy and resources on a Main Street Corridor Study with action steps to reimagine and regenerate our downtown. This parcel is regularly identified as a cornerstone parcel and a gateway area on the Main Street Corridor. Attached is a copy of the Main Street Corridor Study and letter of support from the Huron City Manager, Matt Lasko.

7) A demonstration that the project complements and is consistent with existing local tourism development, talent attraction efforts, and marketing initiatives.

In the year 2010, Huron underwent a process of mapping a 10 year plan- the Master Plan 2020. That document was then updated in 2020. The 500 and 600 blocks of Main Street were identified as suitable for retail and service based businesses. Our improvement of the 507-511 Main Street Building has attracted unique retail offerings, and acts as a catalyst for other small business retailers.

The Route 6 improvements added a designated bike lane which encourages healthy activity and offers an alternative transportation method. The opportunity to offer a bike rack in our landscaping area provides a dedicated parking area encouraging cyclists to stay and wander our shopping options.

The Public Art Project of a post-card mural adds a unique visitor experience while connecting several of our Shores and Islands communities. From Port Clinton to Vermilion, several stops along the Coastal Ohio trail offer photo opportunities containing scenes from each of our unique cities.

8) Quantitative demonstration of benefits from the project, which may include economic impact projections or other data demonstrating a benefit to the local economy.

The goals of the Huron Main Street Corridor included planning a dynamic streetscape and creating character of this boulevard. By infusing unique character elements to our key parcel with the public art and designated bicycle parking, we bring a "downtown gateway" marker to this intersection. These elements are essential to stimulate opportunity for future business to thrive and offer unique amenities in our City. Please see the enclosed copy of the Main Street Study with our intersection designated as one of the gateway areas.

9) Qualitative demonstration of benefits from the project. For example, an explanation of how this project will enhance the visitor experience as well as quality of life for residents.

As owners of 2 of the "pre-Urban renewal" buildings remaining on Huron's Main Street, We take the stewardship of these buildings very seriously. We are very fortunate to be in a position to add elements to Main Street as private stakeholders. Our investment in this parcel has restored a level pride in our community and we join many others along this corridor fanning the spark of re-vitalization.

For Visitors passing through on this major artery through Huron; seeing a groomed landscaping area with Public Art sparks a question of "what else is there to see here?" The Public Art movement through the Shores and Islands Region adds a common fiber to our communities while each being very unique and interesting, reflecting the individual Cities.

For our Residents- what an amazing feeling to have our Downtown making a comeback. Our families are more inclined to walk downtown, spend time in our unique shops, feel safe moving through a revitalized area. Huron is Home and part of a beautiful Great Lakes region. Adding our small enhancement in a key location reminds our residents -year around- that Huron is alive and thriving.

10) Marketing and sustainability plans that explain how the asset will be promoted and maintained into the future.

The Public Art mural is being painted on a removable marine grade plywood so that it can be protected and maintained regularly. It is being placed on the Northeast corner of the building out of direct

sunlight and our adverse weather patterns. The artist has learned from the Vermilion Postcard Art project and we have chatted with Main Street Vermilion on some lessons learned to care for the Mural.

We see this area becoming a signature intersection moving forward and the City has been invited to use this completed project in any marketing materials generated to attract new ventures. Our relationship with the Huron Chamber of Commerce is also a potential avenue for additional marketing and use of our parcel as an example of a vibrant downtown area.

11) Authorized signatures from the applicant's Board Chair, Executive Director, CEO or Owner approving all matching funds are on hand and documentation of commitment from all organizations supplying matching funds.

**** Please see our Cover Letter and opening page for this signature.**



April 19, 2023

To Whom It May Concern:

The City of Huron is writing this letter in support of an application for funding from both Beagle Bay Knot Works and Old South Main Street Holdings, LLC. The Destination Development grant has already paid major dividends for the City of Huron, and we are thrilled this resource is continuing to be offered to our business owners, property owners and entrepreneurs.

The addition of both a mural and landscaping to the northern face of the property is a critical continued piece to Huron's efforts to increase public art and walkability in our downtown and starts to create a sense of "place." The City of Huron is near completion on a Main Street masterplan which will be adopted in summer of 2023 in advance of a major streetscape construction project to occur in 2023. As part of the plan, increased efforts are being championed to encourage public art and beautification projects not just on City lands, but on private property that are visible in the public realm. The building in question sits on the SW corner of our downtown intersection (Cleveland Road E. and Main Street), with high visibility from Rt. 6 and serving as a gateway into South Main Street.

As Huron begins to reinvent itself and invest strongly in public art and place making enhancements, it is going to require creativity from both the public and private sector. This project would provide not just an early win for advancing these efforts but be undertaken in one of the most highly trafficked and visible locations in the entire City.

As such, the City of Huron strongly supports the application and project scope being submitted on behalf of the above-mentioned applicant.

Respectfully,

Matthew Lasko, City Manager



TO: Chairman Boyle and Members of the Planning Commission
FROM: Erik Engle, Planning Director
RE: Vacation Petition – Tyler Street
DATE: February 28, 2024

Subject Matter/Background

A petition to vacate the southernmost terminus of Tyler Street was submitted by Mr. Kevin Alessio to the Clerk of City Council on December 6, 2023.

The legal process authorizing the vacation of property is found within O.R.C. Section 723 and has been reviewed by the city's legal counsel. The city's codified ordinances do not specifically address the process of vacating property, however, historically the city has followed the format of City Council referring the matter to the Planning Commission for review and recommendation as is required for re-zoning applications and amendments to the code. The city's codified ordinances do speak to Public Hearings within the Planning Commission and City Council with the distinction that the Planning Commission may hold a Public Hearing, but City Council, shall hold a public hearing. In this case, the city's legal counsel has advised that a Public Hearing at the Planning Commission level would not be needed and has asked that the Planning Commission review the petition and make a recommendation to City Council at its next meeting upon setting a public hearing.

Current Zoning District: R-3 Multi-family

Parcel No.: N/A; abutting parcels listed below

Staff Analysis:

Tyler Street is located on the east side of Berlin Road directly behind Drug Mart Plaza. Having recently purchased the property located at 513 Stedman mid last year, the applicant is interested in developing the parcel as several attached patio homes, since the parcel is zoned multi-family. In discussing the setback requirements with the applicant, the lot is currently considered a corner lot so a 30' setback would be required for both Tyler Street and Stedman Street frontages. In order to maximize the space and to financially make sense of the investment, three units would be required and vacating the terminus of Tyler Street would allow for such construction since the front setback would become a reduced side yard setback. Upon receiving the petition for vacation, staff researched any possible hinderances that would not allow the city to move forward. The service department confirmed that there are no utilities within the right of way. A question related to Norfolk Southern access was made. However, they NS owns the rest of the properties along Stedman and primarily use Berlin Road as their access for service and staging. It is unclear if the applicant has engaged the adjacent property owner (Vacationland Storage LLC) related to splitting the ROW as they are entitled to half pursuant to ORC.

Overall, staff believes the partial vacation of Tyler Street would not cause any adversity or detriment to the public good nor to government services.

The following parcels under review abutting the portion of Tyler Street under consideration are as follows:

42-00960.002	Vacationland Storage LLC (Northwest side)	402 CLEVELAND
42-01253.000	Palazzio Lakeside LLC (Southeast side; petitioner)	513 STEDMAN

Recommendation:

Since there are no active utilities and NS having access to their property via Berlin Road, staff recommends approval of the partial street vacation of Tyler Street from Stedman to its southernmost terminus.

Attachments:

- Petition
Site Plan

DATE 12/6/2023

HONORABLE MAYOR AND COUNCIL, CITY OF HURON, OHIO:

We, the undersigned, being owners of property abutting the requested

Tyler St. West of Stedman St. vacation/name change/narrowing
shown on the attached
plat, respectfully petition your Honorable Body to vacate/change the
name/narrow Tyler St. West Of Stedman St. _____ described as:

Dead End Of Tyler St. Huron, Ohio

Being further described as abutting the following described LOTS (PINs) in
the SUBDIVISION of:

Certification: By signing this petition, I (we), have confirmed that it is true and correct. I (we)
understand that there is no guarantee of vacation. The vacation petition will be processed in
accordance with Ohio Revised Code Section 723.04.

Section 723.04 | Change of name, vacating, or narrowing streets on petition
*The legislative authority of a municipal corporation, on petition by a person owning a lot in the
municipal corporation praying that a street or alley in the immediate vicinity of such lot be
vacated or narrowed, or the name thereof changed, upon hearing, and upon being satisfied
that there is good cause for such change of name, vacation, or narrowing, that it will not be
detrimental to the general interest, and that it should be made, may, by ordinance, declare such
street or alley vacated, narrowed, or the name thereof changed. The legislative authority may
include in one ordinance the change of name, vacation, or narrowing of more than one street,
avenue, or alley. The original ordinance or a certified copy thereof shall be recorded in the
official records of the county recorder.*

OWNER(S)

PROPERTY ADDRESS

SIGNATURE(S)

Palazzo Lakeside LLC. 513 Stedman St. Huron, Ohio

Name of Contact Person Kevin Alessio

Mailing Address 11105 W. Lake Rd Vermilion, Ohio 44089

Phone No. (Home) 419-602-7856

(Business) Same

(date)

(Signature of Contact Person)

OFFICE USE ONLY

DATE 12/6/2023

HONORABLE MAYOR AND COUNCIL, CITY OF HURON, OHIO:

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detrimental to the general interest, and that it should be made, may, by ordinance, declare such
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official records of the county recorder.*

OWNER(S)	PROPERTY ADDRESS	SIGNATURE(S)
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Palazzio Lakeside LLC.	513 Stedman St. Huron, Ohio	
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Name of Contact Person Kevin Alessio

Mailing Address 11105 W. Lake Rd Vermilion, Ohio 44089

Phone No. (Home) 419-602-7856

(Business) Same

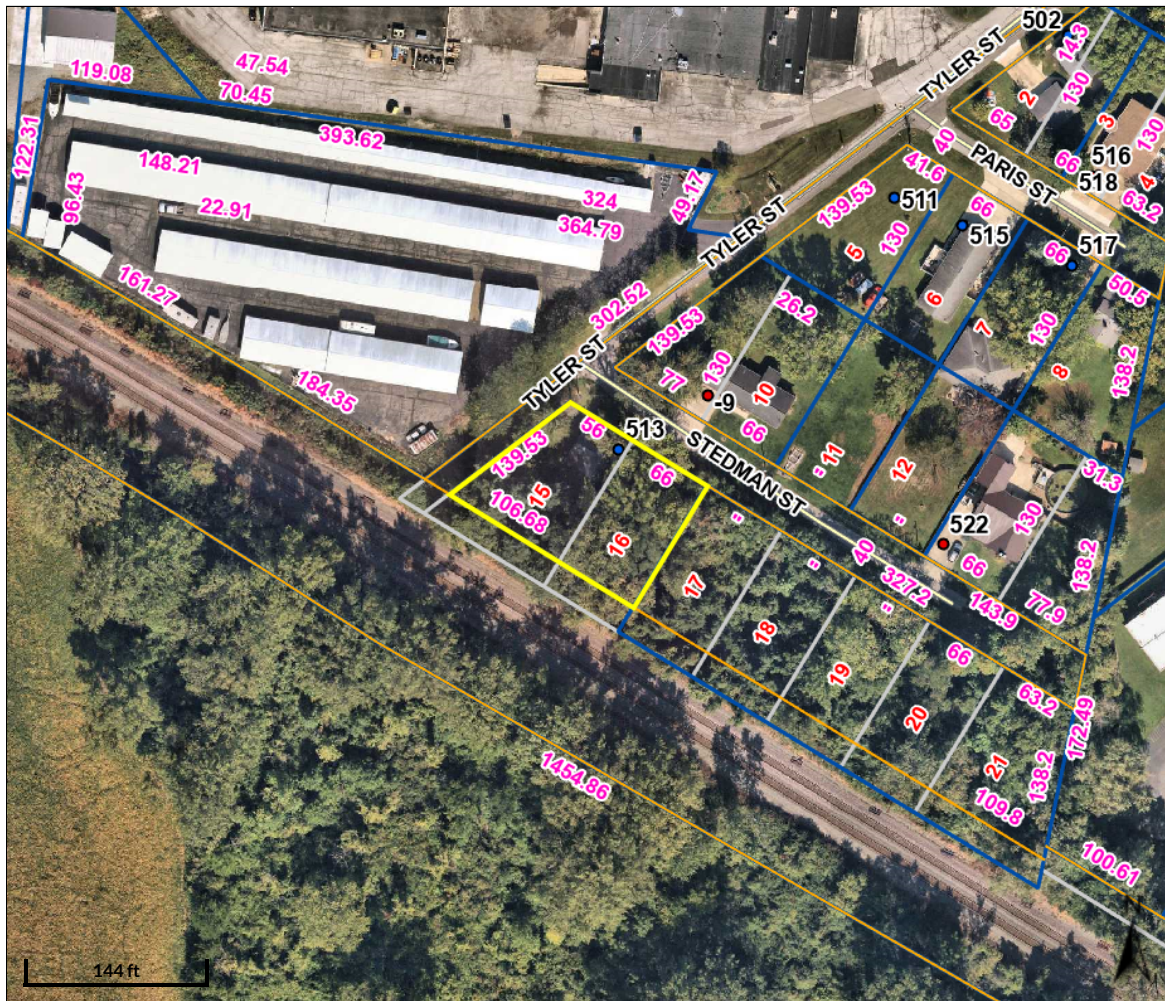
12/6/2023

(date)

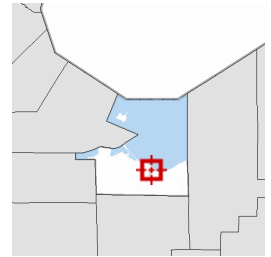
Kevin Alessio

(Signature of Contact Person)

OFFICE USE ONLY



Overview



Legend

- Parcels
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
 - <all other values>

Parcel ID	42-01253.000	Acreage	n/a	Last 2 Sales	Date	Price	Vol/Page
Owner	PALAZZIO LAKESIDE LLC (Owner Address)				9/1/2022	\$52500	202208378 /
	PALAZZIO LAKESIDE LLC (Tax Payer Address)				1/1/1987		
Property Address	513 STEDMAN HURON						

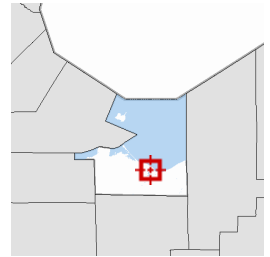
Date created: 2/9/2024

Last Data Uploaded: 2/9/2024 7:59:49 AM

Developed by Schneider
GEOSPATIAL



Overview



Legend

- Parcels
- Parcel Dimensions
- Parcel Dimensions (Original)
- Lot Lines
- Lot Line Labels
- Streets
- Addresses
 - 0
 - 1
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	PALAZZIO LAKESIDE LLC (Tax Payer Address)				1/1/1987		
Property Address	513 STEDMAN HURON						

Date created: 1/16/2024

Last Data Uploaded: 1/16/2024 7:00:29 AM

Developed by Schneider
GEOSPATIAL

Erik Engle

From: Stuart Hamilton
Sent: Thursday, January 18, 2024 8:17 AM
To: Erik Engle
Subject: RE: 513 Stedman Street modification

I am good. Can we add this info to his application?

Thanks

From: Erik Engle <erik.engage@huronohio.us>
Sent: Wednesday, January 17, 2024 4:18 PM
To: Stuart Hamilton <stuart.hamilton@huronohio.us>
Subject: FW: 513 Stedman Street modification

FYI...in case this factors into our decision to move forward with this request.

Thanks,

Erik Engle
Planning Director

419-433-8000 ext. 301
erik.engage@huronohio.us

477 Main Street
E. Lansing, MI 48839



From: Kevin Alessio <palazziolakeside@gmail.com>
Sent: Wednesday, January 17, 2024 11:26 AM
To: Erik Engle <erik.engage@huronohio.us>
Subject: Re: 513 Stedman Street modification

Good Morning Erik,

A couple of thoughts...

Respectfully, If the 10' were to be granted that still leaves 10' of access, I could grant the city an easement if it comes down to it.

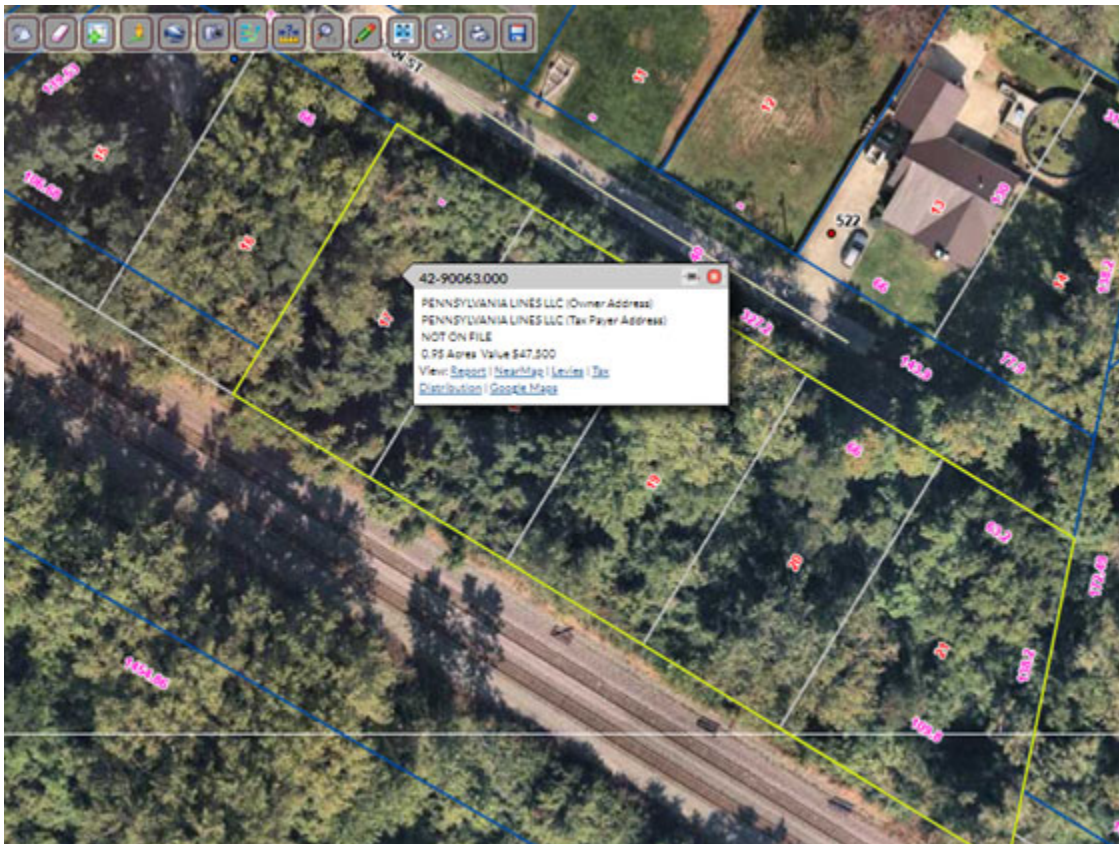
There is debris and a fairly deep drainage ditch at the end of Tyler St. (see below) which would not allow access to the railroad without some sort of tile or bridge. I plan on clearing the debris if modification is granted.

Also should the railroad need access they own the 5 lots adjoining my property.

See below...







Your assistance is appreciated.

Regards,

Kevin Alessio

419-603-7856

----- Forwarded message -----

From: **Erik Engle** <erik.enge@huronohio.us>
Date: Tue, 16 Jan 2024 at 15:34
Subject: RE: 513 Stedman Street modification
To: Kevin Alessio <palazziolakeside@gmail.com>

Kevin,

My sincerest apologies for the delay. I see no issue in it, but our service director did mention potential concern over RR property access. Ultimately, he said he will have an answer back to me soon. I will keep pushing if I don't hear back by the end of this week.

To answer your question, if the vacation is accepted and recommended to Council, and approved accordingly, then yes, the lot would not be considered a corner lot at that point.

Thanks,

Erik Engle
Planning Director
419-433-8000 ext. 301
erik.enge@huronohio.us
477 Main Street
E. Leam. OH 44822



From: Kevin Alessio <palazziolakeside@gmail.com>
Sent: Monday, January 8, 2024 1:54 PM
To: Erik Engle <erik.enge@huronohio.us>
Subject: 513 Stedman Street modification

Hello Erik,

Just following up on the street modification request.

I am currently working on several different multi-unit plans and any updates would be appreciated?

Also, if the modification is approved would the lot still be considered a corner lot?

Regards,

Kevin Alessio

419-602-7856

CHAPTER 1129- SIGN REGULATIONS

Exhibit B

CHAPTER 1129 Sign Regulations

- 1129.01 Purpose.
- 1129.02 Definitions.
- 1129.03 Severability.
- 1129.04 Application of Sign Regulations.
- 1129.05 Administrative Procedures.
- 1129.06 Prohibited Signs.
- 1129.07 Exemptions.
- 1129.08 Measurements and Calculations.
- 1129.09 Maximum Sign Areas Permitted.
- 1129.10 Sign Regulations.
- 1129.11 Design and Construction Standards.
- 1129.12 Sign Illumination Standards.
- 1129.13 Permanent Sign Allowances.
- 1129.14 Temporary Sign Allowances.
- 1129.15 State Route 2 Corridor Sign Overlay.
- 1129.16 Downtown Sign Overlay.
- 1129.17 Maintenance and Removal.
- 1129.18 Nonconforming Signs.
- Appendix A - Maximum sign age area.
- Appendix B - State Route 2 Corridor.
- Appendix C: Downtown Sign Overlay District 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

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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.

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.

1129.02 DEFINITIONS.

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

1. Sign - means any identification, description, illustration, or device which is affixed to or integrated into a building, structure or land, or otherwise situated on a lot, and which is intended to direct or attract attention to or announce or promote a product, place, activity, person, idea, institution or business by means of letters, words, designs, colors, symbols, banners, fixtures, images, or illustrations.
2. Wall Sign - means any sign attached to, painted on, or integrated into the wall of any building and located in a plane parallel to the wall and supported by the building. Wall signs shall also include signs on awning or canopies.
3. Free-standing Ground Sign - means a sign that is supported from the ground by means of a free-standing wall, monument, poles, or other structural support system and not attached to any building

Exhibit B

4. Window Sign – means a sign, that is attached or affixed to, painted on, or located inside of a window or door of a building and which is legible beyond the face of the window or door on which such sign is located.
5. Temporary Sign – means a sign constructed of cloth, paper, wood, fabric, or other temporary material, with or without a structural frame, and which is intended or designed for a limited period of display and removable without special handling.
6. Sign Structure – means the sign face(s) and walls, foundations, poles, brackets and other materials supporting the sign face(s).
7. Changeable Copy Sign – means a sign designed to display multiple or changing messages whether by manual, mechanical or electronic means. Such signs are characterized by changeable letters, symbols or numerals that are not permanently affixed to the structure, framing or background allowing the letters, characters, or graphics to be modified from time to time manually or by electronic or mechanical devices. Electronically changed signs may include either electronic message boards or digital displays.
8. Permanent Sign – means a sign permanently affixed or attached to the ground or a structure and which cannot be removed without special handling, such as removing or dismantling a foundation, fasteners, adhesives or similar materials providing support or structural integrity for the sign.
9. Mural - a painting or other work of art executed directly on a wall without explicit advertisement promoting a product, service, or individual company.

1129.03 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.

1129.04 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 1129.18

Exhibit B

1129.05 ADMINISTRATIVE PROCEDURES.

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

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 and/or structural 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 shall, but is not limited to 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 and/or structural 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 or she 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.

1. All commercial signs are subject to Planning Commission/Design Review Board approval and subsequent permit issuance.
2. There shall be no sign permit required for non-commercial (residential) signs, including temporary signs located on non-commercial premises.
3. There shall be no sign permit required for commercial temporary signs.
4. Murals are subject to Planning Commission/Design Review Board approval and subsequent permit issuance.

(d) 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

Exhibit B

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.

(e) 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.

(f) Fees. Fees for all signs shall be that prescribed by the City Council in the Fee Schedule.

(g) 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.

(h) 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.

(i) The City Manager or his/her designee shall provide full review and approval authority for any sign erected in the median of State Route 6 between the walk-over bridge and Williams Street as shown in Appendix D.

1129.06 PROHIBITED SIGNS

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;

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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, 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.

P. Signs mounted on or above the roofline of any building or structure

Q. Portable signs;

R. Billboard and off-premises signs;

S. Signs in the right-of-way. No signs shall be permitted in the public right of way, except for the following:

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(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; warning signs or traffic safety signs required by public utility providers, and,

(3) Awning, marquee and projecting signs projecting over a public right of way in conformity with the conditions of Section 1129.13(i.e. maximum area and number of signs) and the height clearance conditions in Section 1129.14

(b) Any

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

1129.07 EXEMPTIONS

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;

6. Certain temporary signs as established in Section 1129.14;

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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, Erie 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.

1129.08 MEASUREMENTS AND CALCULATIONS

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.

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.

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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.

1129.09 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.

1129.10 GENERAL SIGN REGULATIONS

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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.

F. Signs supported by or suspended from a building shall hang so as to maintain a minimum clear height of eight (8) feet above a pedestrian path and 15 feet above a vehicular path.

G. Vision Clearance Requirements; 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.

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.

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 this Section.

H) 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.

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1129.11 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.

(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 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

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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.

(m) 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.

(n) 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.

(o) 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.

(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.

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1129.12 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/m^2 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/m^2 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.

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.

E. No illumination of any signs including message centers shall flash. Under no circumstance shall any type of on-premises sign allowable under this chapter contain a

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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.

1129.13 PERMANENT SIGN ALLOWANCES

Permitted permanent signs must adhere to the regulations outlined below:

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:

- (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.

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(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.

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.

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.

(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 (12) 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 height clearance of 8 feet.

B. Window Signs. Permanent window signs shall be subject to Design Review

(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 (25%) of the total window area. If a permanent window sign is installed along a public right-of-way, the signage must allow

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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 fifty (50%) percent of the area of the window in which the sign is placed.

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.

C. Ground Signs

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:

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 1129.13.

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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. For residential subdivisions, the freestanding ground 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.

3. The maximum sign area of an individual ground sign shall vary based on the zoning district; see table 1129.13(10).

4. See table 1129.13(10) for Setback requirements

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

6. 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.

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

8. 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.

9. 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, specifically during night time hours

(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.

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(h) Signs with electronic message boards / changeable copy are permitted as ground signs only.

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

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

(k) Illumination standards are set in Section 1129.12

10. Permanent Ground Sign Schedule.

SCHEDULE 1129.13					
PERMANENT GROUND SIGNS					
DISTRICT/USE	Maximum Number Permitted	Maximum Area (sq. ft.)	Maximum Height (ft.)	Minimum Setback from ROW (ft.)	Minimum Setback from Side Lot Line (ft)
R-1	1-2 per subdivision/neighborhood entrance only	15	5	5	5
R-1A	1-2 per subdivision/neighborhood entrance only	15	5	5	5
R-2	1-2 per subdivision/neighborhood entrance only	15	5	5	5
R-3	1-2 per subdivision/neighborhood entrance only	15	5	5	5
MU-RFD	1 per lot	15	5	5	5
MU-COD	1 per lot	15	5	5	5
MU-GD	1 per lot	15	5	5	5
B-1	1 per lot	25; 50 (multi-tenant)	5	0	5
B-2	1 per lot	25; 50 (multi-tenant)	5	0	5
B-3	1 per lot	75	10	5	10
Recreation/Park Use	1 per lot/1 per entrance from public street	40	5	5	10
I-1	1 per lot	50; 100 (multi-tenant)	10	5	30
I-2	1 per lot	50; 100 (multi-tenant)	10	5	30
P-1	1 per lot	25	5	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; 1129.15	Varies; 1129.15	Varies; 1129.15	Varies; 1129.15	Varies; 1129.15

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D. Drive-Through Facility Signs.

1. Drive-through facility signs shall only be permitted in Business Districts.
2. In no case shall a single drive-through facility sign exceed 30 square feet in sign area. The total aggregate sign area of all signs associated with a drive-through facility shall not exceed 75square feet.
3. No drive-through facility sign under this section shall exceed six (5) 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.
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.

E. Driveway Signs.

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.
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.

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5. Each driveway sign shall not exceed five (5) 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.

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 1129.10(G))
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 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

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such a condition, temporary signs shall be removed or replaced when such sign is deteriorated.

11. 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:

- i. Such signs shall be located on private property only.
- ii. Such signs shall not be placed within the City Right-of-way.

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.

(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 25% of the glazed window area and the maximum sign area allowed in Schedule 1129.14.

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

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C. Temporary Sign Schedule

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; capped at max sf	15	5	0	0	Unrestricted	Yard, Window Banner	No
R-1A	Unlimited; capped at max sf	15	5	0	0	Unrestricted	Yard, Window Banner	No
R-2	Unlimited; capped at max sf	15	5	0	0	Unrestricted	Yard, Window Banner	No
R-3	Unlimited; capped at max sf	15	5	0	0	Unrestricted	Yard, Window Banner	No
MU-RFD	Unlimited; capped at max sf	15	5	0	0	Unrestricted	Yard, Window Banner	No
MU-COD	Unlimited; capped at max sf	15	5	0	0	Unrestricted	Yard, Window Banner	No
MU-GD	Unlimited; capped at max sf	15	5	0	0	Unrestricted	Yard, Window Banner	No
B-1	Unlimited; capped at max sf	15	5	0	0	Unrestricted	Yard, Window Banner	No
B-2	Unlimited; capped at max sf	15	5	0	0	Unrestricted	Yard, Window Banner	No
B-3	Unlimited; capped at max sf	30	10	0	0	Unrestricted	Yard, Window Banner	No
I-1	Unlimited; capped at max sf	45	10	0	0	Unrestricted	Yard, Window Banner	No
I-2	Unlimited; capped at max sf	45	10	0	0	Unrestricted	Yard, Window Banner	No
P-1	Unlimited; capped at max sf	30	5	0	0	Unrestricted	Yard, Window Banner	No
Downtown Overlay District		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; capped at max sf	Same as base zoning district	Same as base zoning district	0	0	Unrestricted	Yard, Window Banner	No

1129.15 STATE ROUTE 2 CORRIDOR SIGN OVERLAY.

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.

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(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 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.XX

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

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1129.16 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:

1. Downtown Design Review

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

1129.17 MAINTENANCE AND REMOVAL.

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

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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.

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.

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

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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.

1129.18 NONCONFORMING SIGNS.

A. Any sign that was lawfully in existence at the time of the effective date of this ordinance, or amendment thereto, that does not conform to the provisions herein, shall be deemed a legal nonconforming sign and may remain on a lot of record except as qualified below. No legal nonconforming sign shall be enlarged, extended, structurally altered or reconstructed in any manner, except to bring it into full compliance with these regulations. These regulations shall not prohibit the replacement of the content of a sign without the structural modification of its size, location or configuration.

B. A sign shall lose its legal nonconforming status if any of the following occurs:

1. If such sign is damaged to an amount exceeding 50% of the sign's replacement value not including the cost or value related to the foundation or work below grade, as determined by at least two (2) sign companies requested to provide a quote by the City;
2. The structure of the sign is altered in any form;
3. The sign is relocated;
4. The principal use of the property is voluntarily discontinued for a period of at least six (6) months;
5. The sign is defined as a temporary sign and has been in use for more than one (1) year following the effective date of this ordinance; or
6. The nonconforming sign and its structure (including support, frame and panel) are determined by the Building Commissioner to be unsafe or in violation of this code and are declared a nuisance.

C. Any sign that loses its legal nonconforming status must be brought into compliance with the provisions of this chapter and any other City laws and ordinances by an application for, and issuance of, a sign permit or by complete removal.

D. Failure to bring a sign into compliance after loss of a legal nonconformity status shall cause the sign to be considered an illegal sign.

E. Minor repairs and maintenance of legal nonconforming signs shall be permitted

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APPENDIX A: MAXIMUM SIGNAGE AREA

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; 1129.13															
Building Sign	Wall Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	
	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	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	
Window Sign		Varies	Prohibited	Prohibited	Prohibited	Prohibited	Varies	Varies	Varies	Varies	Varies	Varies	Varies	Varies	
Ground Sign		Varies	Prohibited, one (1) per entrance of a neighborhood/subdivision	Prohibited, one (1) per entrance of a neighborhood/subdivision	Prohibited, one (1) per entrance of a neighborhood/subdivision	Prohibited, one (1) per entrance of a neighborhood/subdivision	1 per lot for commercial uses	1 per lot for commercial uses	1 per lot for commercial uses	1 per lot	1 per lot	1 per lot	1 per lot	1 per lot	
Drive-thru Signs		Varies	Prohibited	Prohibited	Prohibited	Prohibited	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	
Driveway Signs		Varies	Prohibited	Prohibited	Prohibited	Prohibited, unless located at the entrance of a neighborhood/subdivision to direct traffic.	1 per driveway	1 per driveway	1 per driveway	1 per driveway	1 per driveway	1 per driveway	1 per driveway	1 per driveway	
Temporary; 1129.14															
Banner Sign		Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	
Yard Sign		Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	
Window Sign		Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	Varies, capped	
*Any conforming/non-conforming commercial use within residential districts shall conform to the sign regulations set forth in the B-1 district; Recreational/Park uses shall adhere to maximum requirements set in Schedule 1129.13.															

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		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; 1129.13														
Building Sign	Wall Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited	Varies, 1 sf of sign area per 1 lineal foot of façade	Varies, 1 sf of sign area per 1 lineal foot of façade	Varies, 1 sf of sign area per 1 lineal foot of façade	Varies, 1 sf of sign area per 1 lineal foot of façade	Varies, 1 sf of sign area per 1 lineal foot of façade	Varies, 1 sf of sign area per 1 lineal foot of façade	Varies, 1 sf of sign area per 1 lineal foot of façade	Varies, 1 sf of sign area per 1 lineal foot of façade
	Canopy Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited	15 sf	15 sf	15 sf	15 sf	15 sf	15 sf	15 sf	15 sf
	Projecting Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited	12 sf	12 sf	12 sf	12 sf	12 sf	12 sf	12 sf	12 sf
	Window Sign	Varies	Prohibited	Prohibited	Prohibited	Prohibited	25% of window area	25% of window area	25% of window area	25% of window area	25% of window area	25% of window area	25% of window area	25% of window area
Ground Sign		Varies	15 sf (neighborhood /subdivision entrance only)	15 sf (neighborhood /subdivision entrance only)	15 sf (neighborhood /subdivision entrance only)	15 sf (neighborhood/subdivision entrance only)	15 sf	15 sf	15 sf	25 sf (single occupant); 50 sf (multi-tenants)	25 sf (single occupant); 50 sf (multi-tenants)	75 sf	50 sf (single occupant); 100 sf (multi-tenants)	50 sf (single occupant); 100 sf (multi-tenants)
Drive-thru Signs		Varies	Prohibited	Prohibited	Prohibited	Prohibited	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development	Varies; as needed per planned development
Driveway Signs		Varies	Prohibited	Prohibited	Prohibited	Prohibited, unless located at the entrance of a neighborhood/subdivision to direct traffic	1 per driveway	1 per driveway	1 per driveway	1 per driveway	1 per driveway	1 per driveway	1 per driveway	1 per driveway
Temporary; 1129.14														
Banner Sign		Varies, capped	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 30 sf per parcel	Varies, max 45 sf per parcel	Varies, max 45 sf per parcel
Yard Sign		Varies, capped	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 30 sf per parcel	Varies, max 45 sf per parcel	Varies, max 45 sf per parcel
Window Sign		Varies, 25% of window area	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 15 sf per parcel	Varies, max 30 sf per parcel	Varies, max 45 sf per parcel	Varies, max 45 sf per parcel
*Any conforming/non-conforming commercial/recreational use within residential districts shall conform to the temporary sign regulations set forth in the B-1 district.														

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APPENDIX B: State Route 2 Corridor Overlay Area



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APPENDIX C: Downtown Sign Overlay Map

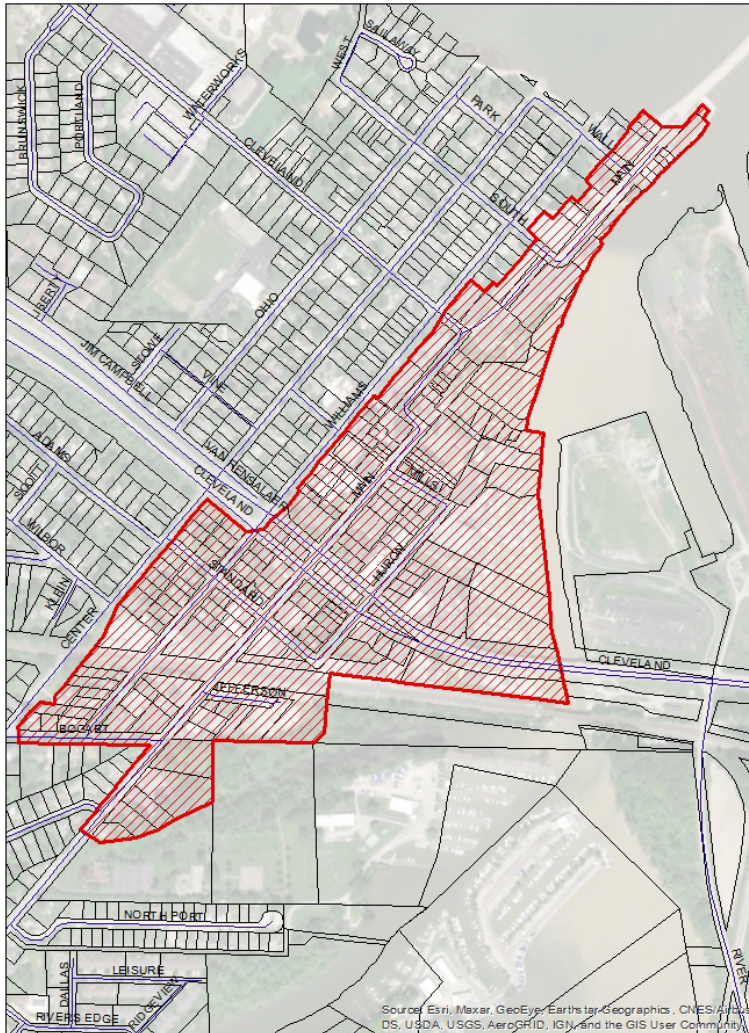


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APPENDIX D: Route 6 Median Overlay Area

